



**CITY OF HUTTO, TEXAS
REGULAR CITY COUNCIL MEETING
THURSDAY, APRIL 5, 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
Lucio Valdez, Place 5
Terri Grimm, Place 6

AMENDED AGENDA

1. **CALL SESSION TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **PROCLAMATIONS:**

- 5A. Proclamation declaring April 7, 2018, as the Great Hutto Cleanup Day in Hutto, Texas.
- 5B. Proclamation declaring April 2018, as Child Abuse Awareness and Prevention Month in Hutto, Texas.

6. **CITY COUNCIL COMMENTS**

- 6A. General Comments from City Council

7. **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.

- 7A. Remarks from visitors. (Three-minute time limit)

8. **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.

- 8A. Consideration and possible action on a resolution approving the proposed Co-Op District Preliminary Plat, 28.9926 acres, more or less, of land, eight non-residential lots, located on US 79 West. (Carolyn Horner)
- 8B. Consideration and possible action on a resolution approving the proposed Co-Op District Final Plat, 25.63 acres, more or less, of land, eight non-residential lots, located on US 79 West. (Carolyn Horner)
- 8C. Consideration and possible action on the meeting minutes for the January 8, 2018 Special City Council Meeting, the March 15, 2018 Regular City Council Meeting, and corrected minutes for January 18, 2018. (Lisa Brown)
- 8D. Consideration and possible action to authorize the City Manager to negotiate and execute a management agreement with KOKE FM for the purposes of performing six (6) additional annual concerts.

REGULAR AGENDA ITEMS

9. **ORDINANCES:**

- 9A. Consideration and possible action on ordinance approving a tariff authorizing an annual rate review mechanism as a substitution for the annual interim rate adjustment process defined by section 104.301 of the Texas Utilities Code, and as negotiated between ATMOS Energy Corp., Mid-Tex Division ('Atmos Mid-Tex' or 'Company') and the Steering Committee of Cities served by Atmos; requiring the Company to reimburse Cities' reasonable ratemaking expenses; adopting a savings clause; determining that this ordinance was passed in accordance with the requirements of the open meetings act; declaring an effective date; and requiring delivery of this ordinance to the Company and Legal Counsel for the Steering Committee. (Anthony Emadi)
- 9B. Consideration of a public hearing and possible action on the first reading of an ordinance approving the Planned Unit Development (PUD) zoning ordinance amendment for the Hutto Crossings PUD, 465.00 acres, more or less, of land, located at the southwest corner of Chris Kelley Boulevard and US 79 West. (Carolyn Horner)
- 9C. Consideration of a public hearing and possible action on the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02, Section 2.02.122; Chapter 8, Article 8.04, Sections 8.04.105 and 8.04.108; and Chapter 16, Article 16.01, Sections 16.01.001 and 16.03.001. (Carolyn Horner)

- 9D. Consideration and possible action on the first 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. (Carolyn Horner)
- 9E. Consideration and possible action on the first 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 Hutto parke Subdivision. (Carolyn Horner)
- 9F. Consideration and possible action on the first 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. (Carolyn Horner)
- 9G. Consideration and possible action on the first 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 Hutto parke Subdivision. (Carolyn Horner)
- 9H. Consideration and possible action on the creation of a Public Improvement District and the approval of a Public Improvement District ordinance for the Co-Op Development Project.

10. **RESOLUTIONS:**

- 10A. Consideration and possible action on a resolution authorizing the City Manager to enter into a contract with FTWOODS Construction for the construction of an Amphitheater. (David Mason)

11. **CITY MANAGER COMMENTS:**

- 11A. Certificate of Appreciation for Parks and Recreation's Easter Egg Hunt, improving the quality of life for Hutto citizens.
- 11B. Presentation made in accordance with City Charter regarding Budget Line Item Transfers within the same fund. (Anthony Emadi)
- 11C. Presentation of the February Financial Statements including a property tax and sales tax yearly comparison, and, presentation of the investment balances as of February 28th, 2018. (Anthony Emadi)

12. **EXECUTIVE SESSION:**

- 12A. Executive Session, as authorized by Texas Government Code, Section 551.071, regarding consulting with an Attorney, and Section 551.087, economic development negotiations related to the Co-Op District and Project Butterfly.

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

- 13A. Consideration and possible action relating to the Co-Op District and/or Project Butterfly.

14. **ADJOURNMENT**

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].

CERTIFICATION

I certify that this notice of the April 5, 2018 Hutto City Council meeting was posted on the City Hall bulletin board of the City of Hutto on March 29, 2018 at _____ p.m.

Original Agenda Signed

Lisa 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.

Official Proclamation

Whereas, for thirteen years the Hutto Community has participated in the annual Don't Mess With Texas Trash Off, the signature litter prevention and cleanup event in Texas made possible through the hard work of volunteers; and;

Whereas, Keep Hutto Beautiful organizes the Great Hutto Cleanup, a community-wide day of service that brings citizens of Hutto and the surrounding area together to volunteer, dispose of unwanted recyclable materials, and be part of the Statewide Don't Mess With Texas Trash Off and the National Great American Cleanup; and;

Whereas, A clean community has a positive effect on safety, quality of life, economic development, and a more sustained environmental; programs such as Hutto Adopt-A-Spot encourage cleaner communities and support the missions of Keep Texas Beautiful, Don't Mess With Texas, Keep America Beautiful and other organizations with a history of addressing litter by advocating individual responsibility, community partnerships and volunteerism, and;

Whereas, all residents are invited to support litter prevention and recycling initiatives in Hutto, Texas through volunteering for the Great Hutto Cleanup or taking advantage of the free Junk Round Up services happening that day;

Now, Therefore, I, **DOUG GAUL, MAYOR**, of the City of Hutto,

do hereby proclaim the April 7, 2018 as

“GREAT HUTTO CLEANUP DAY”

in Hutto, and encourage all citizens and organizations to partner with Keep Hutto Beautiful to be involved in the Great Hutto Cleanup and help keep the Hutto Community a clean and beautiful place to live, work and play.

Proclaimed this the 5th day of April 2018.



CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

Official Proclamation

Whereas, our children are our most valuable resources and will shape the future of Texas; and;

Whereas, the US Census Department reported an estimated 2016 population of 139,582 children in Williamson County, Texas, and the Texas Department of Family & Protective Services reported 3,119 completed child abuse investigations in the county and 695 confirmed cases of child abuse or neglect; and the Williamson County Children's Advocacy Center forensically interviewed 638 children in the same time period; and;

Whereas, prevention remains the best defense for our children and families; and;

Whereas, all adults, 18 and over are considered mandated reporters in the State of Texas and are charged with officially reporting any and all suspected cases of abuse to the 1-800-252-5400 Abuse Hotline so that local professionals can properly investigate and intervene in a timely manner to keep children safe from abuse in Williamson County;

Now, Therefore, I, DOUG GAUL, MAYOR, of the City of Hutto, do hereby proclaim the Month of April 2018, as

"CHILD ABUSE AWARENESS AND PREVENTION MONTH"

and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families by that recognition; and, hereby recognize the Williamson County Children's Advocacy Center for its outstanding service to protect the unprotected, seek justice against child maltreatment and encourage all citizens to be vigilant in recognizing and reporting child abuse in Hutto, Texas.

Proclaimed this the 5th day of April 2018.



CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8A. **AGENDA DATE:** April 05, 2018

PRESENTED BY: Carolyn Horner, AICP, Planning Director
of Business & Development Services

ITEM:

Consideration and possible action on a resolution approving the proposed Co-Op District Preliminary Plat, 28.9926 acres, more or less, of land, eight non-residential lots, located on US 79 West. (Carolyn Horner)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Co-Op District Preliminary Plat is proposing a 28.99 acre subdivision consisting of 8 non-residential lots. Two of the lots are large landscaped islands, located inside the proposed rights-of-way. The proposed subdivision is located on the north side of US 79, between Short Street and Exchange Boulevard.

Access to the site during construction will be from US 79. When the subdivision is complete, access to and through the site will be available from US 79, Live Oak Street, and Pecan Street. Water and wastewater are available to the site.

All department review comments have been addressed.

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. The motion will be provided during the City Council meeting.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Co-Op District Preliminary Plat](#)
2. [Exhibit A - Co-Op District Preliminary Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "CO-OP DISTRICT PRELIMINARY PLAT"; IN 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 plat known as "Co-Op District Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **5th** day of the month **April, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

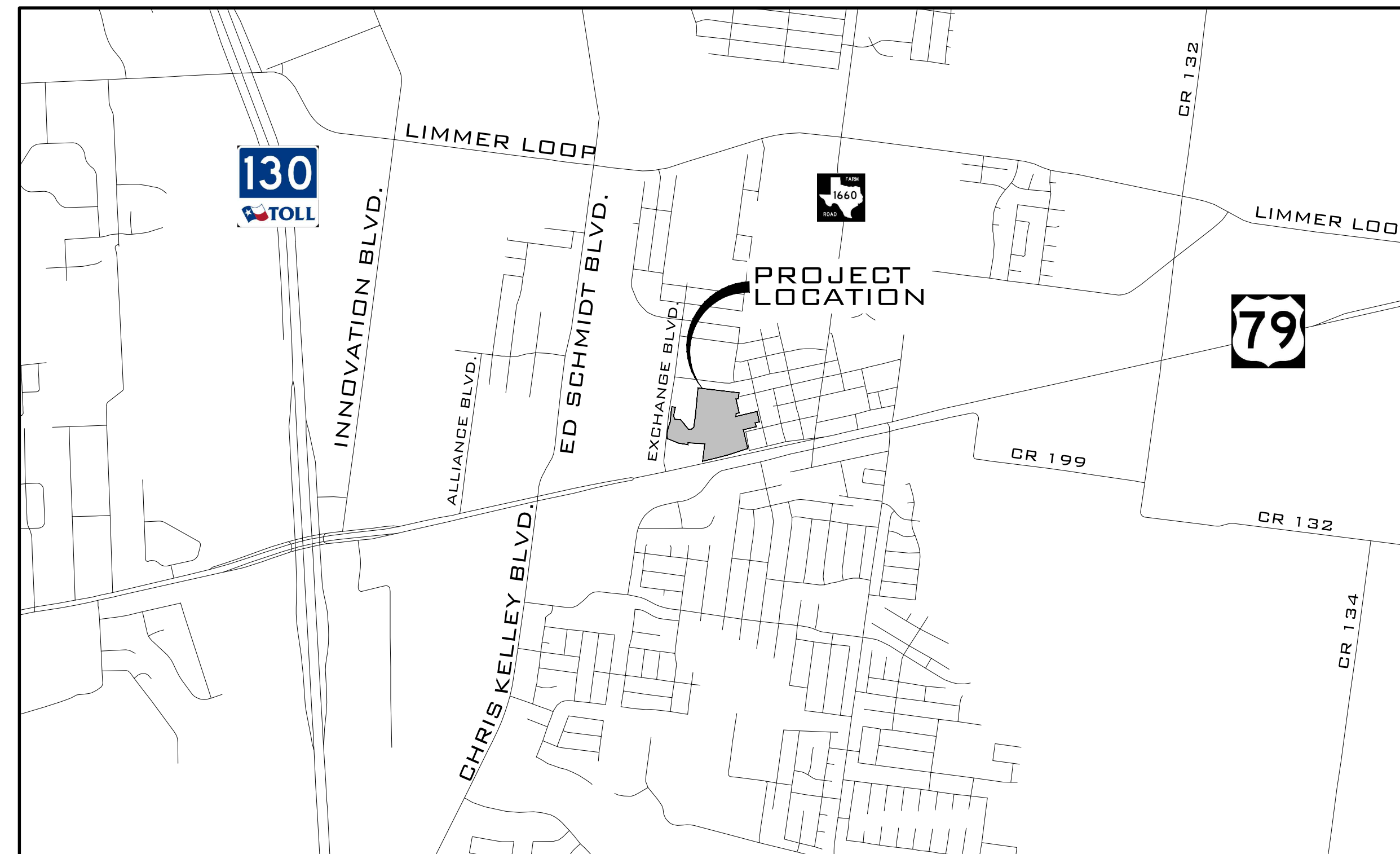
ATTEST:

Lisa L. Brown, City Secretary

THE CO-OP DISTRICT

PRELIMINARY PLAN

420 US HWY 79, HUTTO, TX 78628



VICINITY MAP
1" = 2000'

SHEET INDEX

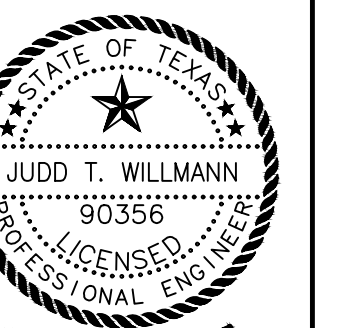
1 OF 1	PRELIMINARY PLAN
EXHIBIT A	OVERALL WATER EXHIBIT
EXHIBIT B	OVERALL WASTEWATER EXHIBIT
EXHIBIT C	OVERALL STORM EXHIBIT



now what's below.
Call before you dig.

LAND DEV

5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX . 78735
OFFICE: 512.872.6696
FIRM NO. 16384



3/16/2018

NOTES:

1. THIS SITE IS NOT LOCATED IN THE EDWARD'S
AQUIFER RECHARGE ZONE.
2. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS
OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING
THE MAP PUBLISHED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, AND HAS A
ZONE "X" RATING AS SHOWN BY MAP NO.
48491C0520E, DATED SEPTEMBER 26, 2008.
3. JURISDICTION AND RESPONSIBILITY LIST:
 - A. CITY OF HUTTO
 - B. WILLIAMSON COUNTY
 - C. WATER - CITY OF HUTTO
 - D. WASTEWATER - CITY OF HUTTO
4. FIRE/EMERGENCY SERVICES - WILLIAMSON
COUNTY ESD #3

OWNER/DEVELOPER:

MA PARTNERS, LLC
15443 KNOLL TRAIL RD, SUITE 130
DALLAS, TEXAS 75248

ENGINEER:

LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512) 872-6696

SURVEYOR:

4WARD LAND SURVEYING
PO BOX 90876
AUSTIN, TEXAS 78709
(512) 537-2384

"I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL."

APPROVED BY:



COVER

THE JUDICIAL DISTRICT
PRELIMINARY PLAN
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: JW/BG

RAWN BY: gs

CHECKED BY: BG

APPROVED BY: JW

514-PLAT

Received 3/16/18



P:\Municipal\AMAGT7003_Juarez03_ACAD\Plan\Overall Water Plan.dwg, Overall Water, March 16, 2018, 9:31 AM, girth



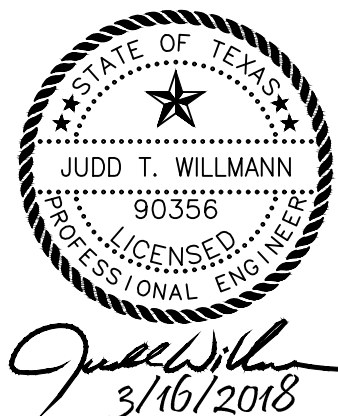
SCALE: 1" = 60'

LEGEND

- PROPERTY LINE
- ROW
- PROPOSED WASTEWATER
- PROPOSED STORM DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED WATER
- PROPOSED CONDUIT
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR



LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.787.6696
FIRM NO. 16394

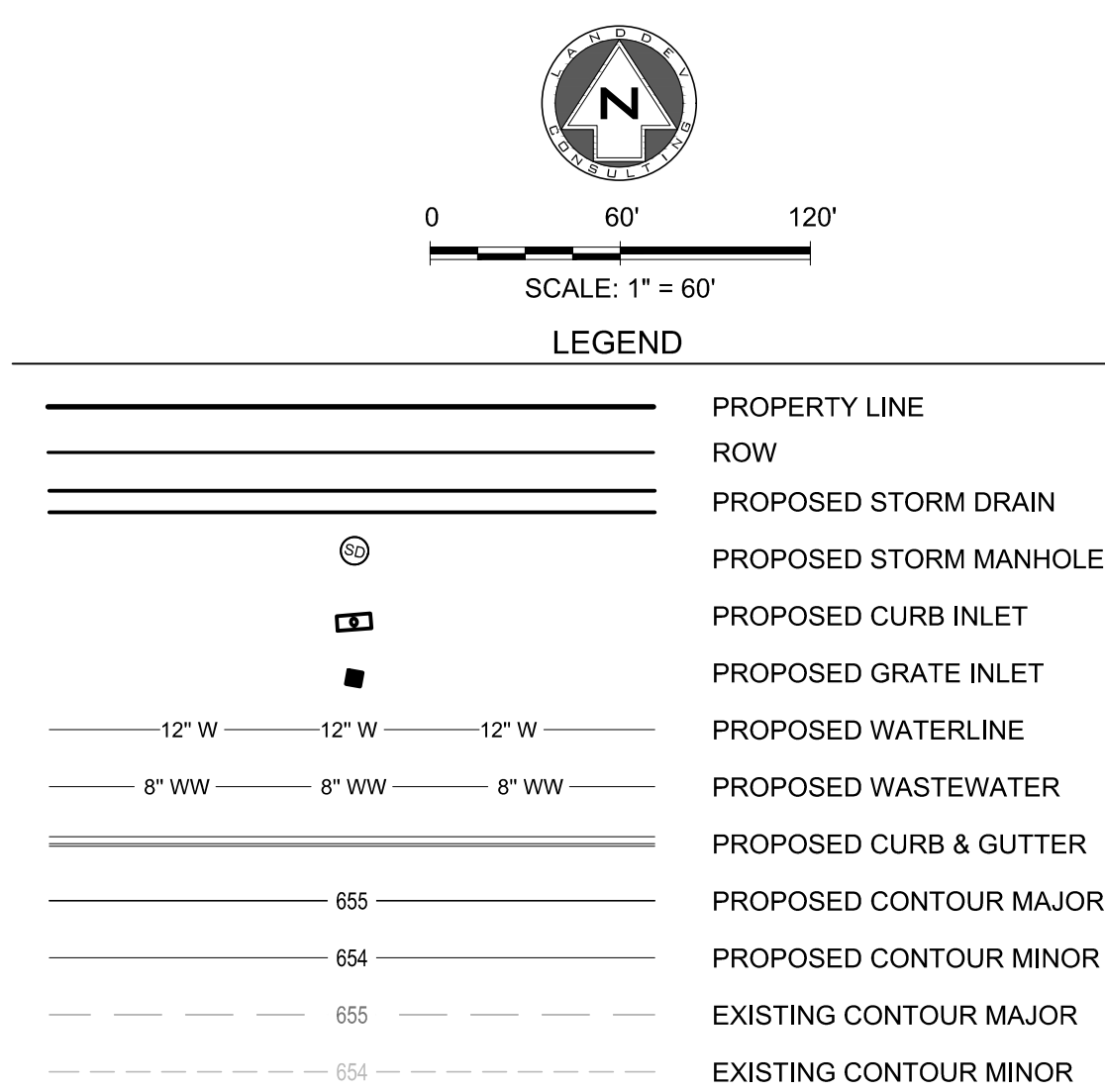
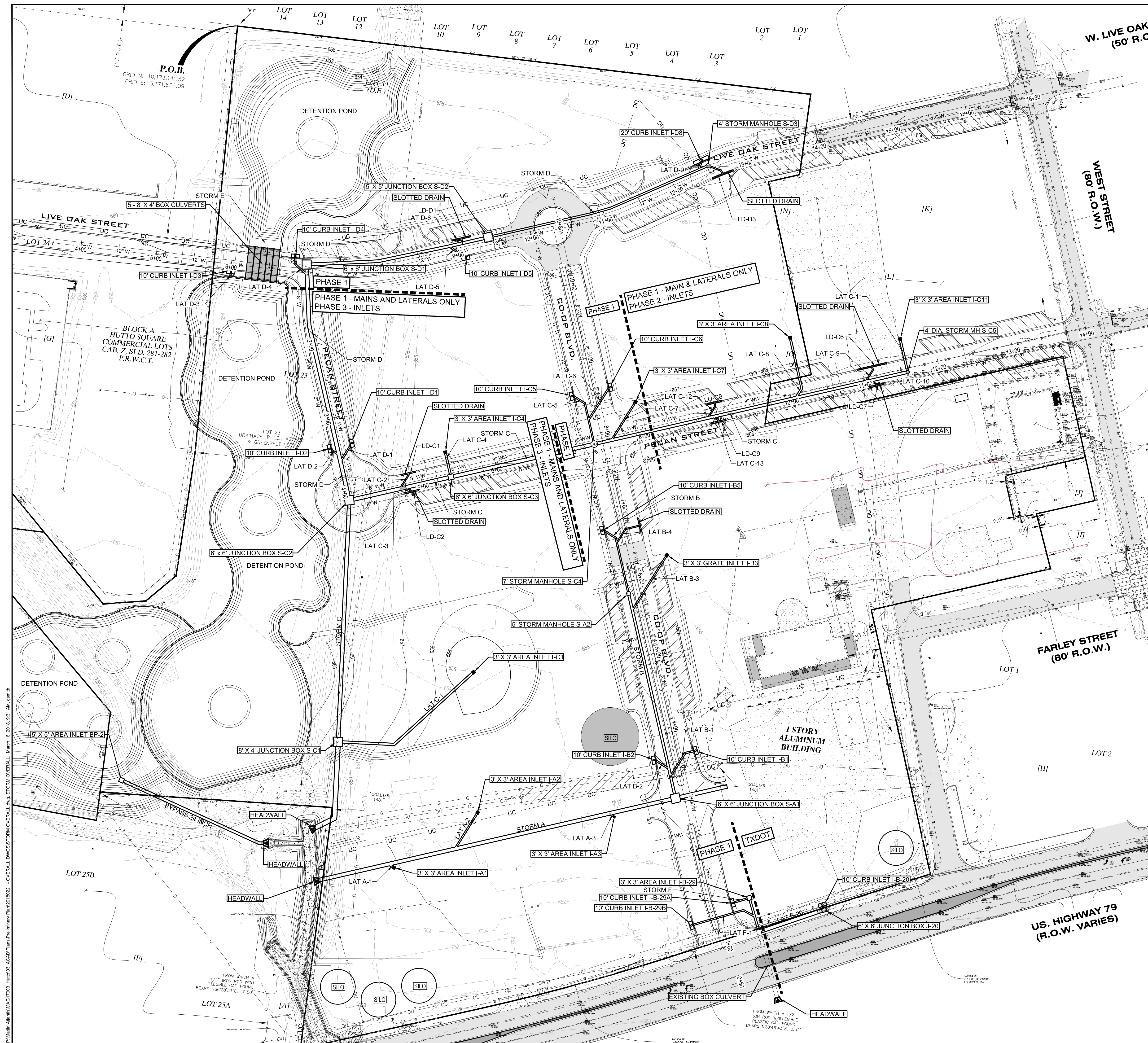


OVERALL WATER PLAN
THE CO-OP DISTRICT
PRELIMINARY PLAN
WILLIAMSON COUNTY, HUTTO, TEXAS

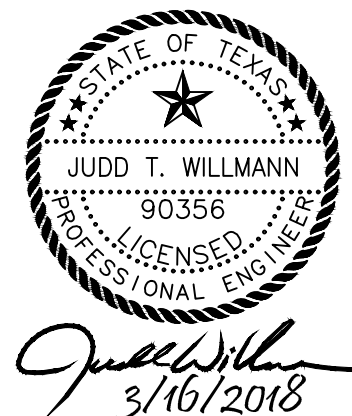
DESIGNED BY: JW/BG
DRAWN BY: gs
CHECKED BY: BG
APPROVED BY: JW

Received 3/16/18
Hutto CITY OF
WWW.HUTTO.TX.GOV

EXHIBIT A
1514-PLAT



LAND DEV
CONSULTING, L L C
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16384



OVERALL STORM EXHIBIT

THE CO-OP DISTRICT
PRELIMINARY PLAN

WILLIAMSON COUNTY, Hutto, Texas

DESIGNED BY: JW/BG
DRAWN BY: gs
CHECKED BY: BG
APPROVED BY: JW

EXHIBIT C
1514-PLAT

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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 28.9926 ACRES (1,262,916 SQUARE FEET), PARTIALLY OUT OF THE WILLIAM J. BROWN SURVEY NO. 22, ABSTRACT NO. 105, AND PARTIALLY OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 8.62 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2008077696 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T), SAID TRACT BEING A PORTION OF LOT 23, BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAVE AND EXCEPT A PORTION OF A CALLED 0.055 ACRE TRACT CONVEYED TO HILL COUNTRY BIBLE CHURCH HUTTO IN DOCUMENT NO. 2017025032 (O.P.R.W.C.T), AND BEING ALL OF A CALLED 11.157 ACRE TRACT (DESCRIBED AS TRACT I), SAVE AND EXCEPT A CALLED 2.00 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD., RECORDED IN DOCUMENT NO. 2002055851 (O.P.R.W.C.T), SAID TRACT 1 CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T), AND BEING ALL OF A CALLED 1.256 ACRE TRACT (DESCRIBED AS TRACT II), SAID TRACT II BEING ALL OF LOTS 7 THROUGH 12, BLOCK 8, I. & G. N. RAILROAD ADDITION, A SUBDIVISION RECORDED IN VOLUME 50, PAGE 251 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAVE AND EXCEPT A PORTION OF LOT 7 AND 8, CONVEYED TO THE HUTTO VOLUNTEER FIRE DEPARTMENT, RECORDED IN DOCUMENT NO. 1999058911 (O.P.R.W.C.T.) AND DOCUMENT NO. 2001069610 (O.P.R.W.C.T.), SAID TRACT II CONVEYED TO THE CITY OF HUTTO, TEXAS IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.364 ACRE TRACT (DESCRIBED AS TRACT III), AND BEING ALL OF A CALLED 0.691 ACRE TRACT (DESCRIBED AS TRACT IV) SAID TRACT IV BEING ALL OF LOTS 1-4 AND A PORTION OF LOT 5, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, SAVE AND EXCEPT THE PORTION OF SAID LOTS 4 AND 5 CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2003044735 (O.P.R.W.C.T), SAID TRACTS III-IV CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T), AND BEING ALL OF A CALLED 0.31 ACRE TRACT (DESCRIBED AS TRACT 1), AND A CALLED 0.02 ACRE TRACT (DESCRIBED AS TRACT 2), AND A CALLED 0.13 ACRE TRACT, AND A CALLED 0.01 ACRE TRACT (DESCRIBED AS TRACT 4), ALL OF WHICH WERE CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2006070154 (O.P.R.W.C.T), SAID TRACTS 2 AND 4 BEING A PORTION OF AN ALLEY (17' RIGHT-OF-WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION (SAID TRACTS 2 AND 4 INCORRECTLY REFERENCED IN DOCUMENT NO 2006070154 (O.P.R.W.C.T) THE ALLEY TO BE 20' WIDE), AND BEING A PORTION OF THE ALLEY (17' RIGHT-OF-WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND



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www.4wardls.com

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BEING ALL OF A CALLED 1.442 ACRE TRACT (DESCRIBED AS TRACT II) AND A CALLED 2.919 ACRE TRACT (DESCRIBED AS TRACT III) CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2004003059 (O.P.R.W.C.T), AND BEING ALL OF A CALLED 0.093 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2016079125 (O.P.R.W.C.T), SAID 0.093 ACRE TRACT BEING A PORTION OF LOT 1, LOT 7 AND AN ALLEY (21' RIGHT-OF-WAY, VACATED PER DOCUMENT NO. 2015052472 (O.P.R.W.C.T)) IN BLOCK 9 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING ALL OF A TRACT DESCRIBED AS A PORTION OF LOTS 5 & 6, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 1997029237 (O.P.R.W.C.T), AND BEING ALL OF A CALLED 0.03 ACRE TRACT CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2003044735 (O.P.R.W.C.T), AND BEING ALL OF A CALLED 0.03 ACRE TRACT CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2000009118 (O.P.R.W.C.T), SAID 0.03 ACRE TRACT BEING A PORTION OF AN ALLEY (17' RIGHT-OF-WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION (SAID DOCUMENT NO. 2000009118 (O.P.R.W.C.T) INCORRECTLY REFERENCES THE ALLEY TO BE 20' WIDE), AND BEING ALL OF LOT 14 OF THE HUTTO EXCHANGE, RECORDED IN CABINET G, SLIDES 185-186 (P.R.W.C.T.), SAID LOT 14 WAS CONVEYED TO 420 US 79 LTD., RECORDED IN DOCUMENT NO. 2018003332 (O.P.R.W.C.T.), AND BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T), SAID 4.43 ACRE TRACT BEING A PORTION OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, SAID 28.9926 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "RJ" cap found in the south line of Lot 15, Block A, Hutto Square Section 1, recorded in Cabinet W, Slides 263-267 (P.R.W.C.T.), and being the northeast corner of a called 2.814 acre tract conveyed to WLD Petersen Investments-Hutto, LLC, in Document No. 2015048567 (O.P.R.W.C.T.), and being the common north corner of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said City of Hutto 8.62 acre tract, for the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with illegible cap found in the east right-of-way line of Exchange Boulevard (right-of-way varies), and being the southwest corner of Lot 23, Block A of said Hutto Square Section 1, and being the northwest corner of Lot 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said WLD Petersen tract bears, N83°12'42"W, a distance of 422.93 feet;

THENCE, with the south line of Block A of said Hutto Square Section 1, and with the north line of Lot 23, Block A, of said Hutto Square Commercial Lots, and in part with the north lines of said City of Hutto 8.62 acre and 11.157 acre tract, **S83°12'42"E**, a distance of **762.58** feet to a 1/2-inch iron rod with illegible cap found for the northeast corner hereof, said point being in the west line of Lot 1, Block 13 of said I. & G. N. Railroad Addition, and being the southeast corner of Lot 1, Block A of said Hutto Square Section 1, and being the northeast corner of Lot 23, Block A, of said Hutto Square Commercial Lots, and said City of Hutto 8.62 acre and 11.157 acre tracts;

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THENCE, with the east lines of Lot 23, Block A, of said Hutto Square Commercial Lots, and said City of Hutto 8.62 acre and 11.157 acre tracts, in part with the west line of Lot 1, Block 13 of said I. & G. N. Railroad Addition, and in part with the western terminus of West Live Oak Street (right-of-way varies), **S07°51'48"W**, passing at a distance of a 96.56 feet, a 1/2-inch iron rod with illegible cap found at the previous southwest terminus of said W. Live Oak Street, and continuing for a total distance of **107.24** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof, said point being at the southwest terminus of said Live Oak Street, and being at the northeast corner of said 0.055 acre Hill Country Bible Church Hutto tract, and being in the north line of Lot 1A, Block 9 of Railroad Addition, Lots 1-4, 5 (S/PT), and 7 Block 9, Amended Plat, recorded in Document No. 2015080695 (O.P.R.W.C.T.);

THENCE, leaving the east line of Lot 23, Block A, of said Hutto Square Commercial Lots, and said City of Hutto 8.62 acre and 11.157 acre tracts, in part over and across Lot 23, Block A, of said Hutto Square Commercial Lots, and said City of Hutto 8.62 acre and 11.157 acre tracts, with the north and west lines of said 0.055 Hill Country Bible Church Hutto tract and said Lot 1A, in part with the east and south lines of said 0.093 acre City of Hutto tract, and in part with the north right-of-way line of Pecan Street (right-of-way varies), the following three (3) courses and distances:

- 1) **S77°15'43"W**, a distance of **42.28** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an interior ell-corner hereof,
- 2) **S12°32'27"E**, a distance of **261.15** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an exterior ell-corner hereof, and
- 3) **S77°15'17"W**, a distance of **54.99** feet to a 1/2-inch iron rod with illegible cap found for an interior ell-corner hereof, said point being at the northwest terminus of said Pecan Street, and being at the southwest corner of said 0.093 City of Hutto tract, and being in the east line of said 11.157 acre City of Hutto tract;

THENCE, with the western terminus of said Pecan Street and the east line of said 11.157 acre City of Hutto tract, **S07°51'48"W**, a distance of **53.36** feet to a 1/2-inch iron rod with "City of Hutto-Property Corner" aluminum cap found for an interior ell-corner hereof, said point being at the southwest terminus of said Pecan Street, and being the northwest corner of Lot 12, Block 8 of said I. & G. N. Railroad Addition, and being the northwest corner of said 1.256 acre City of Hutto tract;

THENCE, with the south right-of-way line of said Pecan Street, the north line of Block 8 of said I. & G. N. Railroad Addition, and the north line of said 1.256 acre City of Hutto tract, **N77°14'55"E**, a distance of **403.39** feet to a calculated point for an exterior ell-corner hereof, said point being at the intersection of the west right-of-way line of West Street (80' right-of-way) with the south right-of-way line of said Pecan Street, and being the northeast corner of Lot 7, Block 8 of said I. & G. N. Railroad Addition, and said 1.256 acre City of Hutto tract, from which a disturbed 1/2-inch iron rod with "City of Hutto-Property Corner" aluminum cap found bears, **S77°14'55"W**, a distance of 0.58 feet;

THENCE, with the west right-of-way line of said West Street, in part with the east lines of Lot 7 and Lot 5, Block 8 of said I. & G. N. Railroad Addition, in part with the east line of said 0.31 acre City of Hutto tract, in part with the east line of said 0.02 acre City of Hutto tract, in part with the eastern terminus of the vacated portion of said 17' alley, in part with the east line of said 0.03 acre Copeland tract, in part with the east line of said Copeland tract (Document No. 9729237), **S12°33'09" E**, passing at a distance of 136.57 feet, a 1/2-inch iron rod with "City of Hutto-Property Corner" aluminum cap found at the northeast corner of said 0.03 acre Copeland tract, continuing for an overall distance of **195.02** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an exterior ell corner hereof, said point being the southwest corner of said Copeland tract (Document No. 9729237), and being the northeast corner of a called 0.13 acre tract conveyed to Jaspas Properties, LLC, in Document No. 2008077200 (O.P.R.W.C.T.);

THENCE, leaving the west right-of-way line of said West Street and the east line of said Lot 6, over and across Lots 4, 5 and 6, all of said I. & G. N. Railroad Addition, with the north line of said Jaspas 0.13 acre tract, in part with the north line of a tract described as a portion of Lots 5 and 6, Block 8 of said I. & G. N. Railroad Addition, conveyed to Leroy Cast in Volume 1159, Page 563 of the Official Records of Williamson County, Texas (O.R.W.C.T.), and in part with the south line of said Copeland tract (Document No. 9729237), **S77°14'55"W**, a distance of **79.26** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an interior ell corner hereof, said point being the southwest corner of said Copeland tract (Document No. 9729237), and being the northwest corner of said Cast tract, and being an exterior ell-corner in the east line of said City of Hutto tract (Document No. 2003119272), and being the southeast corner of said 0.03 acre Copeland tract (Document No. 2003044735), from which a 1/2-inch iron rod with "City of Hutto – Property Corner" aluminum cap found at southwest corner of said Copeland 0.03 acre tract (Document No. 2003044735) tract and said City of Hutto tract (Document No. 2003119272), bears **S77°14'55"W**, a distance of 30.30 feet;

THENCE, with the common line of said Cast tract and 0.691 acre City of Hutto tract, **S14°18'53"E**, a distance of **74.85** feet to a 1/2-inch iron rod with "City of Hutto-Property Corner" aluminum cap found for an exterior ell-corner hereof, said point being in the north right-of-way line of Farley Street (80' right-of-way), and being in the south line of Lot 5, Block 8 of said I. & G. N. Railroad Addition, and being the southwest corner of said Cast tract, and being the southeast corner of said 0.691 acre City of Hutto tract;

THENCE, with the north right-of-way line of said Farley Street, and with the south line of Block 8 of said I. & G. N. Railroad Addition and said 0.691 acre City of Hutto tract, **S77°03'02"W**, a distance of **242.97** feet to 1/2-inch iron rod with "Ward-5811" cap set for an interior ell-corner hereof, said point being at the intersection of the north right-of-way line of said Farley Street with the west right-of-way line of Short Street (50' right-of-way), and being in the west line of said 1.364 acre City of Hutto tract, and being at the southwest corner of Lot 1, Block 8 of said I. & G. N. Railroad Addition, and being the southwest corner of said 0.691 acre City of Hutto tract, from which a bent 1/2-inch iron rod found bears, **N77°03'02"E**, a distance of 0.95 feet;

THENCE, with the west right-of-way line of said Short Street, in part with the east line of said 1.364 acre City of Hutto tract, and in part with the east line of said 2.919 acre City of Hutto tract, **S12°36'07"E**, a distance of **357.59** feet to a 1/2-inch iron rod with illegible cap found for the southeast corner hereof, said point being at the intersection of the west right-of-way line of said Short Street with the north right-of-way line of U.S. Highway 79 (right-of-way varies), and being the southeast corner of said 1.364 acre City of Hutto tract;

THENCE, with the north right-of-way line of said US Highway 79, in part with the south line of said 2.919 acre and said 1.442 acre City of Hutto tracts, the following four (4) courses and distances:

- 1) **44.01** Feet along the arc of a curve to the left, having a radius of **2,904.79** feet, and a chord which bears **S72°28'08"W**, a distance of **44.01** feet to a TxDot Type II brass disc found for a point of tangency hereof,
- 2) **S72°19'10"W**, a distance of **324.62** feet to a TxDot Type II brass disc found for a point of curvature hereof,
- 3) **246.50** Feet along the arc of a curve to the right, having a radius of **2,824.79** feet, and a chord which bears **S74°47'48"W**, a distance of **246.42** feet to a 1/2-inch iron rod with "Baker Aicklen" cap found for a point of tangency hereof, and
- 4) **S77°20'10"W**, a distance of **249.44** feet to a TxDot Type II brass disc found for the southwest corner hereof, said point being an angle point in the north right-of-way line of said U.S. Highway 79, and being the southeast corner of a called 0.11 acre tract described in Volume 238, Page 172 (D.R.W.C.T.), and being the southwest corner of said 1.442 acre City of Hutto tract, from which a 1/2-inch iron rod with illegible cap found at an angle point in the north

right-of-way line of said U.S. Highway 79, and being the southeast corner of Lot 25A, Block A of Hutto Square Commercial Lots, Phase B, recorded in Cabinet BB, Slides 184-186 (P.R.W.C.T.), and being the southwest corner of said 0.11 acre tract bears, S89°00'55"W, a distance of 48.65 feet;

THENCE, leaving the north right-of-way line of said U.S. Highway 79, in part with the east lines of said 0.11 acre tract and said Lot 25A, and in part with the west lines of said 1.442 acre, said 2.919 acre and said 11.157 acre City of Hutto tracts, **N07°31'47"E**, a distance of **321.82** feet to a 1/2-inch iron rod with "Coalter-1481" cap found for an interior ell-corner hereof, said point being in the west line of said 11.157 acre City of Hutto tract, and being at the northeast corner of said Lot 25A, and being a southeast corner of Lot 23, Block A, of said Hutto Square Commercial Lots and said 8.62 acre City of Hutto tract;

THENCE, with the common line of said Lot 25A, Lot 23, Block A, of said Hutto Square Commercial Lots and said 8.62 acre City of Hutto tract, **N86°13'57"W**, a distance of **307.47** feet to a disturbed 1/2-inch iron rod found for an interior ell-corner hereof, said point being in the east line of Lot 14 of the Hutto Exchange, recorded in Cabinet G, Slides 185-186 (P.R.W.C.T.), and being the common west corner of Lot 25A, Lot 23, Block A, of said Hutto Square Commercial Lots and said 8.62 acre City of Hutto tract;

THENCE, with the east and south lines of said Lot 14, in part with the north line of said Lots 25A & 25B, in part with the north line of Lot 2A of the Resubdivision of Lot 2, Hutto Exchange, recorded in Cabinet AA, Slides 211-212 (P.R.W.C.T.), and in part with the east right-of-way line of Exchange Boulevard (right-of-way varies), the following three (3) courses and distances:

- 1) **S07°20'38"W**, a distance of **37.49** feet to a calculated point for an exterior ell-corner hereof,
- 2) **N79°31'52"W**, a distance of **188.64** feet to a calculated point for an angle point hereof, and
- 3) **N67°36'52"W**, a distance of **211.01** feet to a chiseled "X" found in concrete for the southwest corner hereof, said point being a corner in the east right-of-way line of said Exchange Boulevard, and being the southwest corner of said Lot 14;

THENCE, with the east right-of-way line of said Exchange Boulevard and the west line of said Lot 14, the following four (4) courses and distances:

- 1) **15.69** Feet along the arc of a curve to the left, having a radius of **680.00** feet, and a chord which bears **N07°41'36"W**, a distance of **15.69** feet to a calculated point for a point of reverse curvature hereof,
- 2) **193.73** Feet along the arc of a curve to the right, having a radius of **370.00** feet, and a chord which bears **N06°38'44"E**, a distance of **191.52** feet to a mag nail in asphalt found for a point of reverse curvature hereof,
- 3) **96.13** Feet along the arc of a curve to the left, having a radius of **430.00** feet, and a chord which bears **N15°13'50"E**, a distance of **95.93** feet to a chiseled "X" found in concrete for a point of non-tangency hereof, and
- 4) **S83°05'40"E**, a distance of **5.40** feet to a 1/2-inch iron rod with "RJ" cap found for an interior ell-corner hereof, said point being at a corner in the east right-of-way line of said Exchange Boulevard, and being in the north line of said Lot 14, and being the southwest corner of said Williamson County tract, and being a southwest corner of said Lot 23;

THENCE, with the east right-of-way line of said Exchange Boulevard, and with the west line of said Williamson County tract, and with west line of said Lot 23, the following three (3) courses and distances:

- 1) **25.84** Feet along the arc of a curve to the left, having a radius of **435.00** feet, and a chord which bears **N07°40'10"E**, a distance of **25.83** feet to a 1/2-inch iron rod with "RJ" cap found for a point of tangency hereof,

Received 3/16/18



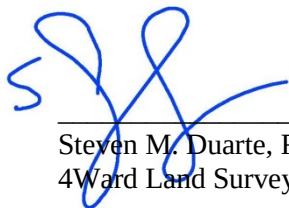
- 2) **N05°38'31"E**, a distance of **151.41** feet to a 1/2-inch iron rod with "RJ" cap found for a point of curvature hereof, and
- 3) **116.34** Feet along the arc of a curve to the right, having a radius of **1,965.00** feet, and a chord which bears **N07°12'14"E**, a distance of **116.32** feet to a 1/2-inch iron rod found for an exterior ell corner hereof, said point being the northwest corner of Lot 23 and being the southwest corner of Lot 24, both of Block "A" of said Hutto Square Commercial lots;

THENCE, leaving the east right-of-way line of said Exchange Boulevard, with the common line of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, in part with the north and west line of said 8.62 acre City of Hutto tract, in part with the south and east lines of said Williamson County tract, and in part with the east line of said WLD Petersen tract, the following nine (9) courses and distances:

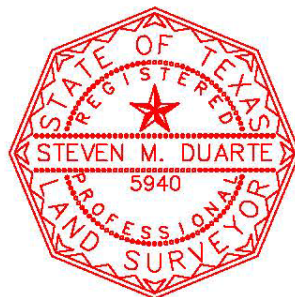
- 1) **S80°19'08"E**, a distance of **64.90** feet to a calculated point for an exterior ell corner hereof,
- 2) **S11°54'57"W**, a distance of **166.18** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **S24°44'20"E**, a distance of **65.45** feet to a 1/2-inch iron rod found for an angle point hereof,
- 4) **S86°56'02"E**, a distance of **101.26** feet to a 1/2-inch iron rod found for an angle point hereof,
- 5) **S39°26'52"E**, a distance of **232.92** feet to a 3/8-inch iron rod found for an angle point hereof,
- 6) **N85°44'08"E**, a distance of **56.46** feet to a 3/8-inch iron rod found for an angle point hereof,
- 7) **N50°12'36"E**, a distance of **51.90** feet to a 3/8-inch iron rod found for an angle point hereof,
- 8) **N08°47'04"E**, a distance of **165.24** feet to a bent 1/2-inch iron rod found for an angle point hereof, and
- 9) **N05°40'42"E**, passing at a distance of 280.97 feet, a 1/2-inch iron rod with illegible cap found at the common east corner of said Williamson County tract and said WLD Petersen tract, and continuing for a total distance of **565.73** feet to the **POINT OF BEGINNING** and containing 28.9926 Acres (1,262,916 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627_Plat.dwg).


Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

3/15/2018



Received 3/16/18



CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

8B.

AGENDA DATE: April 05, 2018

PRESENTED BY:

Carolyn Horner, AICP, Planning Director,
Business & Development Services

ITEM:

Consideration and possible action on a resolution approving the proposed Co-Op District Final Plat, 25.63 acres, more or less, of land, eight non-residential lots, located on US 79 West. (Carolyn Horner)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Co-Op District Final Plat is proposing a 28.99 acre subdivision consisting of 8 non-residential lots. Two of the lots are large landscaped islands, located inside the proposed rights-of-way. The proposed subdivision is located on the north side of US 79, between Short Street and Exchange Boulevard.

Access to the site during construction will be from US 79. When the subdivision is complete, access to and through the site will be available from US 79, Live Oak Street, Exchange Boulevard, and Pecan Street. Water and wastewater are available to the site.

The remaining comments on the plat are regarding notes on maintenance, updating signatories, and filling in document numbers. These items can be addressed prior to recordation.

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. The motion will be provided during the City Council meeting.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Co-Op District Final Plat](#)
2. [Exhibit A - Co-Op District Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "CO-OP DISTRICT FINAL PLAT"; IN 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 plat known as "Co-Op District Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

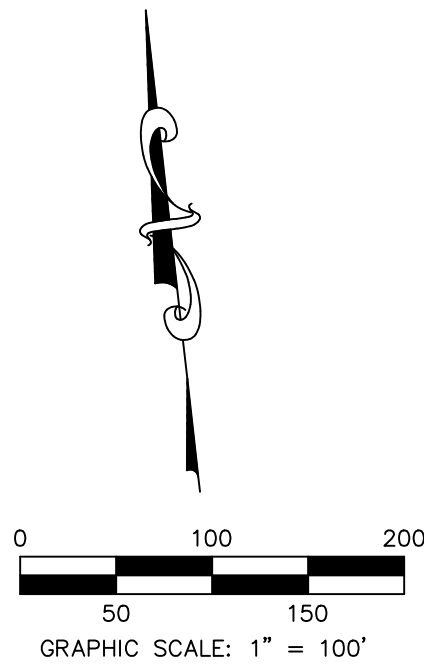
CONSIDERED and RESOLVED on this the **5th** day of the month **Aprile, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary



EXCHANGE BOULEVARD
(R.O.W. VARIES)

LOT 24
CALLED 4.43 ACRES
OWNER: WILLIAMSON COUNTY
DOC. NO. 2005053311
O.P.R.W.C.T.

LOT 23
CALLED 8.62 ACRES
OWNER: CITY OF HUTTO
DOC. NO. 2008077696
O.P.R.W.C.T.

LOT 14
THE HUTTO EXCHANGE
CAB. G, SLDS 185-186, P.R.W.C.T.
OWNER: 420 US 79, LTD
DOC. NO. 2018003332, O.P.R.W.C.T.

BLOCK A
HUTTO SQUARE
COMMERCIAL LOTS
CAB. Z, SLD. 281-282
P.R.W.C.T.

CALLED 11.157 ACRES
(TRACT I)
OWNER: CITY OF HUTTO
DOC. NO. 2003119272, O.P.R.W.C.T.

CALLED 2.919 ACRES
OWNER: CITY OF HUTTO
DOC. NO. 2004003059
O.P.R.W.C.T.

CALLED 1.442 ACRES
OWNER: CITY OF HUTTO
DOC. NO. 2004003059
O.P.R.W.C.T.

W. LIVE OAK
STREET (50' R.O.W.)

WEST STREET (80' R.O.W.)

PECAN STREET
(50' R.O.W.)

ALLEY
(17' R.O.W.)

FARLEY STREET
(80' R.O.W.)

SHORT STREET
(50' R.O.W.)

CALLED
1.364 ACRE
(DESCRIBED
AS TRACT III)
OWNER:
CITY OF HUTTO
DOC. NO.
2003119272
O.P.R.W.C.T.

[G]
CALLED 0.03 ACRE TRACT
OWNER: WELDON R.
COPELAND
DOC. NO. 2000009118
O.P.R.W.C.T.

[H]
CALLED 0.03 ACRE TRACT
OWNER: WELDON R.
COPELAND
DOC. NO. 2003044735
O.P.R.W.C.T.

[E]
CALLED 0.02 ACRE
OWNER: CITY OF HUTTO
DOC. NO. 2006070154,
O.P.R.W.C.T.
(SEE NOTE 7)

[F]
CALLED 0.01 ACRE
OWNER: CITY OF HUTTO
DOC. NO. 2006070154,
O.P.R.W.C.T.
(SEE NOTE 7)

[C]
LOTS 1-4 & A PORTION OF
LOT 5, BLOCK 8
I & G RR ADDITION
OWNER: CITY OF HUTTO
DOC. NO. 2003119272, O.P.R.W.C.T.

[B]
CALLED 1.256 ACRE
(DESCRIBED AS TRACT II)
OWNER: CITY OF HUTTO
DOC. NO. 2003119272,
O.P.R.W.C.T.

[D]
PART OF LOTS 5 AND 6
BLOCK 8 RAILROAD ADDN
OWNER: WELDON R. COPELAND
DOC. NO. 9729237, O.P.R.W.C.T.

[A]
CALLED 0.093 ACRE
OWNER: CITY OF HUTTO
DOC. NO. 2016079125
O.P.R.W.C.T.

LEGEND

- PREVIOUS SUBDIVISION PER
VOL. 50 PG. 253
- PREVIOUS SUBDIVISION PER
PLAT CAB. Z SLDS. 281-282
- PREVIOUS SUBDIVISION PER
PLAT CAB. G SLDS. 185-186

Received 3/16/18



THE
CO-OP DISTRICT
City of Hutto,
Williamson County,
Texas



Date:	3/16/2018
Project:	00627
Scale:	1" = 100'
Reviewer:	SMD
Tech:	RM
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	1 OF 8

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JULY 24, 2017, (NAVD 88) PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT CS01, HAVING A PUBLISHED GRID COORDINATE & (NAVD 88, GEOID 03 ELEVATION OF) N 10175029.3595, E 3169445.5793, ELEV. 678.7542'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0520E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK NOTE:
TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF A DRIVEWAY ON THE WEST SIDE OF EXCHANGE BOULEVARD, ± 420' NORTH OF US HIGHWAY 79. ELEVATION = 656.26

OWNER:
CITY OF HUTTO
210 US-79, HUTTO, TX
78634

ENGINEER:
LAND DEV CONSULTING
5508 HIGHWAY 290
WEST SUITE 150
AUSTIN, TEXAS 78735

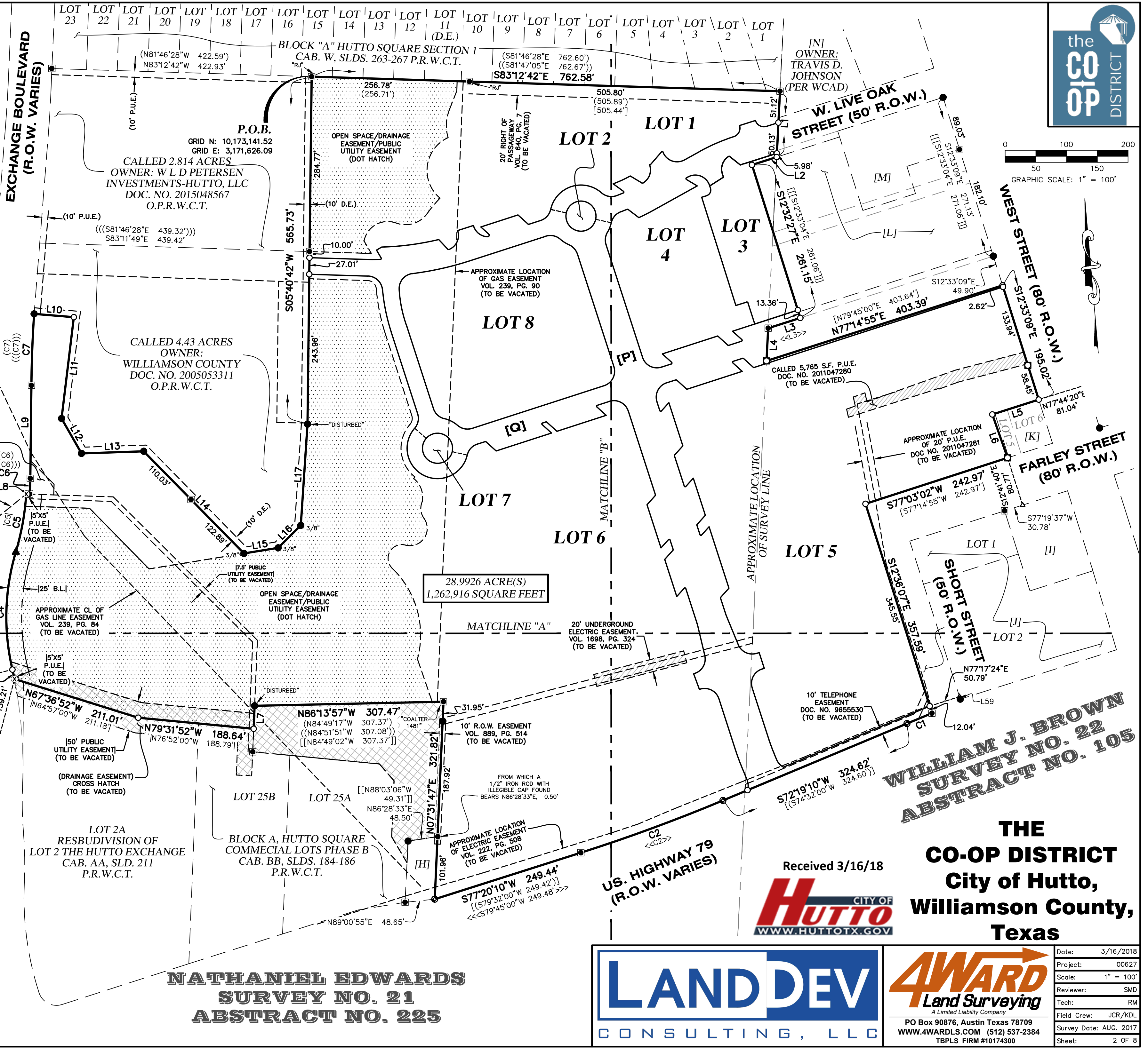
SURVEYOR:
4WARD LAND
SURVEYING
2201 WOODWARD
STREET, SUITE 2201
AUSTIN, TEXAS 78745

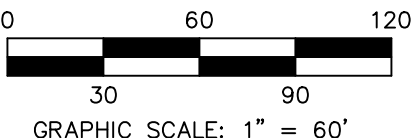
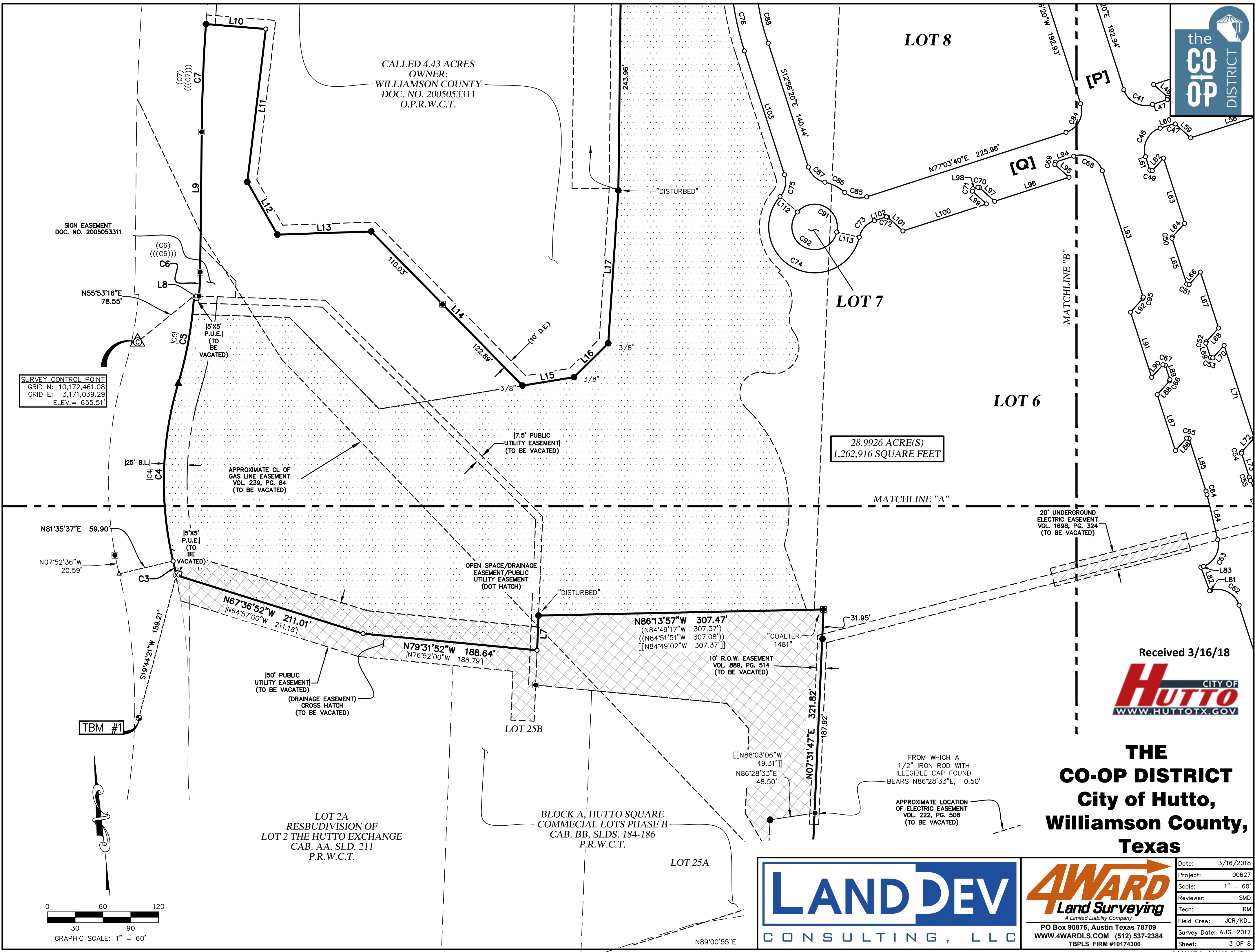
ACREAGE: 28.9926

PATENT SURVEY: NATHANIEL EDWARDS
SURVEY NO. 21 ABSTRACT NO. 225 AND
WILLIAM J. BROWN SURVEY NO. 22
ABSTRACT NO. 105

NUMBER OF LOTS: 8

ACREAGE TABLE		
LOT #	ACRE(S)	SQ. FT.
1	3.3741	146,976
2	0.0433	1,886
3	0.5231	22,784
4	0.9709	42,292
5	5.5940	243,673
6	13.6304	593,740
7	0.0433	1,886
8	1.7691	77,061
R.O.W.	3.0444	132,618
TOTAL	28.9926	1,262,916





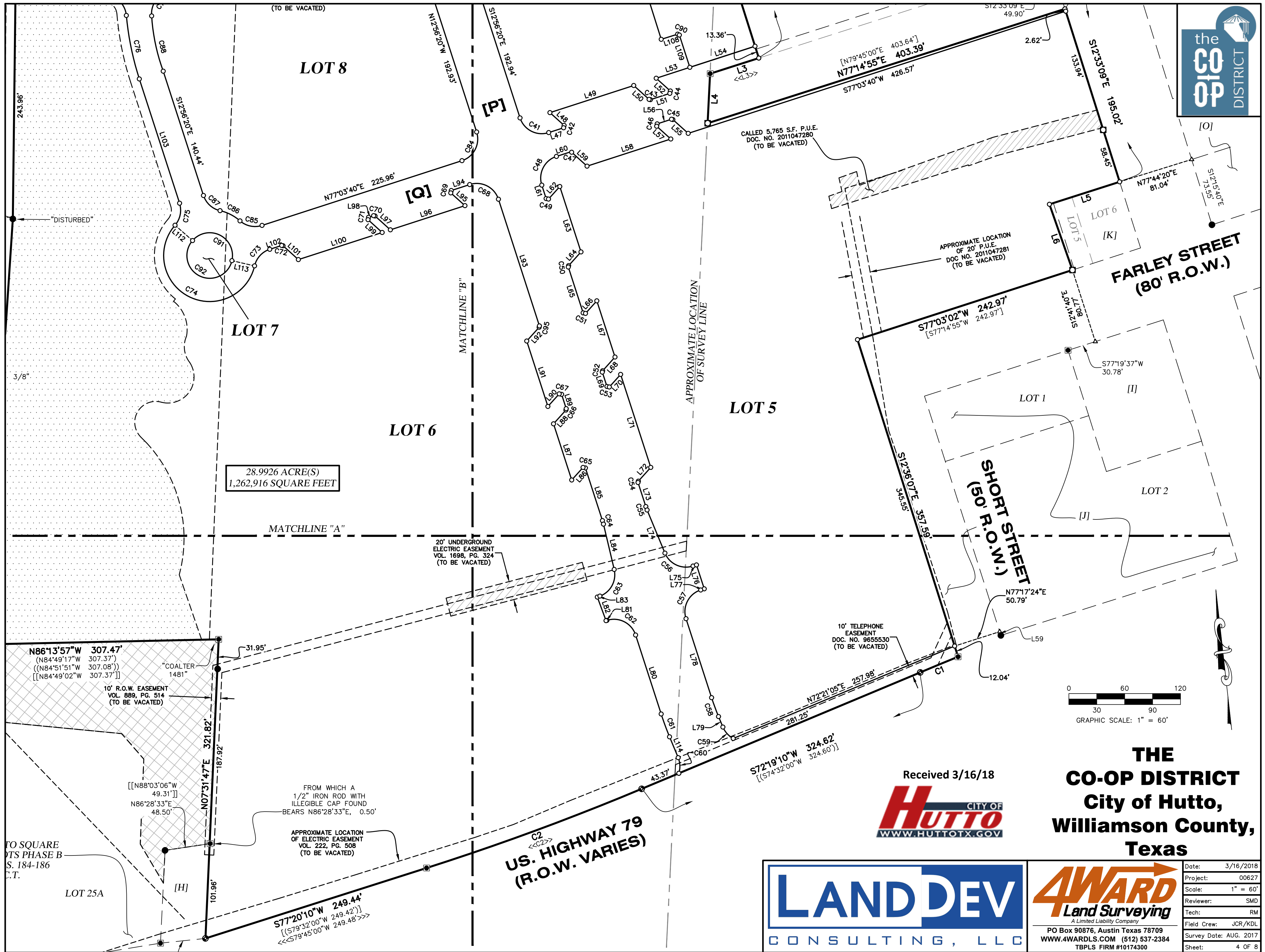
Received 3/16/18
HUTTO CITY OF
WWW.HUTTOTX.GOV

**THE
CO-OP DISTRICT**
City of Hutto,
Williamson County,
Texas



4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/16/2018
Project:	00627
Scale:	1" = 60'
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	3 OF 8



Received 3/16/18
HUTTO CITY OF
WWW.HUTTOTX.GOV

THE CO-OP DISTRICT
City of Hutto,
Williamson County,
Texas

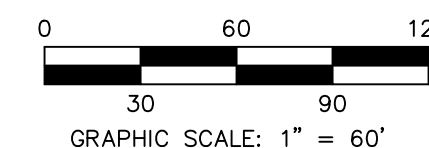
LAND DEV
CONSULTING, LLC

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

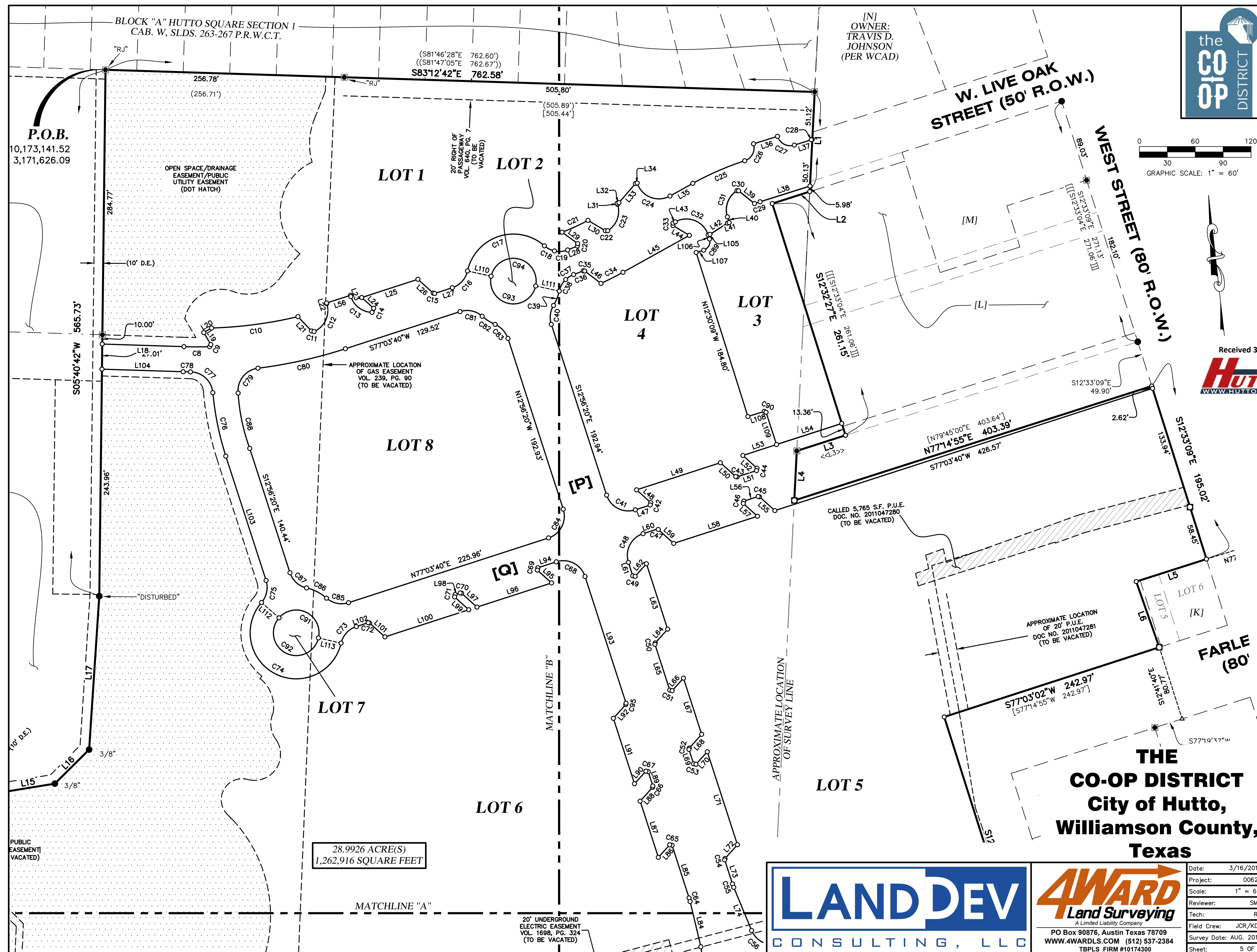
Date:	3/16/2018
Project:	00627
Scale:	1" = 60'
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	4 OF 8

BLOCK "A" HUTTO SQUARE SECTION 1
CAB. W, SLDS. 263-267 P.R.W.C.T.

[N]
OWNER:
TRAVIS D.
JOHNSON
(PER WCAD)



Received 3/16/18



**THE
CO-OP DISTRICT**
City of Hutto,
Williamson County,
Texas



Date:	3/16/2018
Project:	00627
Scale:	1" = 60'
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	5 OF 8



[H]
CALLED 0.11 ACRE
OWNER: ATMOS ENERGY
(PER WCAD)
VOL. 238, PG. 172, D.R.W.C.T.

[I]
LOTS 10 AND 11 BLOCK 1 OF THE
RAILROAD ADDITION TO THE TOWN
OF HUTTO
OWNER: RUDOLFO J. ZAVALA, AND
WIFE YSABEL C. ZAVALA
VOL.612 PG 891, D.R.W.C.T.

[M]
CALLED 0.464 ACRE
OWNER: HILL COUNTRY
BIBLE CHURCH HUTTO
DOC. NO. 2016077686
O.P.R.W.C.T.

[N]
PORTION OF
LOT 1, BLOCK 13
I & GN RAILROAD ADDITION
VOL. 50, PG. 253
D.R.W.C.T.

[O]
CALLED 0.083 ACRE
OWNER:
REDBUD INVESTMENTS, L.P.
DOC. NO. 2008089744
O.P.R.W.C.T.

[P]
CO-OP BOULEVARD
(R.O.W. VARIES)

[Q]
PECAN STREET
(R.O.W. VARIES)

[K]
CALLED 0.13 ACRE
PART OF LOTS 5 AND 6
BLOCK 8, I & GN RAILROAD ADDITION
OWNER: JASPAS PROPERTIES, LLC
DOC. NO. 2008077200, O.P.R.W.C.T.

[L]
LOT 1A, BLOCK 9
RAILROAD ADDITION
LOTS 1-4, 5 (S/PT)
AND 7, BLOCK 9 AMENDED PLAT
DOC. NO. 2015080695
O.P.R.W.C.T.

LEGEND

	PROPERTY LINE	DOC. #	DOCUMENT NUMBER
---	EXISTING PROPERTY LINES	P.U.E.	PUBLIC UTILITY EASEMENT
---	EXISTING EASEMENTS	B.L.	BUILDING LINE
		FFE	FINISHED FLOOR ELEVATION
○	1/2" IRON ROD WITH "WARD-5811" CAP SET	VOL./PG.	VOLUME, PAGE
●	1/2" IRON ROD FOUND (UNLESS NOTED)	CAB./SLD.	CABINET, SLIDE
■	IRON ROD WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)	R.O.W.	RIGHT-OF-WAY
⊗	CHISELED "X" FOUND IN CONCRETE	P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
⊙	BENCHMARK	R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
⊛	TXDOT TYPE II BRASS DISC FOUND	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
⊗	CALCULATED POINT	D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
⊗	COTTON SPINDLE FOUND	(.....)	RECORD INFORMATION PER PLAT VOL. Z PGS. 281-282
▲	MAG NAIL FOUND	((.....))	RECORD INFORMATION PER DEED DOC. NO. 2008077696
●	MAG WITH "WARD-5811" WASHER SET	((.....))	RECORD INFORMATION PER DEED DOC. NO. 2005053311
□	1/2" IRON ROD WITH "CITY OF HUTTO - PROPERTY CORNER" ALUMINUM CAP FOUND	[.....]	RECORD INFORMATION PER DEED DOC. NO. 2003119272
△	SURVEY CONTROL POINT	[[.....]]	RECORD INFORMATION PER PLAT CAB. BB, SLDS. 184-186
[.....]	RECORD INFORMATION PER PLAT CAB. G, SLD. 185	[[[.....]]]	RECORD INFORMATION PER PLAT DOC. NO. 2015080695
[[.....]]	RECORD INFORMATION PER TX DOT R.O.W. MAP	<<<.....>>>	RECORD INFORMATION PER DEED DOC. NO. 2004003059
<<.....>>	RECORD INFORMATION PER DEED DOC. NO. 2016079125		

**THE
CO-OP DISTRICT**
City of Hutto,
Williamson County,
Texas

Received 3/16/18



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/16/2018
Project:	00627
Scale:	-
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	6 OF 8

P:\00627\Dwg\00627_PLAT.dwg

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	44.01'	2,904.79'	0°52'05"	S72°28'08"W	44.01'
C2	246.50'	2,824.79'	4°59'59"	S74°47'48"W	246.42'
C3	15.69'	680.00'	1°19'19"	N07°41'36"W	15.69'
C4	193.73'	370.00'	29°59'57"	N06°38'44"E	191.52'
C5	96.13'	430.00'	12°48'33"	N15°13'50"E	95.93'
C6	25.84'	435.00'	3°24'12"	N07°40'10"E	25.83'
C7	116.34'	1,965.00'	3°23'32"	N07°12'14"E	116.32'
C8	27.58'	486.50'	3°14'53"	S84°49'16"E	27.58'
C9	3.12'	1.50'	119°02'59"	N34°01'48"E	2.59'
C10	93.85'	466.50'	11°31'36"	N87°28'57"E	93.69'
C11	3.05'	2.50'	69°59'01"	S73°14'13"E	2.87'
C12	36.22'	24.50'	84°42'37"	N29°24'58"E	33.01'
C13	30.24'	24.50'	70°43'29"	S48°18'05"E	28.36'
C14	6.08'	2.50'	139°16'31"	N26°41'55"E	4.69'
C15	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
C16	25.43'	24.50'	59°27'45"	N47°11'15"E	24.30'
C17	104.78'	50.50'	118°52'41"	N76°53'43"E	86.97'
C18	12.29'	24.50'	28°44'01"	S58°01'57"E	12.16'
C19	14.37'	24.50'	33°35'57"	S89°11'56"E	14.16'
C20	3.16'	1.50'	120°41'00"	N11°22'26"E	2.61'
C21	30.66'	202.75'	8°39'46"	N70°26'13"E	30.63'
C22	2.72'	2.50'	62°17'27"	S85°14'11"E	2.59'
C23	32.55'	24.50'	76°07'14"	N25°33'29"E	30.21'
C24	43.40'	24.50'	101°29'18"	S63°20'48"E	37.94'
C25	61.00'	313.50'	11°08'55"	N71°29'00"E	60.91'
C26	22.67'	14.50'	89°33'37"	N32°16'40"E	20.43'
C27	22.78'	14.50'	90°00'00"	N57°30'09"W	20.51'
C28	1.18'	4,986.51'	0°00'49"	N77°29'27"E	1.18'
C29	6.25'	266.50'	1°20'36"	S76°49'33"W	6.25'
C30	1.86'	1.50'	70°53'49"	N81°44'45"W	1.74'
C31	32.20'	24.50'	75°18'29"	S25°09'06"W	29.93'
C32	43.44'	24.50'	101°35'19"	N63°17'48"W	37.97'
C33	3.14'	1.50'	120°00'00"	S05°54'33"W	2.60'
C34	26.50'	333.50'	4°33'10"	S68°11'07"W	26.49'
C35	1.59'	2.09'	43°34'05"	N77°31'02"W	1.55'
C36	11.15'	313.50'	2°02'16"	S73°36'47"W	11.15'
C37	10.14'	24.50'	23°43'07"	S62°46'22"W	10.07'
C38	14.38'	24.50'	33°37'57"	S34°05'50"W	14.18'
C39	16.73'	50.50'	18°59'12"	S26°46'28"W	16.66'
C40	21.04'	24.50'	49°12'24"	S11°39'52"W	20.40'
C41	38.48'	24.50'	90°00'00"	S57°56'20"E	34.65'
C42	3.14'	1.50'	120°00'00"	N17°03'40"E	2.60'
C43	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
C44	3.14'	1.50'	120°00'00"	N17°03'40"E	2.60'
C45	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C46	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C47	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C48	38.48'	24.50'	90°00'00"	S32°03'40"W	34.65'

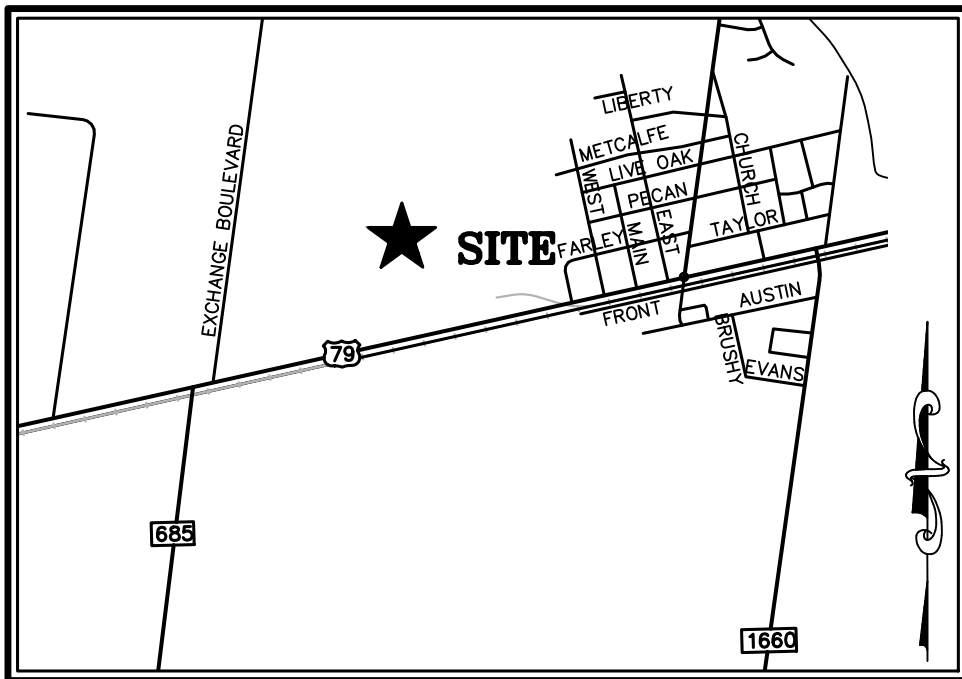
RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
<<C2>>	246.55'	2824.79'	5°00'03"	S77°15'00"W	246.47'
[C3]	15.69'	680.00'	1°19'19"	N04°50'20"W	15.69'
[C4]	193.74'	370.00'	30°00'02"	N09°30'00"E	191.53'
[C5]	95.84'	430.00'	12°46'12"	N18°06'54"E	95.64'
(C6)	25.81'	435.00'	3°24'00"	N08°42'03"E	25.81'
((C6)))	25.81'	435.00'	3°24'00"	N08°42'03"E	25.81'
((C7))	134.74'	1,965.00'	3°55'44"	N08°57'55"E	134.72'
((((C7)))	134.74'	1,965.00'	3°55'44"	N08°57'55"E	134.72'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
<<L3>>	S77°14'42"W	54.96'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C49	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'
C50	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C51	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'
C52	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C53	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'
C54	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C55	3.95'	49.50'	4°34'26"	S15°13'33"E	3.95'
C56	36.53'	24.50'	85°25'34"	S60°13'33"E	33.24'
C57	38.48'	24.50'	90°00'00"	S32°03'40"W	34.65'
C58	21.61'	271.50'	4°33'40"	S15°13'10"E	21.61'
C59	16.80'	25.00'	38°30'30"	S37°09'48"E	16.49'
C60	17.14'	24.50'	40°04'30"	N02°32'15"E	16.79'
C61	26.15'	328.50'	4°33'40"	N15°13'10"W	26.14'
C62	38.48'	24.50'	90°00'00"	N57°56'20"W	34.65'
C63	35.55'	24.50'	83°08'08"	N33°12'10"E	32.51'
C64	3.95'	49.50'	4°34'26"	N10°39'07"W	3.95'
C65	3.14'	1.50'	120°00'00"	N72°56'20"W	2.60'
C66	1.57'	1.50'	60°00'00"	N17°03'40"E	1.50'
C67	3.14'	1.50'	120°00'00"	N72°56'20"W	2.60'
C68	38.48'	24.50'	89°59'58"	N57°56'20"W	34.65'
C69	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C70	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C71	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C72	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C73	25.27'	24.50'	59°06'07"	S47°30'36"W	24.17'
C74	179.88'	49.50'	208°12'13"	N57°56'20"W	96.02'
C75	25.27'	24.50'	59°06'07"	N16°36'43"E	24.17'
C76	69.79'	313.50'	12°45'21"	N06°33'40"W	69.65'
C77	35.87'	24.50'	83°53'24"	N42°07'42"W	32.75'
C78	7.85'	513.50'	0°52'34"	N83°38'07"W	7.85'
C79	37.89'	24.50'	88°35'58"	S43°31'11"W	34.22'
C80	96.42'	513.50'	10°45'30"	S82°26'25"W	96.28'
C81	25.45'	24.50'	59°30'40"	N73°11'00"W	24.32'
C82	16.49'	50.50'	18°42'39"	N52°47'00"W	16.42'
C83	20.98'	25.89'	46°25'39"	N37°32'32"W	20.41'
C84	38.48'	24.50'	90°00'00"	N32°03'40"E	34.65'
C85	25.27'	24.50'	59°06'07"	S73°23'17"E	24.17'
C86	24.37'	49.50'	28°12'13"	S57°56'20"E	24.12'
C87	25.27'	24.50'	59°06'07"	S42°29'24"E	24.17'
C88	60.90'	210.70'	16°33'34"	S06°51'34"E	60.69'
C89	14.92'	9.50'	90°00'00"	N32°29'51"E	13.44'
C90	2.34'	1.50'	89°33'48"	N57°43'14"W	2.11'
C91	64.91'	24.50'	151°47'47"	S57°56'20"E	47.52'
C92	89.03'	24.50'	208°12'45"	S57°56'20"E	47.52'
C93	77.09'	24.50'	180°16'43"	N72°37'53"W	49.00'
C94	76.85'	24.50'	179°43'17"	S72°37'53"E	49.00'
C95	1.57'	1.50'	60°00'00"	N17°03'40"E	1.50'

VICINITY MAP

SCALE: 1" = 2000'



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S07°51'48"W	107.24'
L2	S77°15'43"W	42.28'
L3	S77°15'17"W	54.99'
L4	S07°51'48"W	53.36'
L5	N77°14'55"E	79.26'
L6	S14°18'53"E	74.85'
L7	S07°20'38"W	37.49'
L8	S83°05'40"E	5.40'
L9	N05°38'31"E	151.41'
L10	S80°19'09"E	64.90'
L11	S11°54'56"W	166.18'
L12	S24°44'20"E	65.45'
L13	S86°56'02"E	101.26'
L14	S39°26'52"E	232.92'
L15	N85°44'08"E	56.46'
L16	N50°12'36"E	51.90'
L17	N08°47'04"E	165.24'
L18	S83°11'49"E	87.89'
L19	N25°29'41"W	14.96'
L20	N64°30'19"E	9.69'
L21	S38°14'43"E	21.16'
L22	N12°56'20"W	0.63'
L23	S12°56'20"E	1.50'
L24	N42°56'20"W	17.34'
L25	N77°03'40"E	63.51'
L26	S42°56'20"E	22.23'
L27	N77°03'39"E	19.97'
L28	N72°51'43"E	11.39'
L29	N48°58'32"W	20.81'
L30	S54°05'27"E	21.70'
L31	N12°30'09"W	1.33'
L32	N77°29'51"E	2.00'
L33	N45°47'30"E	27.05'
L34	N77°23'51"E	2.00'
L35	N65°54'33"E	28.07'
L36	N77°28'38"E	27.00'
L37	N77°29'51"E	19.04'
L38	S77°29'51"W	56.26'
L39	N46°17'50"W	22.00'
L40	S12°30'09"E	6.52'
L41	S77°29'51"W	2.00'
L42	S62°25'31"W	22.27'
L43	S65°54'33"W	2.85'
L44	S54°05'27"E	20.50'
L45	S65°54'33"W	81.65'
L46	N47°37'20"W	21.98'
L47	N77°03'40"E	16.81'
L48	N42°56'20"W	20.50'
L49	N77°03'40"E	94.69'
L50	S42°56'20"E	22.23'
L51	N77°03'40"E	21.91'
L52	N42°56'20"W	20.50'
L53	N77°03'40"E	38.02'
L54	N77°03'40"E	73.69'
L56	S77°03'40"W	16.17'
L56	S77°06'00"W	27.00'
L57	S42°56'20"E	20.50'
L58	S77°03'40"W	94.69'
L59	N42°56'20"W	22.29'
L60	S77°03'40"W	15.64'
L61	S12°56'20"E	15.17'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L62	N47°03'40"E	18.19'
L63	S12°56'20"E	73.90'
L64	S47°03'40"W	19.92'
L65	S12°56'20"E	51.81'
L66	N47°03'40"E	18.19'
L67	S12°56'20"E	63.51'
L68	S47°03'40"W	19.92'
L69	S12°56'20"E	16.17'
L70	N47°03'40"E	18.19'
L71	S12°56'20"E	105.08'
L72	S47°03'40"W	19.92'
L73	S12°56'20"E	27.14'
L74	S17°30'46"E	50.16'
L75	N77°03'40"E	3.92'
L76	S12°56'20"E	27.00'
L77	S77°03'40"W	4.00'
L78	S12°56'20"E	89.26'
L79	S17°30'00"E	12.27'
L80	N12°56'20"W	89.26'
L81	S77°03'40"W	1.00'
L82	N15°11'14"W	27.00'
L83	N74°46'13"E	2.97'
L84	N08°21'54"W	50.08'
L85	N12°56'20"W	59.47'
L86	S47°03'40"W	18.19'
L87	N12°56'20"W	63.51'
L88	N47°03'40"E	19.92'
L89	N12°56'20"W	16.17'
L90	S47°03'40"W	18.19'
L91	N12°56'20"W	73.90'
L92	N47°03'40"E	19.92'
L93	N12°56'20"W	143.13'
L94	S77°03'40"W	20.82'
L95	S42°56'21"E	20.50'
L96	S77°03'40"W	84.29'
L97	N42°56'20"W	22.23'
L98	S77°03'40"W	5.77'
L99	S42°56'20"E	20.50'
L100	S77°03'40"W	94.69'
L101	N42°56'20"W	22.23'
L102	S77°03'40"W	13.46'
L103	N12°56'20"W	140.44'
L104	N83°11'49"W	87.36'
L105	S77°29'51"W	2.00'
L106	N12°30'09"W	4.67'
L107	N77°29'51"E	8.50'
L108	S77°29'51"W	18.50'
L109	N12°56'20"W	36.50'
L110	S72°29'31"E	26.03'
L111	S72°46'15"W	25.97'
L112	S43°56'14"E	25.00'
L113	N72°02'27"W	25.00'
L114	N17°30'00"W	24.27'



LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 28.9926 ACRES (1,262,916 SQUARE FEET), PARTIALLY OUT OF THE WILLIAM J. BROWN SURVEY NO. 22, ABSTRACT NO. 105, AND PARTIALLY OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 8.62 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2008077696 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOT 23, BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), ~~SAVE AND EXCEPT~~ A PORTION OF A CALLED 0.055 ACRE TRACT CONVEYED TO HILL COUNTRY BIBLE CHURCH HUTTO IN DOCUMENT NO. 2017025032 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 11.157 ACRE TRACT (DESCRIBED AS TRACT I), ~~SAVE AND EXCEPT~~ A CALLED 2.00 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD., RECORDED IN DOCUMENT NO. 2002055851 (O.P.R.W.C.T.), SAID TRACT 1 CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.256 ACRE TRACT (DESCRIBED AS TRACT II), SAID TRACT II BEING ALL OF LOTS 7 THROUGH 12, BLOCK 8, I. & G. N. RAILROAD ADDITION, A SUBDIVISION RECORDED IN VOLUME 50, PAGE 251 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), ~~SAVE AND EXCEPT~~ A PORTION OF LOT 7 AND 8, CONVEYED TO THE HUTTO VOLUNTEER FIRE DEPARTMENT, RECORDED IN DOCUMENT NO. 1999058911 (O.P.R.W.C.T.) AND DOCUMENT NO. 2001069610 (O.P.R.W.C.T.), SAID TRACT II CONVEYED TO THE CITY OF HUTTO, TEXAS IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.364 ACRE TRACT (DESCRIBED AS TRACT III), AND BEING ALL OF A CALLED 0.691 ACRE TRACT (DESCRIBED AS TRACT IV) SAID TRACT IV BEING ALL OF LOTS 1-4 AND A PORTION OF LOT 5, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, ~~SAVE AND EXCEPT~~ THE PORTION OF SAID LOTS 4 AND 5 CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2003044735 (O.P.R.W.C.T.), SAID TRACTS III-IV CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.31 ACRE TRACT (DESCRIBED AS TRACT 1), AND A CALLED 0.02 ACRE TRACT (DESCRIBED AS TRACT 2), AND A CALLED 0.13 ACRE TRACT, AND A CALLED 0.01 ACRE TRACT (DESCRIBED AS TRACT 4), ALL OF WHICH WERE CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2006070154 (O.P.R.W.C.T.), SAID TRACTS 2 AND 4 BEING A PORTION OF AN ALLEY (17' RIGHT-OF-WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION (SAID TRACTS 2 AND 4 INCORRECTLY REFERENCED IN DOCUMENT NO. 2006070154 (O.P.R.W.C.T) THE ALLEY TO BE 20' WIDE), AND BEING A PORTION OF THE ALLEY (17' RIGHT-OF-WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING ALL OF A CALLED 1.442 ACRE TRACT (DESCRIBED AS TRACT II) AND A CALLED 2.919 ACRE TRACT (DESCRIBED AS TRACT III) CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2004003059 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.093 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2016079125 (O.P.R.W.C.T.), SAID 0.093 ACRE TRACT BEING A PORTION OF LOT 1, LOT 7 AND AN ALLEY (21' RIGHT-OF-WAY, VACATED PER DOCUMENT NO. 2015052472 (O.P.R.W.C.T)) IN BLOCK 9 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING ALL OF A TRACT DESCRIBED AS A PORTION OF LOTS 5 & 6, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 1997029237 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.03 ACRE TRACT CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2003044735 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.03 ACRE TRACT CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2000009118 (O.P.R.W.C.T.), SAID 0.03 ACRE TRACT BEING A PORTION OF AN ALLEY (17' RIGHT-OF-WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION (SAID DOCUMENT NO. 2000009118 (O.P.R.W.C.T) INCORRECTLY REFERENCES THE ALLEY TO BE 20' WIDE), AND BEING ALL OF LOT 14 OF THE HUTTO EXCHANGE, RECORDED IN CABINET G, SLIDES 185-186 (P.R.W.C.T.), SAID LOT 14 WAS CONVEYED TO 420 US 79, LTD., RECORDED IN DOCUMENT NO. 2018003332 (O.P.R.W.C.T.), AND BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 4.43 ACRE TRACT BEING A PORTION OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, SAID 28.9926 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "RJ" CAP FOUND IN THE SOUTH LINE OF LOT 15, BLOCK A, HUTTO SQUARE SECTION 1, RECORDED IN CABINET W, SLIDES 263-267 (P.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF A CALLED 2.814 ACRE TRACT CONVEYED TO WLD PETERSEN INVESTMENTS-HUTTO, LLC, IN DOCUMENT NO. 2015048567 (O.P.R.W.C.T.), AND BEING THE COMMON NORTH CORNER OF LOTS 23 AND 24, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND BEING THE NORTHWEST CORNER OF SAID CITY OF HUTTO 8.62 ACRE TRACT, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD (RIGHT-OF-WAY VARIES), AND BEING THE SOUTHWEST CORNER OF LOT 23, BLOCK A OF SAID HUTTO SQUARE SECTION 1, AND BEING THE NORTHWEST CORNER OF LOT 24, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND BEING THE NORTHWEST CORNER OF SAID WLD PETERSEN TRACT BEARS, N83°12'42"W, A DISTANCE OF 422.93 FEET;

THENCE, WITH THE SOUTH LINE OF BLOCK A OF SAID HUTTO SQUARE SECTION 1, AND WITH THE NORTH LINE OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND IN PART WITH THE NORTH LINES OF SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACT, S83°12'42"E, A DISTANCE OF 762.58 FEET TO A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF LOT 1, BLOCK 13 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF SAID HUTTO SQUARE SECTION 1, AND BEING THE NORTHEAST CORNER OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACTS;

THENCE, WITH THE EAST LINES OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACTS, IN PART WITH THE WEST LINE OF LOT 1, BLOCK 13 OF SAID I. & G. N. RAILROAD ADDITION, AND IN PART WITH THE WESTERN TERMINUS OF WEST LIVE OAK STREET (RIGHT-OF-WAY VARIES), S07°51'48"W, PASSING AT A DISTANCE OF A 96.56 FEET, A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT THE PREVIOUS SOUTHWEST TERMINUS OF SAID W. LIVE OAK STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 107.24 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING AT THE SOUTHWEST TERMINUS OF SAID LIVE OAK STREET, AND BEING AT THE NORTHEAST CORNER OF SAID 0.055 ACRE HILL COUNTRY BIBLE CHURCH HUTTO TRACT, AND BEING IN THE NORTH LINE OF LOT 1A, BLOCK 9 OF RAILROAD ADDITION, LOTS 1-4, 5 (S/PT), AND 7 BLOCK 9, AMENDED PLAT, RECORDED IN DOCUMENT NO. 2015080695 (O.P.R.W.C.T.);

THENCE, LEAVING THE EAST LINE OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACTS, IN PART OVER AND ACROSS LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACTS, WITH THE NORTH AND WEST LINES OF SAID 0.055 HILL COUNTRY BIBLE CHURCH HUTTO TRACT AND SAID LOT 1A, IN PART WITH THE EAST AND SOUTH LINES OF SAID 0.093 ACRE CITY OF HUTTO TRACT, AND IN PART WITH THE NORTH RIGHT-OF-WAY LINE OF PECAN STREET (RIGHT-OF-WAY VARIES), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1)S77°15'43"W, A DISTANCE OF 42.28 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN INTERIOR ELL-CORNER HEREOF,
- 2) S12°32'27"E, A DISTANCE OF 261.15 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN EXTERIOR ELL-CORNER HEREOF, AND
- 3) S77°15'17"W, A DISTANCE OF 54.99 FEET TO A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT THE NORTHWEST TERMINUS OF SAID PECAN STREET, AND BEING AT THE SOUTHWEST CORNER OF SAID 0.093 CITY OF HUTTO TRACT, AND BEING IN THE EAST LINE OF SAID 11.157 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE WESTERN TERMINUS OF SAID PECAN STREET AND THE EAST LINE OF SAID 11.157 ACRE CITY OF HUTTO TRACT, S07°51'48"W, A DISTANCE OF 53.36 FEET TO A 1/2-INCH IRON ROD WITH "CITY OF HUTTO-PROPERTY CORNER" ALUMINUM CAP FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT THE SOUTHWEST TERMINUS OF SAID PECAN STREET, AND BEING THE NORTHWEST CORNER OF LOT 12, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE NORTHWEST CORNER OF SAID 1.256 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PECAN STREET, THE NORTH LINE OF BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND THE NORTH LINE OF SAID 1.256 ACRE CITY OF HUTTO TRACT, N77°14'55"E, A DISTANCE OF 403.39 FEET TO A CALCULATED POINT FOR AN EXTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WEST STREET (80' RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PECAN STREET, AND BEING THE NORTHEAST CORNER OF LOT 7, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND SAID 1.256 ACRE CITY OF HUTTO TRACT, FROM WHICH A DISTURBED 1/2-INCH IRON ROD WITH "CITY OF HUTTO-PROPERTY CORNER" ALUMINUM CAP FOUND BEARS, S77°14'55"W, A DISTANCE OF 0.58 FEET;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID WEST STREET, IN PART WITH THE EAST LINES OF LOT 7 AND LOT 5, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, IN PART WITH THE EAST LINE OF SAID 0.31 ACRE CITY OF HUTTO TRACT, IN PART WITH THE EAST LINE OF SAID 0.02 ACRE CITY OF HUTTO TRACT, IN PART WITH THE EASTERN TERMINUS OF THE VACATED PORTION OF SAID 17' ALLEY, IN PART WITH THE EAST LINE OF SAID 0.03 ACRE COPELAND TRACT, IN PART WITH THE EAST LINE OF SAID COPELAND TRACT (DOCUMENT NO. 9729237), S12°33'09" E, PASSING AT A DISTANCE OF 136.57 FEET, A 1/2-INCH IRON ROD WITH "CITY OF HUTTO-PROPERTY CORNER" ALUMINUM CAP FOUND AT THE NORTHEAST CORNER OF SAID 0.03 ACRE COPELAND TRACT, CONTINUING FOR AN OVERALL DISTANCE OF 195.02 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN EXTERIOR ELL CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID COPELAND TRACT (DOCUMENT NO. 9729237), AND BEING THE NORTHEAST CORNER OF A CALLED 0.13 ACRE TRACT CONVEYED TO JASPAS PROPERTIES, LLC, IN DOCUMENT NO. 2008077200 (O.P.R.W.C.T.);

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID WEST STREET AND THE EAST LINE OF SAID LOT 6, OVER AND ACROSS LOTS 4, 5 AND 6, ALL OF SAID I. & G. N. RAILROAD ADDITION, WITH THE NORTH LINE OF SAID JASPAS 0.13 ACRE TRACT, IN PART WITH THE NORTH LINE OF A TRACT DESCRIBED AS A PORTION OF LOTS 5 AND 6, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, CONVEYED TO LEROY CAST IN VOLUME 1159, PAGE 563 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), AND IN PART WITH THE SOUTH LINE OF SAID COPELAND TRACT (DOCUMENT NO. 9729237), S77°14'55"W, A DISTANCE OF 79.26 FEET TO A 1/2-INCH IRON ROD WITH "WARD-BOUNDARY" CAP SET FOR AN INTERIOR ELL CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID COPELAND TRACT (DOCUMENT NO. 9729237), AND BEING THE NORTHWEST CORNER OF SAID CAST TRACT, AND BEING AN EXTERIOR ELL-CORNER IN THE EAST LINE OF SAID CITY OF HUTTO TRACT (DOCUMENT NO. 2003119272), AND BEING THE SOUTHEAST CORNER OF SAID 0.03 ACRE COPELAND TRACT (DOCUMENT NO. 2003044735), FROM WHICH A 1/2-INCH IRON ROD WITH "CITY OF HUTTO-PROPERTY CORNER" ALUMINUM CAP FOUND AT SOUTHWEST CORNER OF SAID COPELAND 0.03 ACRE TRACT (DOCUMENT NO. 2003044735) TRACT AND SAID CITY OF HUTTO TRACT (DOCUMENT NO. 2003119272), BEARS S77°14'55"W, A DISTANCE OF 30.30 FEET;

THENCE, WITH THE COMMON LINE OF SAID CAST TRACT AND 0.691 ACRE CITY OF HUTTO TRACT, S14°18'53"E, A DISTANCE OF 74.85 FEET TO A 1/2-INCH IRON ROD WITH "CITY OF HUTTO-PROPERTY CORNER" ALUMINUM CAP FOUND FOR AN EXTERIOR ELL-CORNER HEREOF, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF FARLEY STREET (80' RIGHT-OF-WAY), AND BEING IN THE SOUTH LINE OF LOT 5, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE SOUTHWEST CORNER OF SAID CAST TRACT, AND BEING THE SOUTHEAST CORNER OF SAID 0.691 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FARLEY STREET, AND WITH THE SOUTH LINE OF BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION AND SAID 0.691 ACRE CITY OF HUTTO TRACT, S77°03'02"W, A DISTANCE OF 242.97 FEET TO 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FARLEY STREET WITH THE WEST RIGHT-OF-WAY LINE OF SHORT STREET (50' RIGHT-OF-WAY), AND BEING IN THE WEST LINE OF SAID 1.364 ACRE CITY OF HUTTO TRACT, AND BEING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE SOUTHWEST CORNER OF SAID 0.691 ACRE CITY OF HUTTO TRACT, FROM WHICH A BENT 1/2-INCH IRON ROD FOUND BEARS, N77°03'02"E, A DISTANCE OF 0.95 FEET;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID SHORT STREET, IN PART WITH THE EAST LINE OF SAID 1.364 ACRE CITY OF HUTTO TRACT, AND IN PART WITH THE EAST LINE OF SAID 2.919 ACRE CITY OF HUTTO TRACT, S12°36'07"E, A DISTANCE OF 357.59 FEET TO A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID SHORT STREET WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 (RIGHT-OF-WAY VARIES), AND BEING THE SOUTHEAST CORNER OF SAID 1.364 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 79, IN PART WITH THE SOUTH LINE OF SAID 2.919 ACRE AND SAID 1.442 ACRE CITY OF HUTTO TRACTS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1)44.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,904.79 FEET, AND A CHORD WHICH BEARS S72°28'08"W, A DISTANCE OF 44.01 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR A POINT OF TANGENCY HEREOF,
- 2) S72°19'10"W, A DISTANCE OF 324.62 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR A POINT OF CURVATURE HEREOF,
- 3) 246.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,824.79 FEET, AND A CHORD WHICH BEARS S74°47'48"W, A DISTANCE OF 246.42 FEET TO A 1/2-INCH IRON ROD WITH "BAKER AICKLEN" CAP FOUND FOR A POINT OF TANGENCY HEREOF, AND
- 4) S77°20'10"W, A DISTANCE OF 249.44 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.11 ACRE TRACT DESCRIBED IN VOLUME 238, PAGE 172 (D.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF SAID 1.442 ACRE CITY OF HUTTO TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, AND BEING THE SOUTHEAST CORNER OF LOT 25A, BLOCK A OF HUTTO SQUARE COMMERCIAL LOTS, PHASE B, RECORDED IN CABINET BB, SLIDES 184-186 (P.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF SAID 0.11 ACRE TRACT BEARS, S89°00'55"W, A DISTANCE OF 48.65 FEET;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, IN PART WITH THE EAST LINES OF SAID 0.11 ACRE TRACT AND SAID LOT 25A, AND IN PART WITH THE WEST LINES OF SAID 1.442 ACRE AND SAID 2.919 ACRE AND SAID 11.157 ACRE CITY OF HUTTO TRACTS, N07°31'47"E, A DISTANCE OF 321.82 FEET TO A 1/2-INCH IRON ROD WITH "COALTER-1481" CAP FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF SAID 11.157 ACRE CITY OF HUTTO TRACT, AND BEING AT THE NORTHEAST CORNER OF SAID LOT 25A, AND BEING A SOUTHEAST CORNER OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS AND SAID 8.62 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE COMMON LINE OF SAID LOT 25A, LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS AND SAID 8.62 ACRE CITY OF HUTTO TRACT, N86°13'57"W, A DISTANCE OF 307.47 FEET TO A DISTURBED 1/2-INCH IRON ROD FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING IN THE EAST LINE OF LOT 14 OF THE HUTTO EXCHANGE, RECORDED IN CABINET G, SLIDES 185-186 (P.R.W.C.T.), AND BEING THE COMMON WEST CORNER OF LOT 25A, LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS AND SAID 8.62 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE EAST AND SOUTH LINES OF SAID LOT 14, IN PART WITH THE NORTH LINE OF SAID LOTS 25A & 25B, IN PART WITH THE NORTH LINE OF LOT 2A OF THE RESUBDIVISION OF LOT 2, HUTTO EXCHANGE, RECORDED IN CABINET AA, SLIDES 211-212 (P.R.W.C.T.), AND IN PART WITH THE EAST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD (RIGHT-OF-WAY VARIES), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1)S07°20'38"W, A DISTANCE OF 37.49 FEET TO A CALCULATED POINT FOR AN EXTERIOR ELL-CORNER HEREOF,
- 2) N79°31'52"W, A DISTANCE OF 188.64 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, AND
- 3) N67°36'52"W, A DISTANCE OF 211.01 FEET TO A CHISELED "X" FOUND IN CONCRETE FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING A CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, AND BEING THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD AND THE WEST LINE OF SAID LOT 14, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1)15.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 680.00 FEET, AND A CHORD WHICH BEARS N07°41'36"W, A DISTANCE OF 15.69 FEET TO A CALCULATED POINT FOR A POINT OF REVERSE CURVATURE HEREOF,
- 2) 193.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, AND A CHORD WHICH BEARS N06°38'44"E, A DISTANCE OF 191.52 FEET TO A MAG NAIL IN ASPHALT FOUND FOR A POINT OF REVERSE CURVATURE HEREOF,
- 3) 96.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, AND A CHORD WHICH BEARS N15°13'50"E, A DISTANCE OF 95.93 FEET TO A CHISELED "X" FOUND IN CONCRETE FOR A POINT OF NON-TANGENCY HEREOF, AND
- 4) S83°05'40"E, A DISTANCE OF 5.40 FEET TO A 1/2-INCH IRON ROD WITH "RJ" CAP FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT A CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, AND BEING IN THE NORTH LINE OF SAID LOT 14, AND BEING THE SOUTHWEST CORNER OF SAID WILLIAMSON COUNTY TRACT, AND BEING A SOUTHWEST CORNER OF SAID LOT 23;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, AND WITH THE WEST LINE OF SAID WILLIAMSON COUNTY TRACT, AND WITH WEST LINE OF SAID LOT 23, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1)25.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AND A CHORD WHICH BEARS N07°40'10"E, A DISTANCE OF 25.83 FEET TO A 1/2-INCH IRON ROD WITH "RJ" CAP FOUND FOR A POINT OF TANGENCY HEREOF,
- 2) N05°38'31"E, A DISTANCE OF 151.41 FEET TO A 1/2-INCH IRON ROD WITH "RJ" CAP FOUND FOR A POINT OF CURVATURE HEREOF, AND
- 3) 134.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,965.00 FEET, AND A CHORD WHICH BEARS N07°12'14"E, A DISTANCE OF 116.32 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN EXTERIOR ELL CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF LOT 23 AND BEING THE SOUTHWEST CORNER OF LOT 24, BOTH OF BLOCK "A" OF SAID HUTTO SQUARE COMMERCIAL LOTS;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, WITH THE COMMON LINE OF LOTS 23 AND 24, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, IN PART WITH THE NORTH AND WEST LINE OF SAID 8.62 ACRE CITY OF HUTTO TRACT, IN PART WITH THE SOUTH AND EAST LINES OF SAID WILLIAMSON COUNTY TRACT, AND IN PART WITH THE EAST LINE OF SAID WLD PETERSEN TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1)S80°19'08"E, A DISTANCE OF 64.90 FEET TO A CALCULATED POINT FOR AN EXTERIOR ELL CORNER HEREOF,
- 2) S11°54'57"W, A DISTANCE OF 166.18 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 3) S24°44'20"E, A DISTANCE OF 65.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 4) S86°56'02"E, A DISTANCE OF 101.26 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 5) S39°26'52"E, A DISTANCE OF 232.92 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 6) N85°44'08"E, A DISTANCE OF 56.46 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 7) N50°12'36"E, A DISTANCE OF 51.90 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 8) N08°47'04"E, A DISTANCE OF 165.24 FEET TO A BENT 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, AND
- 9) N05°40'42"E, PASSING AT A DISTANCE OF 280.97 FEET, A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT THE COMMON EAST CORNER OF SAID WILLIAMSON COUNTY TRACT AND SAID WLD PETERSEN TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 565.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.9926 ACRES (1,262,916 SQUARE FEET) OF LAND, MORE OR LESS.

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. 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.
5. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY/TEXAS COMMUNITY PROPANE
PHONE/CABLE: TIME WARNER CABLE/CENTURY LINK
6. THERE ARE NO AREAS OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER NO.48491C 0520E, DATED SEPTEMBER 26, 2008.

7. THE 2 TRACTS ARE DESCRIBED IN 2006070154 AS BEING PORTIONS OF THE 20' - WIDE ALLEY THAT CROSSES BLOCK 8 OF THE I & GN RAILROAD ADDITION, AND SUFFICIENT MONUMENTS WERE FOUND IN THE FIELD TO LOCATE THESE TRACTS. HOWEVER, THE ALLEY THAT CROSSES BLOCK 8 OF THE I & GN RAILROAD ADDITION IS SHOWN ON THE PLAT TO BE 17' - WIDE. SEVERAL MONUMENTS WERE FOUND IN THE FIELD THAT SUPPORT THE PROPER LENGTH (128') FOR THE LOTS ALONG THE NORTH SIDE OF SAID BLOCK 8 AND THE PROPER MIDPOINT OF THE ALLEY IF HALF WAS VACATED AT 17' WIDE, AS SHOWN IN THE DETAIL ON PAGE 2. THE SURVEYOR DID NOT FIND ANY DOCUMENTS TO SUPPORT THE CORRECTION OF THE IMPROPER ALLEY VACATION TRACTS AND COULD NOT FIND ANY INFORMATION FROM THE CITY OF HUTTO. THE MONUMENTS FOUND WERE 1/2" IRON RODS WITH "CITY OF HUTTO - PROP CORNER" ALUMINUM CAPS, AND SEEMED TO BE PLACED MATCHING THE RECORD DISTANCES OF THE PLAT AND DEEDS,, AND MATCHED THE RELATIVELY NEW IMPROVEMENTS IN THAT AREA

Received 3/16/18



**THE
CO-OP DISTRICT**
City of Hutto,
Williamson County,
Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/16/2018
Project:	00627
Scale:	-
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	7 OF 8

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

THAT ODIS JONES, MANAGER OF THE CITY OF HUTTO, WELDON R. COPELAND, EDWARD S. BUTLER, MEMBER OF 420 US 79, LTD., A TEXAS LIMITED PARTNERSHIP, AND DAN GATTIS, COUNTY JUDGE FOR WILLIAMSON COUNTY:

BEING THE OWNERS OF A TRACT OF LAND CONTAINING 28.9926 ACRES (1,262,916 SQUARE FEET), PARTIALLY OUT OF THE WILLIAM J. BROWN SURVEY NO. 22, ABSTRACT NO. 105, AND PARTIALLY OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, BOTH IN WILLIAMSON COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

(CITY OF HUTTO)
BEING ALL OF A CALLED 8.62 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2008077696 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOT 23, BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281–282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), ~~SAVE AND EXCEPT~~ A PORTION OF A CALLED 0.055 ACRE TRACT CONVEYED TO HILL COUNTRY BIBLE CHURCH HUTTO IN DOCUMENT NO. 2017025032 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 11.157 ACRE TRACT (DESCRIBED AS TRACT I), ~~SAVE AND EXCEPT~~ A CALLED 2.00 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD., RECORDED IN DOCUMENT NO. 2002055851 (O.P.R.W.C.T.), SAID TRACT 1 CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.256 ACRE TRACT (DESCRIBED AS TRACT II), SAID TRACT II BEING ALL OF LOTS 7 THROUGH 12, BLOCK 8, I. & G. N. RAILROAD ADDITION, A SUBDIVISION RECORDED IN VOLUME 50, PAGE 251 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), ~~SAVE AND EXCEPT~~ A PORTION OF LOT 7 AND 8, CONVEYED TO THE HUTTO VOLUNTEER FIRE DEPARTMENT, RECORDED IN DOCUMENT NO. 1999058911 (O.P.R.W.C.T.) AND DOCUMENT NO. 2001069610 (O.P.R.W.C.T.), SAID TRACT II CONVEYED TO THE CITY OF HUTTO, TEXAS IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.364 ACRE TRACT (DESCRIBED AS TRACT III), AND BEING ALL OF A CALLED 0.691 ACRE TRACT (DESCRIBED AS TRACT IV) SAID TRACT IV BEING ALL OF LOTS 1–4 AND A PORTION OF LOT 5, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, ~~SAVE AND EXCEPT~~ THE PORTION OF SAID LOTS 4 AND 5 CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2003044735 (O.P.R.W.C.T.), SAID TRACTS III–IV CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.31 ACRE TRACT (DESCRIBED AS TRACT 1), AND A CALLED 0.02 ACRE TRACT (DESCRIBED AS TRACT 2), AND A CALLED 0.13 ACRE TRACT, AND A CALLED 0.01 ACRE TRACT (DESCRIBED AS TRACT 4), ALL OF WHICH WERE CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2006070154 (O.P.R.W.C.T.), SAID TRACTS 2 AND 4 BEING A PORTION OF AN ALLEY (17’ RIGHT–OF–WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION (SAID TRACTS 2 AND 4 INCORRECTLY REFERENCED IN DOCUMENT NO 2006070154 (O.P.R.W.C.T) THE ALLEY TO BE 20’ WIDE), AND BEING A PORTION OF THE ALLEY (17’ RIGHT–OF–WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING ALL OF A CALLED 1.442 ACRE TRACT (DESCRIBED AS TRACT II) AND A CALLED 2.919 ACRE TRACT (DESCRIBED AS TRACT III) CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2004003059 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.093 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2016079125 (O.P.R.W.C.T.), SAID 0.093 ACRE TRACT BEING A PORTION OF LOT 1, LOT 7 AND AN ALLEY (21’ RIGHT–OF–WAY, VACATED PER DOCUMENT NO. 2015052472 (O.P.R.W.C.T)) IN BLOCK 9 OF SAID I. & G. N. RAILROAD ADDITION, AND

(WELDON)
BEING ALL OF A TRACT DESCRIBED AS A PORTION OF LOTS 5 & 6, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 1997029237 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.03 ACRE TRACT CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2003044735, (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.03 ACRE TRACT CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2000009118, (O.P.R.W.C.T.), SAID 0.03 ACRE TRACT BEING A PORTION OF AN ALLEY (17’ RIGHT–OF–WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION (SAID DOCUMENT NO. 2000009118, (O.P.R.W.C.T) INCORRECTLY REFERENCES THE ALLEY TO BE 20’ WIDE), AND

(420 US 79, LTD – LOT 14)
BEING ALL OF LOT 14 OF THE HUTTO EXCHANGE, RECORDED IN CABINET G, SLIDES 185–186 (P.R.W.C.T.), SAID LOT 14 WAS CONVEYED TO 420 US 79, LTD, RECORDED IN DOCUMENT NO. 2018003332 (O.P.R.W.C.T.), AND

(WILLIAMSON COUNTY)
BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T), SAID 4.43 ACRE TRACT BEING A PORTION OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS,

DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT LAND, AND DO HEREBY SUBDIVIDE 28.9926 ACRES AS SHOWN HEREON, TO BE KNOWN AS

THE CO–OP DISTRICT

AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT–OF–WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES

CITY OF HUTTO:

BY: _____
ODIS JONES, CITY MANAGER
401 W. FRONT STREET
HUTTO, TEXAS 78634

COPELAND:

BY: _____
WELDON R. COPELAND
PO BOX 250
HUTTO, TEXAS 78634

420 US 79, LTD.:

BY: _____
EDWARD S. BUTLER, MEMBER FOR 420 US 79, LTD.
10095 US 290 EAST
MANOR, TEXAS 78653

WILLIAMSON COUNTY:

BY: _____
DAN GATTIS, COUNTY JUDGE FOR WILLIAMSON COUNTY
710 MAIN STREET
GEORGETOWN, TEXAS 78626

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____.

BY, ODIS JONES, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____.

BY, WELDON COPELAND, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____.

BY, _____ WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____

DAY OF _____, 20____.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____.

BY, DAN GATTIS, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT I JUDD WILLMANN, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION IS LOCATED WITHIN ZONE ‘X’, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0520E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

I JUDD WILLMANN, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

JUDD WILLMANN, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 90356

STREET NAMES APPROVED

WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE



THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE

____ DAY OF _____, 20____.

DOUG GAUL, MAYOR DATE SETH GIPSON, CITY
SECRETARY DATE

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF

AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF

_____, 20__ A.D., AT ____O’CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN INSTRUMENT NO. _____

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

DATE

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF HUTTO, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. LOT CORNERS WILL BE SET AFTER THE PLAT IS RECORDED AND SITE GRADING IS COMPLETE.

PRELIMINARY FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

STEVEN M. DUARTE R.P.L.S. NO. 5940
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78744
512–537–2384

**THE
CO-OP DISTRICT**
City of Hutto,
Williamson County,
Texas

Received 3/16/18



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/16/2018
Project:	00627
Scale:	–
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	8 OF 8



**CITY COUNCIL
MEETING MINUTES
JANUARY 8, 2018**

The Hutto City Council met in a special session on Monday, January 18, 2018, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

1. CALL SESSION TO ORDER

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

2. ROLL CALL

Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez - Absent
Councilmember Terri Grimm

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

Members of the staff that were present were Odis Jones, City Manager; Mike Shaunessy, City Attorney; Helen Ramirez, Assistant City Manager; and Lucretia Alvarez, City Secretary.

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

Mayor Gaul led the Pledge of Allegiance and Texas Pledge.

5. CITY COUNCIL COMMENTS

5A. General Comments from City Council

There were no comments from the Council.

6. PUBLIC COMMENT:

There were no public comments.

7. **REGULAR AGENDA ITEMS:**

RESOLUTIONS:

- 7A. Consideration and possible action on a resolution to approve an interlocal agreement to exchange real property between Williamson County and the City of Hutto and to authorize the City Manager to execute the agreement.

MOTION: Mayor Pro-tem Hines moved to approve the resolution authorizing the City Manager to execute an interlocal agreement to exchange real property between Williamson County and the City of Hutto. Councilmember Hines seconded.

VOTE:

Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Terri Grimm
Nays:	None
Abstain:	None
Absent:	Lucio Valdez

ACTION:

The motion carried with 6 ayes and 0 nays.

8. **OTHER BUSINESS:**

- 8A. Consideration and possible action regarding the appointment of Tax Increment Reinvestment Zone (TIRZ) board members.

MOTION: Mayor Pro-tem Hines moved to appoint Nathan Killough, Russell Daniel – Chairman, and Ryan Morgan to the Tax Increment Reinvestment Zone board. Councilmember Killough seconded the motion.

VOTE:

Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Terri Grimm
Nays:	None
Abstain:	None
Absent:	Lucio Valdez

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

14. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:03 p.m.

PASSED AND APPROVED at a regular meeting held on April __, 2018.

THE CITY OF HUTTO

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary



**CITY COUNCIL
MEETING MINUTES
MARCH 15, 2018**

The Hutto City Council met in a regular session on Thursday, March 15, 2018, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

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

ROLL CALL

The mayor called the roll.

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

Members of staff that were present were Odis Jones, City Manager, Morgan Johnson, City Attorney, Helen Ramirez, Assistant City Manager, Byron Frankland, Chief of Police, Paul Hall, Assistant Chief of Police, Scot Stromsness, Managing Director of Public Works, Carolyn Horner, Director of Planning, Eliska Padilla, Executive Director of Communications and Marketing, Anthony Emadi, Chief Financial Officer, Anthony Host, Director of Construction Management, Wayne Cunningham, Animal Control Officer, and Lisa Brown, City Secretary.

INVOCATION

The invocation was led by Bernhard Suppan of New Life Hutto.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the United States and Texas flags were lead by Mayor Gaul.

PROCLAMATION:

Mayor Gaul declared March 2018 as Adopt-a-Spot Month in Hutto, Texas and presented Jessica Romigh of the Keep Hutto Beautiful Foundation a framed copy. Ms. Romigh stated that in conjunction with the Parks Department (Larry Foos) several dozen spots around town have already been identified. Ms. Romigh encouraged families, groups and churches to adopt a spot.

Official Proclamation

Whereas, the control of litter and litter prevention is vitally important to the quality of life and economic development in Hutto, Texas, and;

Whereas, Keep Hutto Beautiful and the City of Hutto strive to create opportunities in which individuals, businesses, civic organizations, school groups, and nonprofits can come together to better the community through service and cleanup initiatives, and;

Whereas, A clean community has a positive effect on safety, quality of life, economic development, and a more sustained environmental; programs such as Hutto Adopt-A-Spot encourage cleaner communities and support the missions of Keep Texas Beautiful, Don't Mess With Texas, Keep America Beautiful and other organizations with a history of addressing litter by advocating individual responsibility, community partnerships and volunteerism, and;

Whereas, all residents are invited to support litter prevention in Hutto, Texas through participation in the Hutto Adopt-A-Spot Program and other litter prevention programs offered through Keep Hutto Beautiful and the City of Hutto, Now therefore,

Now, Therefore, I, DOUG GAUL, MAYOR, of the City of Hutto, do hereby proclaim the Month of March 2018, as

“ADOPT-A-SPOT MONTH”

in Hutto, and encourage all citizens and organizations to partner with Keep Hutto Beautiful to Adopt-A-Spot and help keep the Hutto Community a clean and beautiful place to live, work and play.

CITY COUNCIL COMMENTS

There were no comments from the council.

PUBLIC COMMENT

Barbara Flannigan - 6002 Lone Star Court, commented on agenda items 14B and 15A not providing sufficient notice to the public regarding the subject matter to be discussed, or voted on, by City Council.

Rick Hudson – 1207 Rhonda Cove, commented on the restricted income apartment complex project that was brought up by a citizen the previous week during the comment period. He remarked that the project does not fit into its planned location because those individuals who would reside there would potentially not have access to the services they would need, (i.e., transportation, schools, shopping, etc.).

WORK SESSION:

The Council conducted a work session with Hutto Has Heart wherein Stacie Feller (Chair) stated that in order for HHH to continue serving the community at its current level they are in need of hiring an executive director

PUBLIC HEARINGS:

- 9A. Open and conduct the second public hearing 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.

A public hearing was opened at 7:32 p.m. There being no comments the hearing was closed at 7:32 p.m.

- 9B. Open and conduct the first public hearing regarding the proposed annexation of the Wallin Family Hutto Investments Tract (136.0 acres) located on the west side of FM 1660 North, along the northern boundary of the Hutto Parke Subdivision; and the Overton/Wolter Tracts (181.33 acres) located on the east side of CR 119, adjacent to the northeast boundary of the Hutto Parke Subdivision. All tracts are out of the John Dykes Survey, Abstract No. 186.

A public hearing was opened at 7:33 p.m. There being no comments the hearing was closed at 7:33 p.m.

- 9C. Open and conduct the first public hearing 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.

A public hearing was opened at 7:34 p.m.

Ron Leatherman, 121 Blanco Drive, stated during the last heavy rains he had 8 inches of water on his street. He expressed a need for a drainage ditch or some other measures be considered if and when this property is developed.

Odis Jones, City Manager, directed that the Development and Planning department work with the developer on proper drainage and that the residents be kept informed as to measures taken to prevent further flooding.

There being no further comments the hearing was closed at 7:39 p.m.

CONSENT AGENDA ITEMS:

- 10A. Consideration and possible action on the meeting minutes for the March 1, 2018 Regular City Council Meetings.
- 10B. Consideration and possible action on a resolution approving the proposed McGee 1st Addition Block 7 Amended Plat, 1.72 acres, more or less, of land, one commercial lot, located at the southwest corner of FM 1660 South and East Front Street.
- 10C. Consideration and possible action on a resolution approving Limmer Loop Church Addition Replat, 7.0121 acres, more or less, of land, one commercial lot, located at 2101 Limmer Loop.

Motion: Council Member Hines made a motion to approve consent agenda items 10A, 10B and 10C. Councilmember Killough seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Hines
Councilmember Scott Rose

Councilmember Nathan Killough
Councilmember Tim Jordan

Absent Councilmember Lucio Valdez
Councilmember Terri Grimm
Nays None

Action: The motion carried with 5 ayes and 0 nays.

REGULAR AGENDA ITEMS

ORDINANCES:

- 11A. Consideration of a public hearing and possible action on the first reading of an ordinance of the City of Hutto, Texas amending the Code of Ordinances (2014 Edition), Chapter 4, Article 4.01 General Provisions, Article 4.05 Caring for Animals, 4.08 Licensing of Dogs and Cats, Article 4.12 Impoundment; repealing conflicting ordinances and resolutions and establishing an effective date. (Scot Stromsness)

Motion: Council Member Hines made a motion to approve the reading of the ordinance with modifications to replace the word “disposing”. Councilmember Grimm seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan

Absent Councilmember Lucio Valdez
Councilmember Terri Grimm
Nays None

Action: The motion carried with 5 ayes and 0 nays.

EXECUTIVE SESSION:

- 11A. Executive Session, as authorized by Section 551.074, Texas Government Code, Personnel Matters, to deliberate the appointment, employment, evaluation, or duties of public officer or employees: the appointment of Economic Development and Library Advisory Board members.

Motion: Council Member Killough made a motion to table the discussion due to incorrect wording. Councilmember Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Hines
 Councilmember Scott Rose
 Councilmember Nathan Killough
 Councilmember Tim Jordan

 Absent Councilmember Lucio Valdez
 Councilmember Terri Grimm

 Nays None

Action: The motion carried with 5 ayes and 2 nays.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

CITY OF HUTTO

Doug Gaul, Mayor

APPROVED

Lisa L. Brown, City Secretary



**CITY COUNCIL
MEETING MINUTES
JANUARY 18, 2018**

The Hutto City Council met in a regular session on Thursday, January 18, 2018, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

1. CALL SESSION TO ORDER

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

2. ROLL CALL

Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

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

Members of the staff that were present were Odis Jones, City Manager; Mike Shaunessy, City Attorney; Helen Ramirez, Assistant City Manager; Bryon Frankland, Chief of Police; Paul Hall, Assistant Chief of Police; Scot Stromsness, Executive Director of Public Works and Engineering; Matthew Rector, Executive Director of , Planning Director; Susan Cates, Executive Director of Economic Development; and Lucretia Alvarez, City Secretary.

3. INVOCATION

Tonight's invocation is conducted by Fr. Adrian Chishomba, St. Patrick's Catholic Church.

4. PLEDGE OF ALLEGIANCE

Mayor Gaul led the Pledge of Allegiance and Texas Pledge.

5. CITY COUNCIL COMMENTS

5A. General Comments from City Council

Councilmember Grimm praised the Police department for their excellent work in the community.

Mayor Pro-tem commented that the Commissioners' Court is impressed and in favor of the development in Hutto.

Mayor Gaul suggested a work session be scheduled to review and update city projects and schedules.

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. Jimmy Pierce, a longtime resident, requested the City to address the drainage runoff from the cornfields in Oldtown, that the Council find an alternative to overhead power lines in Oldtown and in new developments for aesthetic reasons, and he inquired if any businesses have been contracted with to occupy space in the new Co-op development.

7. **CONSENT AGENDA ITEMS:**

All items 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 on a resolution approving the proposed Jordan Foster Construction Offices Final Plat, 4.97 acres, more or less, of land, one commercial lot, located at 2059 Limmer Loop.

MOTION: Mayor Pro-tem Hines moved to approve item 7A on the consent agenda. Councilmember Killough seconded the motion.

VOTE:

Ayes

Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose

Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Nays: None
Abstain: None
Absent: Lucia Valdez

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

8. ORDINANCES:

- 8A. Consideration and possible action on the first reading of an ordinance amending the Fiscal Year 2017-18 Budget to reflect organizational restructuring, revision of CIP projects, the update of debt service funds to reflect the October 2017 debt issuance, and other miscellaneous adjustments.

MOTION: Councilmember Killough moved to approve item 8A, the first reading of an ordinance amending the Fiscal Year 2017-2018 Budget to reflect organizational restructuring, revision of CIP projects, the update of debt service funds to reflect October 23017 debt issuance, and other miscellaneous adjustments. Councilmember Jordan seconded the motion.

VOTE:

Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm
Nays:	None
Abstain:	None
Absent:	Lucia Valdez

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

- 8B. Consideration and possible action on the second and final reading of an ordinance amending the wastewater rates outlined in the City of Hutto Code of Ordinances (2014 Edition), Appendix A Fee Schedule, Article A5.000 Utilities. (Michel Sorrell)
Consideration and possible action on the second and final reading of an ordinance amending the wastewater rates outlined in the City of Hutto Code of Ordinances (2014 Edition), Appendix A Fee Schedule, Article A5.000 Utilities.

MOTION: Mayor Pro-tem Hines moved to approve item 8B, the second and final reading of an ordinance amending the wastewater rates outlined in the City of Hutto Code of Ordinance (2014 Edition), Appendix A Fee Schedule, Article A5.000 Utilities. Councilmember Rose Seconded the motion.

<u>VOTE:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm
	Nays:	None
	Abstain:	None
	Absent:	Lucia Valdez

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

8C. Consideration and possible action on an ordinance amending the bylaws for the Hutto Economic Development Corporation Type 'B'.

MOTION: Mayor Pro-tem Hines moved to approve item 8C, an ordinance amending the bylaws for the Hutto Economic Development Corporation Type 'B'. Councilmember Killough seconded the motion.

<u>VOTE:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm
	Nays:	None
	Abstain:	None
	Absent:	Lucio Valdez

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

9. RESOLUTIONS:

- 9A. Consideration and possible action on a resolution authorizing the City Manager to engage an engineering firm with CobbFendley and Associates for the design and coordination of the US 79 upgrades associated with the Co-Op Development project.

MOTION: Councilmember Killough moved to approve item 9A to approve a resolution authorizing the City Manager to engage an engineering firm with CobbFendley and Associates for the design and coordination of the US 79 upgrades associated with the Co-Op Development project. Mayor Pro-tem Hines seconded.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm
	Nays:	None
	Abstain:	None
	Absent:	Lucio Valdez

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

- 9B. Consideration and possible action on a resolution of the City of Hutto, Texas authorizing an extension of the depository agreement with the Wells Fargo Bank through January 18, 2021; finding that the meeting complies with the open meetings act; making other findings and provisions related to the subject; and declaring an effective date.

MOTION: Mayor Pro-tem Hines moved to approve item 9B to approve a resolution of the City of Hutto, Texas authorizing an extension of the depository agreement with the Wells Fargo Bank through January 18, 2021; finding that the meeting complies with the open meetings act; making other findings and provisions related to the subject; and declaring an effective date. Councilmember Grimm seconded the motion.

<u>VOTE:</u>	Ayes:	Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm
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Nays:	Mayor Doug Gaul
Abstain:	None
Absent:	Lucio Valdez

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

9C. Consideration and possible action for a resolution authorizing the city manager to execute a Hotel Occupancy Tax Funding Agreement, not to exceed \$250,000.00, with GAR BROADCASTING, L.L.C., for the 2nd Annual KOKEFEST.

MOTION: Mayor Pro-tem Hines moved to approve item 9C authorizing the city manager to execute a Hotel Occupancy Tax Funding Agreement, not to exceed \$250,000.00, with GAR BROADCASTING, L.L.C., for the 2nd Annual KOKEFEST. Councilmember Grimm seconded the motion.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm
	Nays:	None
	Abstain:	None
	Absent:	Lucio Valdez

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

9D. Consideration and possible action on a resolution expressing the intent to award a contract for the construction of the Limmer Loop sidewalk as part of the Transportation Alternatives Program.

MOTION: Councilmember Killough moved to approve item 9D, a resolution expressing the intent to award a contract for the construction of the Limmer Loop sidewalk as part of the Transportation Alternatives Program. Councilmember Rose seconded the motion

<u>VOTE:</u>	Ayes	Mayor Doug Gaul Councilmember Scott Rose Councilmember Nathan Killough Councilmember Lucio Valdez Councilmember Terri Grimm
	Nays:	Mayor Pro-tem Tom Hines Councilmember Tim Jordan

Abstain: None
Absent: Lucio Valdez

ACTION: The motion carried with 4 ayes and 2 nays.

10. CITY MANAGER COMMENTS:

- 10A. Presentation and discussion concerning the City's financial statements and investments as of December 31, 2017.
- 10B. Innovation Business Park update with Charlie Fulton, Titan Development.

11. WORK SESSION:

- 11A. Work Session on Mobility Master Plan with City Council and the Planning and Zoning Commission.

EXECUTIVE SESSION:

- 12A. Executive Session, as authorized by Section 551.074, Texas Government Code, Personnel Matters, to deliberate the appointment, employment, evaluation, or duties of public officer or employees: the appointment of Tax Increment Reinvestment Zone (TIRZ) board members
- 12B. Executive Session as authorized by §551.074, Texas Government Code, Personnel Matters, to deliberate the appointment and reappointment of board members for Building and Standards Commission, Ethics Review Commission, Historic Preservation Commission, Library Advisory Board, Parks Advisory Board, Planning and Zoning Commission, and Zoning Board of Adjustments
- 12C. Executive Session as authorized by Section 551.071, Texas Government Code, Consulting with Attorney: Manville Contract.

Mayor Doug Gaul recessed to executive session and reconvened into open session at 10:21 p.m.

12. ACTION RELATIVE TO EXECUTIVE SESSION:

- 13A. Consideration and possible action regarding the appointment of Tax Increment Reinvestment Zone (TIRZ) board members.

MOTION: Mayor Pro-tem Hines moved to accept the recommendation of the Commissioners' Court as board member, Scott Hazelmeyer and Larry Madson to the Tax Increment Reinvestment Zone board. Councilmember Killough seconded the motion.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm None
	Nays:	None
	Abstain:	None
	Absent:	Lucio Valdez

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

- 13B. Consideration and possible action regarding appointments of board members to the Building and Standards Commission, Ethics Review Commission, Historic Preservation Commission, Library Advisory Board, Parks Advisory Board, Planning and Zoning Commission, and Zoning Board of Adjustments.

MOTION: Councilmember Grimm moved to appoint board member to the Building and Standards Board. Councilmember Jordan seconded the motion.

Building and Standards: Hope Brown to be reappointed to a 3 year term expiring 2020.
Olinda Ramirez to be reappointed to a 3 year term expiring 2020.
Rick Hudson to be reappointed to a 3 year term expiring 2020.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan
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	Councilmember Lucio Valdez
	Councilmember Terri Grimm
	None
Nays:	None
Abstain:	None
Absent:	Lucio Valdez

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

MOTION: Councilmember Rose moved to appoint board member to the Ethics Review Commission. Councilmember Grimm seconded the motion.

Ethics Review Commission: ~~Camille Baptist to be reappointed~~ Craig Cargill to a 2 year term expiring 2019.
Lori Brown-Duncan to be reappointed to a 2 year term expiring 2019.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm None
	Nays:	None
	Abstain:	None
	Absent:	Lucio Valdez

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

MOTION: Councilmember Killough moved to appoint board member to the Historic Preservation Board and accept new applications. Councilmember Jordan seconded the motion.

Historic Preservation Commission: Robert Lykins to be reappointed to a 2 year term expiring 2019.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines
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Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm
None

Nays: None
Abstain: None
Absent: Lucio Valdez

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

MOTION: Councilmember Killough moved to appoint board member to the Library Advisory Board. Mayor Pro-tem Hines seconded the motion.

Library Advisory Board: Tara Chappell to be reappointed to a 3 year term expiring 2020.
Della Owen to be appointed to a 3 year term expiring 2020.
Dwight Baker to be appointed to a term expiring 2020.
David Westbrook to be appointed to a term expiring 2018.

VOTE:

Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm
None

Nays: None
Abstain: None
Absent: Lucio Valdez

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

MOTION: Councilmember Killough moved to appoint board member to the Parks Advisory Board. Mayor Pro-tem Hines seconded the motion.

Parks Advisory Board: Rose McMillan to be reappointed to a 3 year term expiring 2020.
Kelly Gaydos to be reappointed to a 3 year term expiring 2020.
Michael Orman to be appointed to a 3 year term expiring 2020.
David Lively to be appointed to a term expiring 2019.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm None
	Nays:	None
	Abstain:	None
	Absent:	Lucio Valdez

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

MOTION: Councilmember Grimm moved to appoint board members to the Planning and Zoning Board. Mayor Pro-tem Hines seconded the motion.

Planning and Zoning Board: Davey Robinson to be reappointed to a 2 year term expiring 2019.
Jessica Romigh to be reappointed to a 2 year term expiring 2019.
Tony Wertz to be reappointed to a 2 year term expiring 2019.
Steven Harris to be appointed to a term expiring 2018.
Linda Ortiz to be appointed to a term expiring 2018.

<u>VOTE:</u>	Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm None
	Nays:	None
	Abstain:	None
	Absent:	Lucio Valdez

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

MOTION: Councilmember Grimm moved to appoint board members to the Zoning Board of Adjustment. Mayor Pro-tem Hines seconded the motion.

Zoning Board of Adjustments: Thomas McGowan to be reappointed to a 2 year term expiring 2019.

Randal Clark to be appointed to a 2 year term expiring 2019.

Rick Hudson to be appointed to a 2 year term expiring 2019.

Dana Lively to be appointed to a 2 year term expiring 2019

VOTE:

Ayes:	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Nathan Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm None
Nays:	None
Abstain:	None
Absent:	Lucio Valdez

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

13C. Consideration and possible action regarding the Manville contract.

No action

14. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:34 p.m.

CITY OF HUTTO

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

9A.

AGENDA DATE: April 05, 2018

PRESENTED BY:

Anthony Emadi, CFO, and Randy
Hartford of Atmos Energy Corp.

ITEM:

Consideration and possible action on ordinance approving a tariff authorizing an annual rate review mechanism as a substitution for the annual interim rate adjustment process defined by section 104.301 of the Texas Utilities Code, and as negotiated between ATMOS Energy Corp., Mid-Tex Division ('Atmos Mid-Tex' or 'Company') and the Steering Committee of Cities served by Atmos; requiring the Company to reimburse Cities' reasonable ratemaking expenses; adopting a savings clause; determining that this ordinance was passed in accordance with the requirements of the open meetings act; declaring an effective date; and requiring delivery of this ordinance to the Company and Legal Counsel for the Steering Committee. (Anthony Emadi)

STRATEGIC GUIDE POLICY: Quality of Life & Services

ITEM BACKGROUND:

An improved method of calculating annual adjustments to rates for residential, commercial, industrial and transportation tariff customers within the city limits of City of Hutto. This rate review mechanism provides for an annual adjustment to the Mid-Tex Division of Atmos Energy Corporation Rate Schedules R, C, I and T. Rate calculations and adjustments required by this tariff shall be determined on a System-Wide cost basis.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends approval of ordinance.

SUPPORTING MATERIAL:

1. [Ordinance for ATMOS](#)
2. [Model Staff Report for Ordinance](#)
3. [Support for Staff Report for Ordinance](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF _____, TEXAS, APPROVING A TARIFF AUTHORIZING AN ANNUAL RATE REVIEW MECHANISM (“RRM”) AS A SUBSTITUTION FOR THE ANNUAL INTERIM RATE ADJUSTMENT PROCESS DEFINED BY SECTION 104.301 OF THE TEXAS UTILITIES CODE, AND AS NEGOTIATED BETWEEN ATMOS ENERGY CORP., MID-TEX DIVISION (“ATMOS MID-TEX” OR “COMPANY”) AND THE STEERING COMMITTEE OF CITIES SERVED BY ATMOS; REQUIRING THE COMPANY TO REIMBURSE CITIES’ REASONABLE RATEMAKING EXPENSES; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.

WHEREAS, the City of _____, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City and similarly-situated Mid-Tex municipalities created the Steering Committee of Cities Served by Atmos to efficiently address all rate and service matters associated with delivery of natural gas; and

WHEREAS, the Steering Committee formed an Executive Committee to direct legal counsel and to recommend certain specific actions to all aligned Mid-Tex Cities through resolution or ordinance; and

WHEREAS, pursuant to the terms of a November 2007 agreement between the Steering Committee and Atmos Mid-Tex that settled the Company’s interim rate filing under Section 104.301 of the Texas Utilities Code (a “GRIP” rate case), the Steering Committee and the Company collaboratively developed a Rate Review Mechanism (“RRM”) Tariff, ultimately authorized by the City in 2008, that allows for an expedited rate review process as a substitute for the GRIP process; and

WHEREAS, the City has kept some form of a RRM Tariff in place until 2017 when it adopted an ordinance approving an RRM Tariff filing settlement and specifically calling for termination of the existing RRM Tariff and negotiation of a replacement RRM Tariff following the Railroad Commission's decision in a then-pending Atmos Texas Pipeline case (GUD No. 10580); and

WHEREAS, the Steering Committee's Executive Committee has recently approved a settlement with the Company on the attached RRM Tariff that contains certain notable improvements, from a consumer perspective, over the prior RRM Tariff, including a reduced rate of return on equity, acceptance of certain expense adjustments made by the Railroad Commission in the Order in GUD No. 10580, and the addition of two months to the time for processing a RRM Tariff application; and

WHEREAS, the RRM Tariff contemplates reimbursement of Cities' reasonable expenses associated with RRM Tariff applications; and

WHEREAS, the Steering Committee's Executive Committee recommends that all Steering Committee member cities adopt this ordinance and the attached RRM Tariff; and

WHEREAS, the attached RRM Tariff is just, reasonable and in the public interest,

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That the attached RRM Tariff re-establishing a form of Rate Review Mechanism is just and reasonable and in the public interest, and is hereby adopted.

Section 3. That Atmos Mid-Tex shall reimburse the Cities' reasonable expenses associated with adoption of this Ordinance and the attached RRM Tariff and in processing future RRM Tariff applications filed pursuant to the attached tariff.

Section 4. That to the extent any resolution or ordinance previously adopted by the City is inconsistent with this Ordinance, it is hereby repealed.

Section 5. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 6. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance , and the remaining provisions of this Ordinance shall be interpreted as if the offending section or clause never existed.

Section 7. That this Ordinance shall become effective from and after its passage.

Section 8. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs, Atmos Energy Corporation, Mid-Tex Division, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to Mid-Tex Cities, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of _____, 2018.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Secretary

City Attorney

February 13, 2018

MODEL STAFF REPORT

BACKGROUND AND SUMMARY

The City, along with 171 other Mid-Texas Cities Served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Steering Committee of Cities Served by Atmos (“Cities”). In 2007, the Cities and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The Ordinance that resolved the Company’s application under the RRM Tariff in 2017 also terminated the existing RRM Tariff and required a renegotiation of the terms of that tariff. Negotiations have taken place over the past several months, and have resulted in a revised RRM Tariff that has been agreed to by the Company. The Cities’ Executive Committee has recommended acceptance of the revised RRM Tariff, which is attached to the Ordinance.

CITIES’ OBJECTION TO THE SECTION 104.301 GRIP PROCESS

Cities strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues and rewarding the Company for increasing capital investment. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission’s review of annual GRIP filings or recover their rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect

without any material adjustments. In the Steering Committee's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

CHANGES TO THE RRM TARIFF

The RRM Tariff on which the 2017 rates were based allowed a rate of return on equity of 10.50%. The revised RRM Tariff reduces that to 9.8%. The revised RRM Tariff also captures the reduction in federal income tax rates from 35% to 21%, and should result in a rate reduction effective by mid-March, 2018. Prior RRM tariffs allowed Cities only three months to review the Company's filing. The new revised Tariff expands that time period by two months. New applications by the Company should be made on or about April 1 of each year, with new rates effective October 1. A rate order from the Railroad Commission in an Atmos Texas Pipeline rate case adopted the position of Cities with regard to incentive compensation related to Atmos' Shared Services Unit that reduced allowed expenses, and that reduced level of expenses will be applicable under the new RRM Tariff.

EXPLANATION OF "BE IT ORDAINED" PARAGRAPHS

1. This section approves all findings in the Ordinance.
2. This section adopts the attached RRM Tariff and finds the adoption of the Tariff to be just, reasonable, and in the public interest. The prior tariff expired by its own terms.
3. This section requires the Company to reimburse the City for expenses associated with adoption of the Ordinance and RRM Tariff and in processing future applications pursuant to the Ordinance.

4. This section repeals any resolution or ordinance that is inconsistent with this Ordinance.
5. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
6. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Ordinance. This section further directs that the remaining provisions of the Ordinance are to be interpreted as if the offending section or clause never existed.
7. This section provides for an effective date upon passage.
8. This section directs that a copy of the signed Ordinance be sent to a representative of the Company and legal counsel for the Steering Committee.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 1

I. Applicability

Applicable to Residential, Commercial, Industrial, and Transportation tariff customers within the city limits of cities identified in Exhibit A that receive service from the Mid-Tex Division of Atmos Energy Corporation (“Company”). This Rate Review Mechanism (“RRM”) provides for an annual adjustment to the Company’s Rate Schedules R, C, I and T (“Applicable Rate Schedules”). Rate calculations and adjustments required by this tariff shall be determined on a System-Wide cost basis.

II. Definitions

“Test Period” is defined as the twelve months ending December 31 of each preceding calendar year.

The “Effective Date” is the date that adjustments required by this tariff are applied to customer bills. The annual Effective Date is October 1.

Unless otherwise provided in this tariff the term Final Order refers to the final order issued by the Railroad Commission of Texas in GUD No. 10170 and elements of GUD No. 10580 as specified in Section III below.

The term “System-Wide” means all incorporated and unincorporated areas served by the Company.

“Review Period” is defined as the period from the Filing Date until the Effective Date.

The “Filing Date” is as early as practicable, but no later than April 1 of each year.

III. Calculation

The RRM shall calculate an annual, System-Wide cost of service (“COS”) that will be used to adjust applicable rate schedules prospectively as of the Effective Date. The Company may request recovery of its total cost of service but will include schedules showing the computation of any adjustments. The annual cost of service will be calculated according to the following formula:

$$\text{COS} = \text{OM} + \text{DEP} + \text{RI} + \text{TAX} + \text{CD}$$

Where:

OM = all reasonable and necessary operation and maintenance expenses from the Test Period adjusted for known and measurable items and prepared

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 2

consistent with the rate making treatments approved in the Final Order. Incentive compensation (Management Incentive Plan, Variable Pay Plan and Long Term Incentive Plan) related to Atmos' Shared Services Unit will be applied consistent with treatment approved in GUD 10580. Additionally, O&M adjustments will be incorporated and applied as modified by a final order, not subject to appeal, issued by the Railroad Commission of Texas in subsequent rate cases involving the Atmos Mid-Tex or West Texas divisions. Known and measurable adjustments shall be limited to those changes that have occurred prior to the Filing Date. OM may be adjusted for atypical and non-recurring items. Shared Services allocation factors shall be recalculated each year based on the latest component factors used during the Test Period, but the methodology used will be that approved in the Final Order in GUD 10580.

DEP = depreciation expense calculated at depreciation rates approved by the Final Order. Additionally, if depreciation rates are approved in a subsequent final order, not subject to appeal, issued by the Railroad Commission of Texas for the Mid-Tex division those rates would be applicable for subsequent RRM filings.

RI = return on prudently incurred investment calculated as the Company's pretax return multiplied by rate base at Test Period end. Rate base is prepared consistent with the rate making treatments approved in the Final Order, and as in GUD 10580 as specifically related to capitalized incentive compensation (Management Incentive Plan, Variable Pay Plan and Long Term Incentive Plan) for Atmos' Shared Services Unit. However, no post Test Period adjustments will be permitted. Additionally, adjustments will be incorporated and applied as modified by a final order, not subject to appeal, issued by the Railroad Commission of Texas in subsequent rate cases involving the Atmos Mid-Tex or West Texas divisions. Pretax return is the Company's weighted average cost of capital before income taxes. The Company's weighted average cost of capital is calculated using the methodology from the Final Order including the Company's actual capital structure and long term cost of debt as of the Test Period end (adjusted for any known and measurable changes that have occurred prior to the filing date) and the return on equity of 9.8%. However, in no event will the percentage of equity exceed 58%. Regulatory adjustments due to prior regulatory rate base adjustment disallowances will be maintained. Cash working capital will be calculated using the lead/lag days approved in the Final Order. With respect to pension and other postemployment benefits, the Company will record a regulatory asset or liability for these costs until the amounts are included in the next annual rate adjustment implemented under this tariff. Each year, the Company's filing under this Rider RRM will clearly state the level of pension

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 3

and other postemployment benefits recovered in rates.

TAX = income tax and taxes other than income tax from the Test Period adjusted for known and measurable changes occurring after the Test Period and before the Filing Date, and prepared consistent with the rate making treatments approved in the Final Order. Atmos Energy shall comprehensively account for, including establishing a regulatory liability to account for, any statutory change in tax expense that is applicable to months during the Test Period in the calculation to ensure recovery of tax expense under new and old income tax rates.

CD = interest on customer deposits.

IV. Annual Rate Adjustment

The Company shall provide schedules and work papers supporting the Filing's revenue deficiency/sufficiency calculations using the methodology accepted in the Final Order. The result shall be reflected in the proposed new rates to be established for the effective period. The Revenue Requirement will be apportioned to customer classes in the same manner that Company's Revenue Requirement was apportioned in the Final Order. For the Residential Class, 50% of the increase may be recovered in the customer charge. However, the increase to the Residential customer charge shall not exceed \$0.60 per month in the initial filing and \$0.70 per month in any subsequent year. The remainder of the Residential Class increase not collected in the customer charge will be recovered in the usage charge. For all other classes, the change in rates will be apportioned between the customer charge and the usage charge, consistent with the Final Order. Test Period billing determinants shall be adjusted and normalized according to the methodology utilized in the Final Order.

V. Filing

The Company shall file schedules annually with the regulatory authority having original jurisdiction over the Company's rates on or before the Filing Date that support the proposed rate adjustments. The schedules shall be in the same general format as the cost of service model and relied-upon files upon which the Final Order was based. A proof of rates and a copy of current and proposed tariffs shall also be included with the filing. The filing shall be made in electronic form where practical. The Company's filing shall conform to Minimum Filing Requirements (to be agreed upon by the parties), which will contain a minimum amount of information that will assist the regulatory authority in its review and analysis of the filing. The Company and regulatory authority will endeavor to hold a technical conference regarding the filing within twenty (20) calendar days after the Filing Date.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 4

A sworn statement shall be filed by an Officer of the Company affirming that the filed schedules are in compliance with the provisions of this Rate Review Mechanism and are true and correct to the best of his/her knowledge, information, and belief. No testimony shall be filed, but a brief narrative explanation shall be provided of any changes to corporate structure, accounting methodologies, allocation of common costs, or atypical or non- recurring items included in the filing.

VI. Evaluation Procedures

The regulatory authority having original jurisdiction over the Company's rates shall review and render a decision on the Company's proposed rate adjustment prior to the Effective Date. The Company shall provide all supplemental information requested to ensure an opportunity for adequate review by the relevant regulatory authority. The Company shall not unilaterally impose any limits upon the provision of supplemental information and such information shall be provided within seven (7) working days of the original request. The regulatory authority may propose any adjustments it determines to be required to bring the proposed rate adjustment into compliance with the provisions of this tariff.

The regulatory authority may disallow any net plant investment that is not shown to be prudently incurred. Approval by the regulatory authority of net plant investment pursuant to the provisions of this tariff shall constitute a finding that such net plant investment was prudently incurred. Such finding of prudence shall not be subject to further review in a subsequent RRM or Statement of Intent filing.

During the Review Period, the Company and the regulatory authority will work collaboratively and seek agreement on the level of rate adjustments. If, at the end of the Review Period, the Company and the regulatory authority have not reached agreement, the regulatory authority shall take action to modify or deny the proposed rate adjustments. The Company shall have the right to appeal the regulatory authority's action to the Railroad Commission of Texas. Upon the filing of an appeal of the regulatory authority's order relating to an annual RRM filing with the Railroad Commission of Texas, the regulatory authority having original jurisdiction over the Company's rates shall not oppose the implementation of the Company's proposed rates subject to refund, nor will the regulatory authority advocate for the imposition of a third party surety bond by the Company. Any refund shall be limited to and determined based on the resolution of the disputed adjustment(s) in a final, non-appealable order issued in the appeal filed by the Company at the Railroad Commission of Texas.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 5

In the event that the regulatory authority and Company agree to a rate adjustment(s) that is different from the adjustment(s) requested in the Company's filing, the Company shall file compliance tariffs consistent with the agreement. No action on the part of the regulatory authority shall be required to allow the rate adjustment(s) to become effective on October 1. To the extent that the regulatory authority does not take action on the Company's RRM filing by September 30, the rates proposed in the Company's filing shall be deemed approved effective October 1. Notwithstanding the preceding sentence, a regulatory authority may choose to take affirmative action to approve a rate adjustment under this tariff. In those instances where such approval cannot reasonably occur by September 30, the rates finally approved by the regulatory authority shall be deemed effective as of October 1.

To defray the cost, if any, of regulatory authorities conducting a review of the Company's annual RRM filing, the Company shall reimburse the regulatory authorities on a monthly basis for their reasonable expenses incurred upon submission of invoices for such review. Any reimbursement contemplated hereunder shall be deemed a reasonable and necessary operating expense of the Company in the year in which the reimbursement is made. A regulatory authority seeking reimbursement under this provision shall submit its request for reimbursement to the Company no later than December 1 of the year in which the RRM filing is made and the Company shall reimburse regulatory authorities in accordance with this provision on or before December 31 of the year the RRM filing is made.

To the extent possible, the provisions of the Final Order shall be applied by the regulatory authority in determining whether to approve or disapprove of Company's proposed rate adjustment.

This Rider RRM does not limit the legal rights and duties of a regulatory authority. Nothing herein shall abrogate the jurisdiction of the regulatory authority to initiate a rate proceeding at any time to review whether rates charged are just and reasonable. Similarly, the Company retains its right to utilize the provisions of Texas Utilities Code, Chapter 104, Subchapter C to request a change in rates. The provisions of this Rider RRM are implemented in harmony with the Gas Utility Regulatory Act (Texas Utilities Code, Chapters 101-105).

The annual rate adjustment process set forth in this tariff shall remain in effect during the pendency of any Statement of Intent rate filing.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 6

VII. Reconsideration, Appeal and Unresolved Items

Orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007).

VIII. Notice

Notice of each annual RRM filing shall be provided by including the notice, in conspicuous form, in the bill of each directly affected customer no later than forty-five (45) days after the Company makes its annual filing pursuant to this tariff. The notice to customers shall include the following information:

- a) a description of the proposed revision of rates and schedules;
- b) the effect the proposed revision of rates is expected to have on the rates applicable to each customer class and on an average bill for each affected customer;
- c) the service area or areas in which the proposed rates would apply;
- d) the date the annual RRM filing was made with the regulatory authority; and
- e) the Company's address, telephone number and website where information concerning the proposed rate adjustment can be obtained.

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9B. **AGENDA DATE:** April 05, 2018

PRESENTED BY: Carolyn Horner, AICP, Planning Director,
Business & Development Services

ITEM:

Consideration of a public hearing and possible action on the first reading of an ordinance approving the Planned Unit Development (PUD) zoning ordinance amendment for the Hutto Crossings PUD, 465.00 acres, more or less, of land, located at the southwest corner of Chris Kelley Boulevard and US 79 West. (Carolyn Horner)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Hutto Crossing is an approximately 466.23 acre site located south of US 79, between Chris Kelley Boulevard and State Highway 130 Toll. The site contains single family residences, apartments, retail, office, and mixed use areas, with parkland and trails.

Owner: Hutto Option Mezz Holdings, LLC

Applicant: Sean Compton, TBG Partners

Current Zoning: Hutto Crossing Planned Unit Development

Proposed Zoning: Planned Unit Development

Surrounding Zoning and Land Use:

North: B-2, ETJ (Church, Commercial, Vacant)

East: B-2, SF-1 (School, Commercial, Single-Family)

South: SF-1, ETJ (Industrial, Vacant)

West: ETJ (residential)

Summary of Request:

These proposed amendments do not change the permitted uses within the district. The existing Hutto Crossing Development PUD includes the flexibility to address market trends and changing demographics, but does not include some signage types, access to parking along the UP rail line, new

fence and wall opportunities, and clarification on the trail system.

The purpose of the proposed amendments are as follows:

- a. Create new signage types, including wayfinding, and remove unused sign types from the PUD;
- b. Address site design standards that either conflict with the City's UDC, or add definitions for items that are not included in the UDC;
- c. Create parking standards for parking areas and access along the UP rail line;
- d. Add residential design standards to the PUD, clarifying previous language and intentions;
- e. Add non-residential building design standards to address façade treatments and materials;
- f. Provide additional landscaping standards;
- g. Provide some flexibility in fence and wall requirements;
- h. Add specific lighting to the prohibited lighting type list;
- i. Clarify the Parkland Dedication and trail system installation and maintenance.

The attached spreadsheet details the changes listed above.

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 than 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 amendments 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 proposed PUD amendments are consistent with the desired flexibility guidelines of the existing Hutto Crossing district, yet provide additional guidelines and regulations to continue the patterns and growth within the District. The proposed amendments give the commercial areas of the development more flexibility in design, and the new wayfinding signage will enhance the overall sense of community within the district.

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

The uses within the existing PUD will not change. The entire Hutto Crossing Development does not adversely affect the land or City of Hutto.

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 existing Hutto Crossing PUD contains open spaces and a trail system. These areas are part of the aesthetics of the developing community, and will not be changed. All parkland dedications were calculated with the original PUD adoption and platting processes.

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.*

These PUD amendments provide clear and concise standards for an intense, dense development, with active open space and design guidelines to provide a cohesive, pedestrian-oriented commercial district. The new wayfinding signage will enhance the cohesiveness of the community, and the updated design standards ensure a quality commercial development.

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 amendments include guidelines for increased street connectivity and overall site guidelines that are designed to minimize hazards while promoting a sense of community. The new standards will not 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 amendments do not affect the existing plats for the development. The development will continue to meet Code standards.

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 amendments do not affect the existing infrastructure plans for the development. The development will continue to meet Code standards.

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.*

The proposed amendments do not allow for non-compatible development within the community. New construction must conform to the design guidelines already approved with the existing PUD Development Plan.

All property owners within 200 feet of the boundary of the development have been notified by mail of the proposed zoning change.

Notice was published in the Taylor Daily Press. Notice has also been posted 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 March 6, 2018.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff finds that the proposed PUD amendments for the Hutto Crossing Planned Unit Development meet the intent of all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC. Therefore, staff recommends that the City Council approve the first reading of the ordinance.

SUPPORTING MATERIAL:

1. [Notice Posted](#)
2. [Ordinance - Hutto Crossing Planned Unit Development \(PUD\) Ordinance Amendment](#)
3. [Hutto Crossing PUD Amendment - Comparison Chart \(Supporting Information\)](#)
4. [Hutto Crossing PUD Amendment - PUD Plan \(Red-Lined Version\)](#)

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:

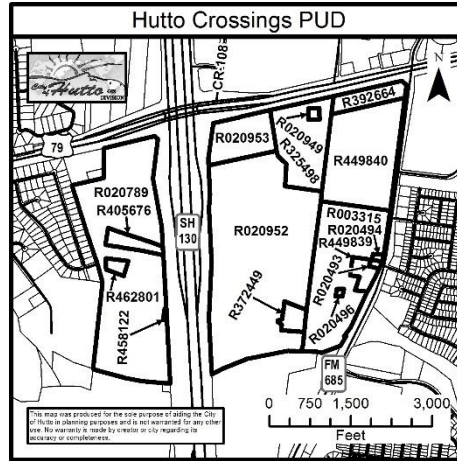
Planned Unit Development (PUD) zoning
ordinance amendment request for the
property known as **Hutto Crossing Planned
Unit Development (PUD)**, 465.0 acres, more
or less, of land, located at the southwest corner
of Chris Kelley Boulevard and US 79 West.

The public hearing will be held on:
April 5, 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: March 18, 2018



ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE HUTTO CROSSING PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE ADOPTED IN ORDINANCE NO. O-13-05-09-11A1, BY REPLACING THE DEVELOPMENT PLAN WITH THE REVISED PLAN ATTACHED AS EXHIBIT "B" AND ATTACHED HERETO, FOR 465.0 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 Narrows Planned Unit Development (PUD) by replacing the Development Plan with the revised plan attached as **Exhibit "B"** being attached hereto and incorporated herein, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 6th day of March, 2018, and;

WHEREAS, on the 5th day of April, 2018, after proper notification, the City Council held a public hearing on the requested amendment, 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 Hutto Crossing Planned Unit Development (PUD) is hereby amended for the property described in the **Exhibit "A"**, attached hereto and incorporated herein, and the Development Plan attached hereto as **Exhibit "B"** and incorporated herein.

SECTION II. Publication Clause

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

SECTION III. Severability Clause

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

SECTION IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

READ and **APPROVED** on first reading on this the 5th day of **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 19th day of **April, 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
LEGAL DESCRIPTION

Tract 1: Surface Estate only in and to APPROXIMATELY 150.96 ACRES of land being out of and a portion of the MARTIN STROUSE SURVEY, ABSTRACT NO. 587, in Williamson County, Texas, and being the same tract called Tract 1 and particularly described by metes and bounds in the deed recorded in Document No. 2005083815, Official Public Records of Williamson County, Texas, and Exhibit "A-1" attached hereto.

Tract 2: Surface Estate only in and to APPROXIMATELY 125.95 ACRES of land being out of and a portion of the ROBERT McNUTT SURVEY, ABSTRACT NO. 422, in Williamson County, Texas, and being the same tract called Tract 2 and more particularly described by metes and bounds in the deed recorded in Document No. 2005083815, Official Public Records of Williamson County, Texas, and Exhibit "A-2" attached hereto.

Tract 3: Surface Estate only in and to APPROXIMATELY 19.95 ACRES of land being out of and a portion of the MARTIN STROUSE SURVEY, ABSTRACT NO. 587, in Williamson County, Texas, and being the same tract called Tract 3 and more particularly described by metes and bounds in the deed recorded in Document No. 2005083815, Official Public Records of Williamson County, Texas, and Exhibit "A-3" attached hereto.

Tract 4: APPROXIMATELY 33.12 ACRES of land being out of and a portion of the MARTIN STROUSE SURVEY, ABSTRACT NO. 587, in Williamson County, Texas, and being the same tract called 33.14 acres in Deed recorded in Volume 1120, Page 651, Official Records of Williamson County, Texas, and said 33.12 acre tract being more particularly described by metes and bounds in Exhibit "A-4" attached hereto.

Tract 5: APPROXIMATELY 55.302 ACRES of land being out of and a portion of the NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, in Williamson County, Texas, and being the same tract of land more particularly described by metes and bounds in the Deed recorded in Document No. 2004094951, Official Public Records of Williamson County, Texas, and Exhibit "A-5" attached hereto.

Tract 6: APPROXIMATELY 10.00 ACRES of land being out of and a portion of the NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, in Williamson County, Texas, and being the same tract conveyed in Deed recorded in Document No. 199931543 and Document No. 2006024663, Official Public Records of Williamson County, Texas, and said 10.00 acre tract being more particularly described by metes and bounds in Exhibit "A-6" attached hereto.

Tract 7: APPROXIMATELY 64.428 ACRES of land being out of and a portion of the NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, in Williamson County, Texas and being that same tract conveyed in Deed recorded in Document No. 2006024665, Official Public Records of Williamson County, Texas, and said 64.428 acre tract being more particularly described by metes and bounds in Exhibit "A-7" attached hereto.

Tract 8: APPROXIMATELY 6.00 ACRES of land being out of and a portion of the NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, in Williamson County, Texas and being all of that 5.34 acre tract described in Final Judgment recorded in Document No. 2003119703, Official Public Records of Williamson County, Texas and all of that 0.65 acre tract conveyed in Deed recorded in Volume 2655, Page 128, Official Records of Williamson County, Texas, and said 6.00 acre tract being more particularly described by metes and bounds in Exhibit "A-8" attached hereto.

Tract 9: APPROXIMATELY 0.52 ACRES of land being out of and a portion of the NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, in Williamson County, Texas and being that same tract conveyed in Volume 2027, Page 857, Official Records of Williamson County, Texas and said 0.52 acre tract being more particularly described by metes and bounds in Exhibit "A-9" attached hereto.

150.96 acres

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE MARTIN STROUSE SURVEY, ABSTRACT No. 587 AND BEING A PART OF THAT 355.85 ACRE TRACT OF LAND CONVEYED TO BOBBY JOE SHEPHERD AND WIFE, LINDA K. SHEPHERD BY DEED RECORDED IN VOLUME 1399, PAGE 172 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a ½" iron rod found in the South Line of the Missouri Pacific Railroad, the same being the Northwest Corner of that 33.14 Acre Tract of land conveyed to Alpha 79 Investments Associates by deed recorded in Volume 1120, Page 851 of the Official Records of Williamson County, Texas and the Northeast Corner of the said 355.85 Acre Tract;

THENCE S.09°24'32"E., along the East Line of the said 355.85 Acre Tract and the West Line of the said 33.14 Acre Tract, a distance of 735.72 feet to a ½" iron rod found and the Point of Beginning;

THENCE along the East Line of the said 355.85 Acre Tract the following nine courses:

1. S.09°30'10"E. a distance of 110.60 feet to a ½" iron rod found;
2. S.45°31'52"E. a distance of 224.93 feet to a ½" iron rod found;
3. S.03°41'00"W. a distance of 407.01 feet to a ½" iron rod found;
4. S.82°05'31"E. a distance of 684.80 feet to a ½" iron rod found;
5. S.07°25'05"W. a distance of 1372.18 feet to a ½" iron rod found;
6. S.08°51'58"W. a distance of 1032.59 feet to a ½" iron rod found;
7. S.05°06'48"W. a distance of 445.54 feet to a ½" iron rod found;
8. S.18°35'39"W. a distance of 89.56 feet;
9. S.17°07'39"W. a distance of 15.68 feet to the North Bank of Brushy Creek and the South Line of the said 355.85 Acre Tract;

THENCE along the South Line of the said 355.85 Acre Tract and the North Bank of Brushy Creek the following seven courses:

1. N.83°46'38"W. a distance of 89.97 feet;
2. N.89°55'54"W. a distance of 84.73 feet;
3. S.78°31'39"W. a distance of 962.61 feet;
4. S.69°58'13"W. a distance of 117.00 feet;
5. S.71°39'21"W. a distance of 70.85 feet;
6. S.66°48'31"W. a distance of 91.78 feet;
7. S.64°42'54"W. a distance of 289.65 feet to the Southeast Corner of that 28.449 Acre Tract of land conveyed to the State of Texas by deed recorded in Document No. 2004029675 of the Official Public Records of Williamson County, Texas;

THENCE along the East Line of the said 28.449 Acre Tract and crossing the said 355.85 Acre Tract the following five courses:

RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation.

EXHIBIT A-1

150.96 acres

1. N.02°37'45"W. a distance of 1032.39 feet to a 1/2" iron rod found;
2. N.02°41'25"E. a distance of 1030.00 feet to a 1/2" iron rod found;
3. N.03°09'22"W. a distance of 974.79 feet to a 1/2" iron rod found;
4. N.04°28'17"E. a distance of 263.34 feet to a 1/2" iron rod found;
5. N.03°08'24"W. a distance of 523.15 feet to a 1/2" iron rod found in the South Line of that 20.00 Acre Tract of land conveyed to James W. Hargrove and wife, Joyce V. Hargrove, by deed recorded in Document No. 9729037 of the Official Records of Williamson County, Texas;

THENCE N.77°13'49"E., crossing the said 355.85 Acre Tract and along the South Line of the said 20.00 Acre Tract, a distance of 1275.92 feet to the said Point of Beginning.

Containing 150.96 acres, more or less.

John K. Weigand 1-8-2007
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying, Inc.
1212 East Braker Leno
Austin, Texas 78753

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.

EXHIBIT A-1

125.95 Acres

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422, BEING ALL OF TRACT II, CONTAINING 6.10 ACRES, AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2004085125 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.10 ACRES BEING A PART OF THAT 40.00 ACRE TRACT OF LAND CONVEYED TO BOBBY JOE SHEPHERD AND LOUWANE SHEPHERD BY DEED RECORDED IN DOCUMENT No. 2000044999 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT 0.550 ACRE TRACT OF LAND AND A PORTION OF THAT 4.450 ACRE TRACT OF LAND CONVEYED TO BOBBY JOE SHEPHERD BY DEED RECORDED IN DOCUMENT No. 2000045211 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND A PORTION OF THAT 155.00 ACRE TRACT OF LAND CONVEYED TO BOBBY J. SHEPHERD BY DEED RECORDED IN DOCUMENT No. 2000045213 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND ALL OF TRACT III, CONTAINING 1.93 ACRES, CONVEYED TO HUTTO MT. ZION CHURCH, INC., BY DEED RECORDED IN DOCUMENT No. 2004085125 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND ALL OF THAT "PARTNERSHIP PROPERTY", CONTAINING 117.51 ACRES CONVEYED TO THE SHEPHERD FAMILY LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2004085125 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND A PART OF THAT 1.00 ACRE TRACT OF LAND CONVEYED TO SHIRD GENE CANTWELL, JR., AND LINDA DIANNE CANTWELL BY DEED RECORDED IN VOLUME 1760, PAGE 393 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a ½" iron rod found in the South Line of the Missouri Pacific Railroad, for the Northeast Corner of the plat of The Heights at Deerfield, according to the plat thereof recorded in Cabinet O, Slides 42, 43, 44 and 45 of the Plat Records of Williamson County, Texas, the same being the Northwest Corner of Tract I, containing 8.45 Acres, conveyed to Shepherd Mini Storage, Inc. by the said deed recorded in Document No. 2004085125;

THENCE N.77°25'02"E., along the North Line of the said 8.45 Acre Tract and the South Line of the Missouri Pacific Railroad, a distance of 773.99 feet to a ½" iron rod found for the Northeast Corner of the 8.45 Acre Tract and the Point of Beginning;

EXHIBIT A-2

Page 1 of 3 SALAND1250-1299\1251\1251 SHEP-DESC.rtf

125.95 Acres

THENCE N.77°20'41"E., along the South Line of Missouri Pacific Railroad and the North Line of the said 117.51 Acre Partnership Tract, a distance of 952.69 feet to ½" iron rod found for the Northwest Corner of that 65.009 Acre Tract of land conveyed to Lone Star Infrastructure, JV, by deed recorded in Document No. 2003094491 of the Official Public Records of Williamson County, Texas;

THENCE along the West Line of the 65.009 Acre Tract and the East Line of the 117.51 Acre Tract the following four courses:

1. S.50°16'36"E. a distance of 78.57 feet to a ½" iron rod set;
2. S.06°34'47"W. a distance of 736.81 feet to a ½" iron rod set;
3. S.10°12'22"E. a distance of 907.95 feet to a ½" iron rod set;
4. S.03°31'10"E. a distance of 1476.66 feet to a ½" iron rod found with a TXDOT cap in the North Line of the said 1.00 Acre Tract conveyed to Cantwell, and for the Northwest Corner of that 0.771 Acre Tract of land conveyed to James Noble Johnson, Trustee, by deed recorded in Document No. 2004003072 of the Official Public Records of Williamson County, Texas;

THENCE S.03°30'46"E., crossing the said 1.00 Acre Tract and along the West Line of the said 0.771 Acre Tract, a distance of 211.59 feet to a ½" iron rod with TXDOT cap found for the Southwest Corner of the said 0.771 Acre Tract and a corner in the West Line of the said 65.009 Acre Tract;

THENCE S.03°31'25"E., along the West Line of the said 65.009 Acre Tract and the East Line of the said 117.51 Acre Tract, a distance of 1115.42 feet to a ½" iron rod found with TXDOT cap for the Southwest Corner of the 65.009 Acre Tract and the Southeast Corner of the 117.51 Acre Tract;

THENCE along the South Line of the said 117.51 Acre Tract the following four courses:

1. N.89°07'29"W. a distance of 614.27 feet to a point;
2. N.81°08'16"W. a distance of 266.96 feet to an iron post;
3. N.77°09'32"W. a distance of 436.94 feet to an iron post;
4. N.72°08'06"W. a distance of 143.53 feet to a nail found for the Southwest Corner of the said 117.51 Acre Tract and the Southeast Corner of that 43.24 Acre Tract of land conveyed to Chaz Glace by deed recorded in Document No. 9644889 of the Official Records of Williamson County, Texas, said 43.24 Acre Tract being the same tract conveyed to Leroy Brady Behrens, et al by deed recorded in Volume 1120, Page 20 of

EXHIBIT A-2

125.95 Acres

the Deed Records of Williamson County, Texas;

THENCE N.06°27'33"E., along the West Line of the 117.51 Acre Tract and the East Line of the said 43.24 Acre Tract, a distance of 1601.64 feet to a ½" iron rod found for the Northeast Corner of the said 43.24 Acre Tract and for the Southeast Corner of the said plat of Heights of Deerfield;

THENCE N.17°35'30"W., along the East Line of said plat of Heights of Deerfield and the West Line of the 117.51 Acre Tract, a distance of 1888.60 feet to a ½" iron rod found for the Southwest Corner of the said 8.45 Acre Tract conveyed to Shepherd Mini Storage, Inc.;

THENCE N.77°26'56"E., along the South Line of the said 8.45 Acre Tract, a distance of 597.56 feet to a ½" iron rod found for the Southeast Corner of the 8.45 Acre Tract;

THENCE N.00°58'09"E., along the East Line of the 8.45 Acre Tract, a distance of 552.23 feet to the said Point of Beginning.

Containing 125.95 acres, more or less.

J. Kenneth Weigand 1-8-2007
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying, Inc.
1212 East Braker Lane
Austin, Texas 78753

EXHIBIT A-2

Page 3 of 3 S:\LAND\1250-1299\1251\1251 SHEP-DESC.rtf

19.95 Acres

DESCRIPTION:

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE MARTIN STROUSE SURVEY, ABSTRACT No. 587, AND BEING A PART OF THAT 20.00 ACRE TRACT OF LAND CONVEYED TO JAMES W. HARGROVE, AND WIFE, JOYCE V. HARGROVE, BY DEED RECORDED IN DOCUMENT NO. 9729037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found in the South Line of the Missouri Pacific Railroad for the Northwest Corner of that 33.14 acre tract of land conveyed to Alpha 79 Investment Associates, by deed recorded in Volume 1120, Page 851 of the Official Records of Williamson County, Texas, the same being the Northeast Corner of the said 20.00 Acre Tract;

THENCE S.09°24'32"E., along the East Line of the 20.00 Acre Tract and the West Line of the 33.14 Acre Tract, a distance of 735.72 feet to a 1/2" Iron rod found for the Southeast Corner of the 20.00 Acre Tract;

THENCE S.77°13'49"W., along the South Line of the 20.00 Acre Tract, a distance of 1275.92 feet to a 1/2" Iron rod found with a TXDOT (Texas Department of Transportation) cap, the same being the Southeast Corner of that 0.033 acre tract of land conveyed to the State of Texas by deed recorded in Document No. 2004079381 of the Official Public Records of Williamson County, Texas;

THENCE N.03°09'30"W., crossing the said 20.00 Acre Tract and along the East Line of the said 0.033 Acre Tract, a distance of 121.58 feet to a 1/2" Iron rod set in the West Line of the said 20.00 Acre Tract for the North Corner of the said 0.033 Acre Tract;

THENCE N.07°32'45"E., along the West Line of the said 20.00 Acre Tract, the same being the West Line of the Martin Strouse Survey and also the East Line of the right of way for State Highway 130, as described in the deed to Lone Star Infrastructure, JV, by deed recorded in Document No. 2003094491 of the Official Public Records of Williamson County, Texas, a distance of 655.21 feet to a 1/2" iron rod found in the South Line of the Missouri Pacific Railroad for the Northwest Corner of the said 20.00 Acre Tract;

THENCE N.77°13'25"E., along the South Line of the Missouri Pacific Railroad and the North Line of the 20.00 Acre Tract, a distance of 1071127 feet to the said Point of Beginning.

Containing 19.95 acres, more or less.

John K. Weigand 1-9-2007
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying, Inc.
1212 East Braker Lane
Austin, Texas 78753



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EXHIBIT A-3

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33.12 Acres

DESCRIPTION:

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE MARTIN STROUSE SURVEY, ABSTRACT No. 587, AND BEING ALL OF THAT 33.14 ACRE TRACT OF LAND CONVEYED TO ALPHA 79 INVESTMENT ASSOCIATES BY DEED RECORDED IN VOLUME 1120, PAGE 651 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1" iron pipe found in the South Line of the Missouri Pacific Railroad, the same being the Northwest Corner of that 10.00 acre tract of land conveyed to Adeline J. Geistman by deed recorded in Document No. 199931543 of the Official Public Records of Williamson County, Texas and also being the Northeast Corner of the said 33.14 Acre Tract;

THENCE S.07°20'37"W., along the East Line of the said 33.14 Acre Tract, the West Line of the said 10.00 Acre Tract and or near the East Line of the Martin Strouse Survey, a distance of 337.18 feet to a 1" iron pipe found for the Southwest Corner of the said 10.00 Acre Tract and the Northwest Corner of that 55.302 acre tract of land conveyed to Hutto Market, L.P., by deed recorded in Document No. 2004094951 of the Official Public Records of Williamson County, Texas;

THENCE S.07°09'28"W., along the East Line of the said 33.14 Acre Tract, the West Line of the said 55.302 Acre Tract and on or near the East Line of the Martin Strouse Survey, a distance of 1430.80 feet to a 1/2" iron rod found for the Southeast Corner of the said 33.14 Acre Tract and the Easterly Northeast Corner of that 355.85 acre tract of land conveyed to Bobby Joe Shepherd and wife, Linda K. Shepherd, by deed recorded in Volume 1399, Page 172 of the Official Public Records of Williamson County, Texas;

THENCE along the Common Line of the 33.14 Acre Tract and the 355.85 Acre Tract the following four courses:

1. N.82°05'31"W. a distance of 684.80 feet to a 1/2" iron rod set;
2. N.03°41'00"E. a distance of 407.01 feet to a 1/2" iron rod found;
3. N.45°31'52"W. a distance of 224.93 feet to a 1/2" iron rod found;
4. N.09°30'10"W. a distance of 110.00 feet to a 1/2" iron rod found for the Southeast Corner of that 20.00 acre tract of land conveyed to James W. Hargrove and wife, Joyce V. Hargrove, by deed recorded in Document No. 9729037 of the Official Public Records of Williamson County, Texas;

THENCE N.09°24'32"W., along the West Line of the 33.14 Acre Tract, the same being the East Line of the said 20.00 Acre Tract, a distance of 735.72 feet to a 1/2" iron rod found in the South Line of the Missouri Pacific Railroad for the Northwest Corner of the 33.14 Acre Tract and the Northeast Corner of the 20.00 Acre Tract;

THENCE N.77°26'15"E., along the South Line of the Missouri Pacific Railroad and the North Line of the 33.14 Acre Tract, a distance of 1201.34 feet to the said Point of Beginning

Containing 33.12 acres, more or less.

John H. Weigard 1.8.2007
J. Kenneth Weigard
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying, Inc.
1212 East Braker Lane
Austin, Texas 78753



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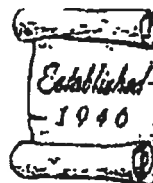
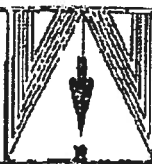
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EXHIBIT A-4



WATSON SURVEYING

9501 CAPITAL OF TEXAS HWY.
SUITE 303 AUSTIN, TX 78759
346-8566 FAX 346-8568



FIELD NOTES FOR 55.302 ACRES OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2004094951, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS, BEING PART OF A 175.58 ACRE TRACT RECORDED IN DOCUMENT 9758800, WILLIAMSON COUNTY OFFICIAL RECORDS, SAID 55.302 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " steel pin found at the southeast corner of a 10.00 acre tract conveyed to Adeline J. Geistman in Document Number 199931543, Williamson County Official Records, being a point in the west line of F.M. Highway 685, for the northeast corner hereof;

THENCE $81^{\circ}00'00''$ W 2097.03 feet along said west line, also the east line of said 175.58 acre parent tract, to a $\frac{1}{2}$ " steel pin set, for the southeast corner hereof;

THENCE $N80^{\circ}00'19''$ W 1292.31 feet crossing said 175.58 acres, with the north line of a 84.428 acre tract recorded in Document No. 2006024663, to a $\frac{1}{2}$ " steel pin set in the fenced west line of said 175.58 acres and the east line of a 355.85 acre tract recorded in Volume 1398, Page 172, Williamson County Official Records, for the southwest corner hereof;

THENCE $N09^{\circ}52'58''$ E 183.62 feet generally following a fence with said line, to a $\frac{1}{2}$ " steel pin found at the northeast corner of said 355.85 acre tract, also the southeast corner of a 32.14 acre tract recorded in Volume 1120, Page 651, Williamson County Official Records, for an angle point hereof;

THENCE $N08^{\circ}35'27''$ E 1431.38 feet generally following a fence along the east line of said 32.14 acres, also the west line of said 175.58 acres, to a $\frac{1}{2}$ " steel pin found at the southwest corner of said 10.00 acres, for the northwest corner hereof;

THENCE $N78^{\circ}41'25''$ E 1389.28 feet with the south line of said 10.00 acres to the POINT OF BEGINNING, containing 55.302 acres of land.

Bearing basis is the east line of said 175.58 acre parent tract

Surveyed 8 January 2007 by:

Stuart Watson
Stuart Watson, RPLS 4550



RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation.

EXHIBIT A-5

10.00 Acres

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT No. 225 AND BEING ALL OF THAT 10.00 ACRE TRACT OF LAND CONVEYED TO ADELINE J. GEISTMAN BY DEED RECORDED IN DOCUMENT No. 199931543 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1" iron pipe found in the South Line of the Missouri Pacific Railroad, the same being the Northeast Corner of that 33.14 Acre Tract of land conveyed to Alpha 79 Investment Associates by deed recorded in Volume 1120, Page 851, of the Official Records of Williamson County, Texas, and the Northwest Corner of the said 10.00 Acre Tract

THENCE N.77°17'04"E., along the South Line of the Missouri Pacific Railroad and the North Line of the 10.00 Acre Tract, a distance of 1290.97 feet to a Concrete Monument found for the Northerly Northeast Corner of the 10.00 Acre Tract;

THENCE S.47°26'10"E., along the Northeasterly Line of the said 10.00 Acre Tract, a distance of 114.72 feet to a Concrete Monument found in the West Line of F. M. Highway 685 for the Southerly Northeast Corner of the 10.00 Acre Tract ;

THENCE S.07°31'34"W., along the East Line of the 10.00 Acre Tract and the West Line of F. M. Highway 685, a distance of 237.25 feet to a 1/2" iron rod found for the Southeast Corner of the 10.00 Acre Tract

THENCE S.77°17'29"W., along the South Line of the said 10.00 Acre Tract, a distance of 1389.88 feet to a 1/2" iron rod found for the Southwest Corner of the 10.00 Acre Tract;

THENCE N.07°20'37"E., along the West Line of the said 10.00 Acre Tract, a distance of 337.18 feet to the said Point of Beginning.

Containing 10.00 Acres, more or less.

John K. Weigand 1.8.2007
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying, Inc.
1212 East Braker Lane
Austin, Texas 78753

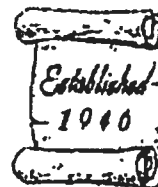
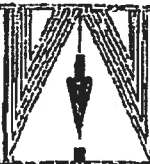


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EXHIBIT A-6



WATSON SURVEYING
9501 CAPITAL OF TEXAS HWY.
SUITE 303 AUSTIN, TX 78759
346-8568 FAX 346-8568



FIELD NOTES FOR 64.428 ACRES OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2006024663, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS, BEING PART OF A 175.58 ACRE TRACT RECORDED IN DOCUMENT 9758800, WILLIAMSON COUNTY OFFICIAL RECORDS, SAID 64.428 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " steel pin found at the southeast corner of a 55.302 acre tract conveyed to Steven L. Adams by deed recorded in Document No. 2003119704, Williamson County Deed Records, being a point in the west right-of-way (ROW) line of F.M. Highway 685, for the northeast corner hereof;

THENCE along said west ROW line, as conveyed to State of Texas by deed in Volume 289, Page 541, Williamson County Official Records (WCOR), the following 2 courses:

- 1) S09°56'58"W 577.92 feet to a $\frac{1}{2}$ " steel pin with orange cap set at the start of a curve to the right,
- 2) along said curve with chord of S11°46'47"W 240.87 feet and radius of 3769.83 feet to a $\frac{1}{2}$ " pinched pipe found at the end of a chain link fence, for corner hereof;

THENCE along the north and west lines of a 0.52 acre tract conveyed to Moss Stromberg as recorded in Vol. 2027, Pg. 857, WCOR, these 2 courses:

- 1) N81°47'12"W 200.40 feet to a $\frac{1}{2}$ " steel pin with orange cap set near a chain link fence corner at the northwest corner of said 0.52 acres, for inside corner hereof,
- 2) S08°44'02"W 109.35 feet to a $\frac{1}{2}$ " steel pin found at the southwest corner of said 0.52 acres and the northeast corner of a 5.34 acre tract conveyed to Carol Stromberg (deed not yet recorded);

THENCE along the north, west and south lines of said 5.34 acres for the following 5 courses:

- 1) N80°00'19"W 365.32 feet to a $\frac{1}{2}$ " steel pin with orange cap found in a fence on the east side of an old lane, for inside corner hereof,
- 2) S09°26'01"W 337.92 feet generally following said fence on the east side of an old lane to a $\frac{1}{2}$ " steel pin with orange cap found, for inside corner,
- 3) S80°00'19"E 173.70 feet to a $\frac{1}{2}$ " steel pin with orange cap found for corner hereof,
- 4) S09°59'41"W 271.29 feet to a $\frac{1}{2}$ " steel pin with orange found for inside corner hereof,
- 5) S80°00'19"E 262.94 feet to a $\frac{1}{2}$ " steel pin with orange cap found near a fence at the west ROW line of F.M. Highway 685, at the southeast corner of said 5.34 acres and a easterly corner hereof;

THENCE along the west ROW of F.M. Highway 685 the following 5 courses:

- 1) Along a curve to the right with chord of S26°58'05"W 274.39 feet and

EXHIBIT A-7

radius of 3769.83 feet, to the base of a leaning concrete monument for end of curve,

- 2) S29°04'45"W 461.63 feet generally following a fence to the top center of a concrete monument, for angle point,
- 3) S42°00'54"W 189.42 feet generally following a fence to the top center of a concrete monument, for inside corner hereof,
- 4) S83°25'15"E 45.87 feet departing fence to a 1/2" steel pin with orange cap set at an inside corner of said ROW line, for corner hereof,
- 5) S28°50'17"W 219.51 feet to a point (underwater) in the center of Brushy Creek, for the southeast corner hereof;

THENCE along the center of Brushy Creek and the north line of a 23.75 acre tract conveyed to Dingo Partners, Ltd. as recorded in Doc. 9742126, Williamson County Deed Records the following 2 courses:

- 1) S75°54'31"W 420.00 feet to a submerged point near the east side of an unused concrete bridge, for angle point hereof,
- 2) N77°58'08"W 105.74 feet to the submerged northwest corner of said 23.75 acres, also the northeast corner of a 189.92 acre tract conveyed to Kay Ranch Limited Partnership, et al, as recorded in Doc. 2000036583, Williamson County Deed Records, for angle point hereof;

THENCE N86°20'54"W 313.03 feet continuing along the center of Brushy Creek and the north line of said 189.92 acre tract, to a submerged point for the southwest corner hereof;

THENCE along the east line of a 355.85 acre tract conveyed to Linda Shepherd by deed recorded in Volume 1399, Page 172, Williamson County Deed Records, the following 6 courses:

- 1) N19°28'52"E 58.60 feet to a calculated point for angle point hereof,
- 2) N20°55'55"E 89.68 feet to a 1/2" steel pin found at a fence corner,
- 3) N07°27'59"E 445.17 feet to a 1/2" steel pin found near fence,
- 4) N08°15'03"E 1032.96 feet to a 1/2" steel pin found near fence,
- 5) N08°49'31"E 1188.48 feet to a 1/2" steel pin found near fence at the southwest corner of above-said 55.302 acres, for northwest corner hereof;

THENCE S80°00'19"E 1282.31 feet along the south line of said 55.302 acres to the POINT OF BEGINNING, containing 64.428 acres of land.

Bearing basis is the south line of said 55.302 acre tract, also the north line of this 64.428 acre tract.

Surveyed 8 January 2007 by:


Stuart Watson, RPLS 4550



EXHIBIT A-1

6.00 Acres

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE N. EDWARDS SURVEY, ABSTRACT No. 225, BEING ALL OF THAT 0.65 ACRE TRACT OF LAND CONVEYED TO CAROL STROMBERG BY DEED RECORDED IN VOLUME 2655, PAGE 128 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THAT 5.34 ACRE TRACT OF LAND CONVEYED TO CAROLE STROMBERG BY DEED RECORDED IN DOCUMENT NO. 2003119703 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at a pinched pipe found in the West Right of way Line of F. M. 685 at the Northeast Corner of that 0.52 acre tract of land conveyed to Ross E. Stromberg by deed recorded in Volume 2027, Page 857 of the Official Records of Williamson County, Texas, said point being on the arc of a curve to the right having a radius of 3769.83 feet, a central angle of $01^{\circ}54'05''$, and a chord bearing $S.12^{\circ}11'31''W.$, 125.10 feet;

THENCE southerly, along the arc of said curve, the same being the East Line of the said 0.52 Acre Tract and the West Right of way Line of F. M. 685, a distance of 125.10 feet to a nail set at the Southeast Corner of the 0.52 Acre Tract, the Northeast Corner of the said 0.65 Acre Tract, and the Point of Beginning at a point of compound curvature of a curve to the right;

THENCE continue southerly, along the arc of said curve to the right, at a distance of 138.9 feet pass a $1/2''$ iron rod found at the Southeast Corner of the said 0.65 Acre Tract and the Northeast Corner of the said 5.34 Acre Tract, in all a total distance of 810.18 feet, said curve having a radius of 3769.83 feet, a central angle of $09^{\circ}16'25''$, and a chord bearing $S.17^{\circ}46'46''W.$, 609.50 feet to a $1/2''$ iron rod found;

THENCE departing the said West Right of way Line of F. M. 685 and along the South, West and North Line of the said 5.34 Acre Tract the following five courses:

1. $N.82^{\circ}22'21''W.$ a distance of 270.20 feet to a $1/2''$ iron rod with Watson Surveying cap found;
2. $N.07^{\circ}34'50''E.$ a distance of 271.10 feet to a $1/2''$ iron rod with Watson Surveying cap found;
3. $N.82^{\circ}21'56''W.$ a distance of 173.58 feet to a $1/2''$ iron rod with Watson Surveying cap found;
4. $N.07^{\circ}01'48''E.$ a distance of 337.82 feet to a $1/2''$ iron rod with Watson Surveying cap found;
5. $S.82^{\circ}24'41''E.$ a distance of 365.44 feet to a $1/2''$ iron rod found at the Northwest Corner of the said 0.65 Acre Tract;

THENCE $S.79^{\circ}35'18''E.$, along the North Line of the said 0.65 Acre Tract, a distance of 189.74 feet to the said Point of Beginning.

Containing 6.00 acres, more or less.

John K. Weigand 1-B-2007
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying, Inc.
1212 East Braker Lane
Austin, Texas 78753

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0.52 Acre

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE N. EDWARDS SURVEY, ABSTRACT No. 225, AND BEING ALL OF THAT 0.52 ACRE TRACT OF LAND CONVEYED TO ROSS E. STROMBERG BY DEED RECORDED IN VOLUME 2027, PAGE 857 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a pinched pipe found in the West Right of way Line of F. M. 685 at the Northeast Corner of the said 0.52 Acre Tract, said point being S.09°24'39"W., 240.84 feet from the North End of a curve having a radius of 3769.83 feet, the North End of said curve being S.07°34'49"W., 3065.89 from the center of the Missouri Pacific Railroad Track where it crosses the West Right of way Line of F. M. 685;

THENCE southerly, along the arc of said curve to the right, the same being the West Right of Way Line of F. M 685 and the East Line of the said 0.52 Acre Tract, a distance of 125.10 feet, said curve having a radius of 3769.83 feet, a central angle of 01°54'06", and a chord bearing S.12°11'31"W., 125.10 feet to a nail set at the Southeast Corner of the said 0.52 Acre Tract;

THENCE N.79°35'18"W., along the South Line of the said 0.52 Acre Tract and the North Line of that 0.65 Acre Tract conveyed to Carol Stromberg by deed recorded in Volume 2655, Page 128 of the Official Records of Williamson County, Texas, a distance of 189.74 feet to a 1/2" Iron rod found at the Southwest Corner of the said 0.52 Acre Tract;

THENCE N.07°15'08"E., along the West Line of the said 0.52 Acre Tract, a distance of 109.28 feet to a 1/2" Iron rod with Watson Surveying cap found at the Northwest Corner of the said 0.52 Acre Tract;

THENCE S.84°08'53"E., along the North Line of the said 0.52 Acre Tract, a distance of 200.28 feet to the said Point of Beginning.

Containing 0.52 acre, more or less.

John K. Weigand 1-8-2007
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying, Inc.
1212 East Braker Lane
Austin, Texas 78753



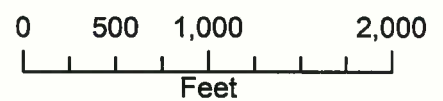
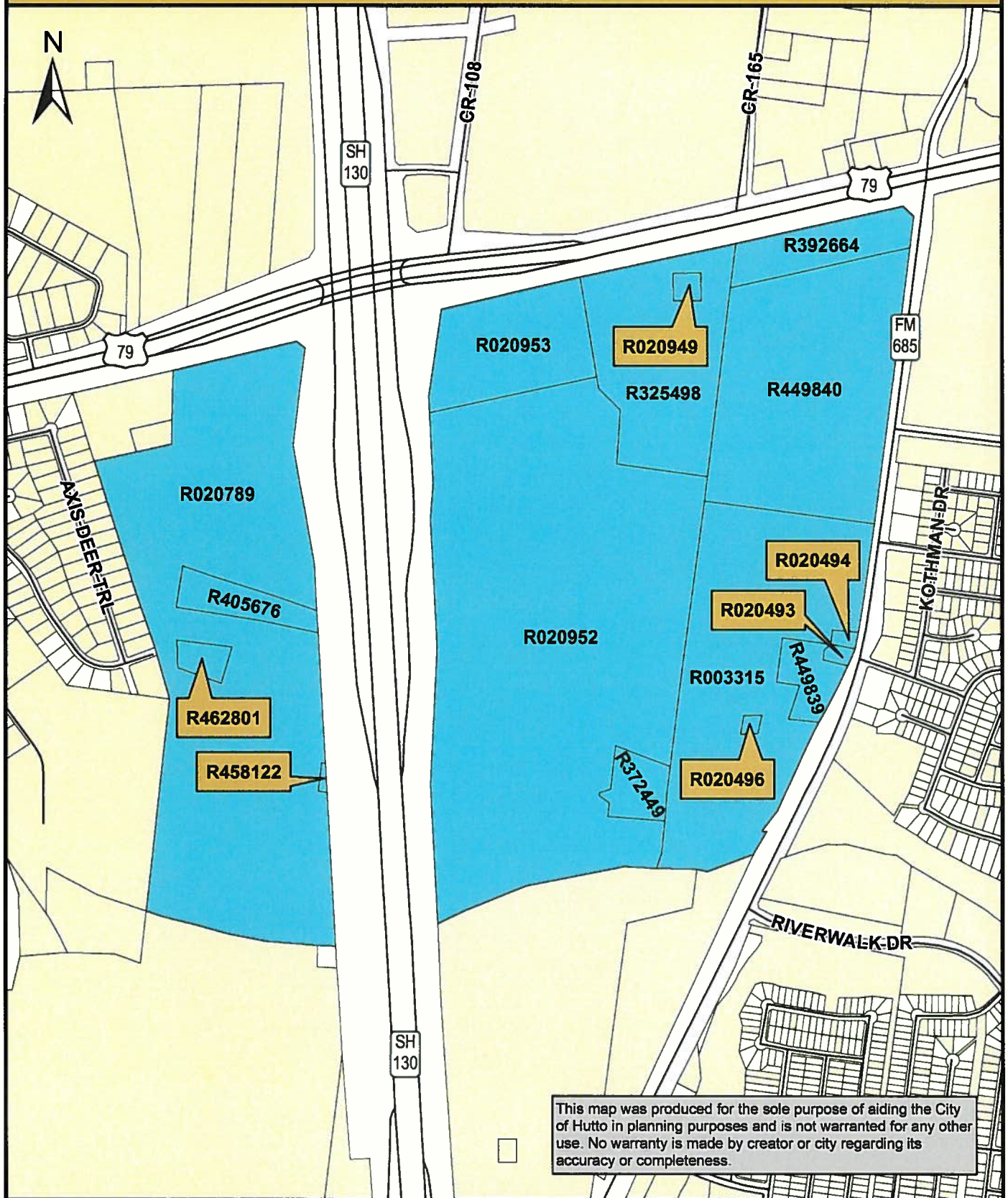
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Hutto Crossings PUD



Hutto Crossing Planned Unit Development

April 16, 2013

Applicant's PUD Amendment: January 25, 2018

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1. GENERAL PROVISION

1.1. Title

This ordinance is known as “Hutto 465 Ac Tract Planned Unit Development Ordinance”, and may be cited as “Hutto 465 Ac Tract PUD” , “this PUD” or “the District”.

1.2. Purpose and Intent

Hutto 465 Ac Tract PUD Ordinance is intended to encourage innovative planning and flexibility in land use, density, site planning and design for development of the 465-acre property. This PUD accommodates development with a mixed of uses, and allows a degree of flexibility in the application of standards and rules based the Unified Development Code of the City of Hutto.

Designation of a single use zoning district and application of standard development provisions would be too rigid for practical application on the unique and bifurcated property, challenged with difficult access constraints, including the abutting Union Pacific Railroad ROW, Brushy Creek and SH130.

This ordinance is enacted to promote the following:

- Promote good planning practice, design, architecture and urban design; and orderly land use
- Preserve open space and prevent overcrowding.
- Provide the physical infrastructure needed to serve city residents and visitors
- Secure safety from fire and other dangers, and provide for adequate sun, light and air.
- Merge rules governing land use and development into one accessible and comprehensible document for the property.

1.3. PUD Criteria

The PUD plan and development standards set forth in this Ordinance are consistent with the following criteria:

- The PUD would not adversely affect property near the site, and it achieves the benefits of an improved design
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value
- The PUD will give benefits through providing City parkland, open space, harmonious design, and energy efficient site design
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation
- Architectural design, landscaping, hardscaping and signage parameters set forth in this PUD give evidence of compatibility with adjacent development and internal consistency of design.

1.4. Compatibility with Gateway Overlay

Hutto 465 Ac Tract PUD Ordinance acknowledges the design principles and intent of the Gateway Overlay District as stated in the Gateway Overlay intent statement. The PUD recognizes that the Gateway Overlay District goals set forth below are to be reflected in the PUD standards:

- Coordinate with ongoing planning efforts for the Hutto Gateway and to further goals, policies and objectives outlined in the Comprehensive plan.

- Ensure the integrity of the ongoing planning process so public discourse can take place involving affected property owners and city residents while still ensuring individual development proposals are consistent with Comprehensive plan goals, policies and objectives.
- Ensure new development incorporates the following:
 - Pedestrian-friendly environment with wide sidewalks, tree-lined streets, active shopfronts, short blocks and variety of uses
 - Variety of public gathering places such as squares and civic greens
 - Naturally calmed streets, shaded by rows of trees that allow for on-street parking
 - Streets and sidewalks that form a connected network, providing a variety of pedestrian and vehicular routes to any single destination in and out of the development
 - Variety of compatible uses, allowing people the opportunity to live, work and play near one another, including, specifically, residential uses above ground floor commercial uses, as appropriate
 - Opportunities for housing choice and variety, including attached and detached homes available for both rental and ownership
 - Buildings placed close to the local or internal collector streets, oriented to the sidewalk and street front, providing easy access for pedestrian activity
 - Building facades that create visual interest through horizontal and vertical articulation with windows, multiple entrances facing streets and sidewalks, and no blank walls
 - Parking located to the rear or side of buildings (to the extent practical)
 - Central Texas native landscaping and trees in parking areas and along bordering walkways
 - Protection and enhancement of the natural features of the site, using them as the framework in creation of any site plans
 - Internal principal (“main”) street as part of the organization of development on the site
 - Development that does not turn its back on arterial streets (to the extent practical), but instead focuses on taming the street edge with element such as slip roads, landscaping and pedestrian-oriented features

1.4.1. General applicability and interpretation

Hutto 465 Ac Tract Planned Unit Development Ordinance applies to all regulations and other matters regarding land use and development of land within the PUD boundary, including zoning, subdivision, platting and urban design.

This ordinance is referenced to 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”. In those cases where in conflict, this PUD shall take precedence over the UDC.

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

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 may approve minor deviations if they 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 1.2 Intent and Purpose and Section 1.3 PUD Criteria above. The Development Services Department shall have the authority to approve or disapprove administratively a request for an administrative approval pursuant to regulations established by the Development Services Department and approved by the City Council. Where no specific criteria for granting of the modification are specified, an administrative approval may be granted only for a dimensional deviation of less than 10% of the specified standard.
- The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

1.7. Definitions

Definitions set forth in **Section 10.202 of the UDC**, including general abbreviations, terms, definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

Sign height: distance from the bottom of the sign face to the top of the sign.

Sign, PUD identification: sign identifying the name and/or logo of the Hutto PUD district without advertising individual developments within the PUD. A PUD identification sign is characterized by expressing a coherent character or features of the District and is distinct from a development sign internal to the PUD that identifies a neighborhood, apartment, residential subdivision or other development within the PUD.

Sign, wayfinding: sign which provides orientation, information, directions or wayfinding within or about the District. Wayfinding signs may be free standing (pole), kiosk, monument wall or other permitted sign type for the District.

Sign face area: area of the smallest rectangle enclosing the extreme limits of the sign lettering. The sign area calculated shall be measured on a single side. Sign face area does not include a supporting structure, monument, monument base, pole cover, or landscape feature unless used to convey a message.

Clear vision area: unobstructed view area at corner lots and curb cuts. The clear vision area is a triangle formed between points on flow lines following property lines 30 ft. from the point of intersection at a corner lot, and 20 ft. along a property line and a driveway edge of pavement at a curb cut.

Fence height: distance from the top of the fence or wall to the finish grade of the lot directly under it. Berms, walls or similar features constructed for increasing the height of a fence or wall are considered part of the fence or wall.

1.8. Development Review Process

The development review process for property within the boundary of this PUD shall comply with the **Section 10.203 the UDC**, except that applications under this PUD shall be eligible to utilize the following by right:

- Applications shall be processed with priority over those under the existing conventional zoning code or the UDC, including those with earlier filing dates.

1.9. 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**.

1.10. Reviewing and Administration Parties

The reviewing and administrative parties, their responsibilities and processes established in **Section 10.208 of the UDC** shall apply for development of this PUD.

Development Services staff as identified in this PUD shall include City of Hutto Planning, Engineering, Parks and Recreation and other City departments as appropriate.

1.11. Interpretation

Interpretation of this PUD shall follow the procedures established in **Section 10.209 of the UDC**.

Photos are not considered official, adopted parts of the PUD.

Photos and drawings used in this PUD are examples intended to explain certain design concepts. Some features shown in photos and drawings may not conform to other sections of this PUD. If there is a conflict of meaning or implication between the text of this PUD and any heading, drawing, table, figure or illustration, the text will control.

Images depicting a business are not considered an official endorsement.

2. DEVELOPMENT PLAN

2.1. Permitted Uses in the PUD

Permitted uses within the boundaries of the PUD are as follows:

2.1.1. Residential Uses

2.1.1.1. Single household detached, village, and zero lot line

The single household use is a setting for single household residential development of a medium density detached, village or zero lot line character, with support facilities and services that are compatible with single household residences. Density may range from four to eight dwelling units per acre, depending on the context of the development.

2.1.1.2. Two to four household

The two to four household use is a setting for two household, three household and four household residential structures of a medium density, suburban and village character, along with support facilities and services that are compatible with residential areas. Density may range from eight to 14 dwelling units per acre, depending on the context of the development.

2.1.1.3. Single Household attached (Townhouse and condominium)

The single household attached use is a setting for townhouse and condominium attached residential structures of a medium density character, along with support facilities and services that are compatible with a range of residential areas. Density may range from six to 20 dwelling units per acre, depending on the context of the development.

2.1.1.4. Multiple unit household

The multiple unit household use is a setting for development of multi-unit residential structures and developments, such as apartment and condominium complexes, garden and courtyard multifamily residential buildings, and residential loft buildings. Density may range from 14 to 25 dwelling units per acre, depending on the context of the development.

2.1.2. Commercial and retail use

2.1.2.1. Commercial and retail use

The commercial and retail use is a setting for low to mid intensity retail uses, offices and personal services intended to serve residents of a neighborhood and surrounding community. Additionally, commercial and retail use is a setting for development of a wide range of retail uses, offices and personal and business services. Commercial and retail use should be clustered at locations accessible to the community. Site and building design standards are intended to encourage high quality development, promote internal and external pedestrian connectivity, and prevent potential harm to adjacent residential uses.

2.1.3. Industrial Uses

2.1.3.1. Light industry

Light industry use is composed of land and structures used primarily to provide space for commercial enterprises involved in research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. Light industry uses should be grouped together in large, contiguous areas, close to transportation facilities, well separated or buffered from low density residential areas.

2.1.4. Recreational Uses

2.1.4.1. Recreation use

The recreation use accommodates recreation and resort uses that take advantage of the land, encourages large outdoor recreation uses that could not easily be provided in the already urbanized portions of the area, and permits commercial and service uses connected with recreational activities. Recreation use should be generally separated or buffered from low density residential areas.

2.2. Use Descriptions and Standards

Refer to **Sections 10.306 – 10.311 of the UDC** for definitions of uses and standards for residential uses, commercial and retail uses, industrial uses, institutional and civic uses, temporary uses and accessory uses permitted in the PUD.

2.2.1. General performance standards

The general performance standards for property within the boundary of this PUD shall comply with **Section 10.312 of the UDC**.

2.2.2. PUD uses

Permitted uses set forth in this section 2.2.2 in the PUD must conform to **Exhibit A, PUD Development Plan**.

2.2.2.1. Permitted Use table abbreviations

	Context
X	Permitted use permitted by right, subject to conditions and performance standards for the use. All permitted uses are subject to conditions set forth in Section 10.202 of the UDC .
-	Not a permitted use

Permitted Uses

2.2.2.2 Residential Uses

Residential Uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Assisted living facility	X	X	X	X
Boarding and rooming house	-	-	-	-
Dwelling: live-work	X	X	X	X
Dwelling: accessory unit	X	X	X	X
Dwelling: manufactured	-	-	-	-
Dwelling: multiple unit	X	X	X	X
Dwelling: single household attached	X	X	X	X
Dwelling: single household detached	-	X	X	X
Dwelling: single household village	-	X	X	X
Dwelling: single household zero lot line	-	X	X	X
Dwelling: two to four household	-	X	X	X
Group home	-	-	-	-
Halfway House	-	-	-	-
Independent living facility	X	X	X	X
Manufactured home park	-	-	-	-
Nursing home	X	X	X	X

2.2.2.3 Commercial and Retail Uses

Commercial and retail uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Adult oriented use	-	-	-	-
Bakery: retail	X	X	X	X
Bank	X	X	X	X
Campground, recreational vehicle park	-	-	-	-
Car wash	-	-	-	-
Club/lodge facility	X	X	X	X
Convenience store	X	X	X	X
Convenience store: with gasoline sales	X	X	X	X
Day care: child (1-6 children)	X	X	X	X
Day care: child (greater than 6 children)	X	X	X	X
Day care: adult (1-4 persons)	X	X	X	X
Day care: adult (greater than 4 persons)	X	X	X	X
Day care: pet	X	X	X	X
Day labor agency	-	-	-	-
Entertainment facility, theater	X	-	X	X
Farm product sales	X	X	X	X
Food catering	X	X	X	X
Funeral home	X	-	X	X
Gas station	X	-	X	X
Grocery store	X	X	X	X
Indoor recreation facility	X	-	X	X
Instructional facility	X	X	X	X
Kennel	-	-	-	-
Large item sales and rental: class 1	X	-	X	X
Large item sales and rental: class 2	X	-	X	X
Lodging establishment	X	X	X	X
Lodging establishment: bed and breakfast	X	X	X	X
Manufactured home sales	-	-	-	-

Commercial and retail uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Nightclub	X	-	X	X
Office: medical	X	X	X	X
Office: professional	X	X	X	X
Outdoor recreation facility	X	X	X	X
Personal and business service shop	X	X	X	X
Print shop	X	X	X	X
Restaurant, bar	X	X	X	X
Retail store (no more than 10,000 sq. ft.)	X	X	X	X
Retail store (greater than 10,000 sq. ft.)	X	-	X	X
Special services	-	-	-	-
Travel plaza, truck stop	-	-	-	-
Vehicle auction	-	-	-	-
Veterinary clinic	X	X	X	X

2.2.2.4 Industrial Uses

Industrial uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
General industrial use	-	-	-	-
Heavy industrial use	-	-	-	-
Junkyard	-	-	-	-
Light industrial use	-	-	X	X
Research laboratory	-	-	X	X
Self-storage facility	-	-	-	-
Trade use	X	-	X	X
Vehicle minor repair facility	X	-	X	X
Vehicle major repair facility	-	-	-	-
Vehicle storage facility	-	-	-	-
Warehouse and distribution facility	-	-	X	X

2.2.2.5 Institutional Uses

Institutional and civic uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Amenity center	X	X	X	X
Aquatic facility	X	X	X	X
Athletic facility	X	X	X	X
Cemetery	-	-	-	-
Community facility	X	X	X	X
Golf course	-	-	-	-
Hospital	X	-	X	X
Park	X	X	X	X
Park and ride lot (as principal use)	X	-	X	X
Place of worship or assembly	X	X	X	X
Public utility substation	X	X	X	X
School: no more than 5 students	X	X	X	X
School: at least 6 students	X	X	X	X
Transit station	X	-	X	-

2.2.2.6 Temporary Uses

Temporary uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Construction equipment storage lot	-	-	X	X
Construction field office	X	X	X	X
Garage sale	X	X	X	X
Model home / lot sales	X	X	X	X

Temporary uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Portable storage container	X	X	X	X
Temporary building	-	-	X	X

2.2.2.7. Accessory uses

Accessory uses and structures are intended to allow property owners the full use of their property while maintaining the character of the surrounding area. Accessory uses and structures must be built and used only for purposes that are secondary and normal to the principal use of the property and must be placed on the same lot with the principal use.

Accessory uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Antenna, radio hobbyist $\leq$ max ht in district	X	X	X	X
Antenna, radio hobbyist $\geq$ max ht in district	-	-	-	-
Antenna, non-residential: $\leq$ 15 ft. above roofline	X	X	X	X
Antenna, non-residential use: other	X	X	X	X
Wireless facility: attached	X	X	X	X
Wireless facility: concealed	X	X	X	X
Wireless facility: freestanding	-	-	-	-
Donation drop-off box	X	X	X	X
Drive through facility	X	X	X	X
Home occupation	X	X	X	X
Residential accessory structure	X	X	X	X
Satellite dish	X	X	X	X
Swimming pool	X	X	X	X
Vending machine (outdoor)	X	X	X	X
Free-standing cisterns	X	X	X	X
Wind energy system	X	X	X	X

2.2.3. Applicability and enforcement

2.2.3.1. New and undefined uses

As commerce and technology evolve, new types of land uses will develop and forms of land use not anticipated may seek locations in the city. To provide for contingencies, Development Services staff will consider the appropriateness of an undefined use in this PUD and may administratively approve such uses. Approval criteria include:

- Impacts of the use, including externalities and use of public services and infrastructure
- The use is similar in nature and impact to a use listed and defined as a permitted use in the PUD
- The use is not similar in nature and impact to a use defined and listed as a prohibited use in the PUD, or prohibited in the PUD but permitted in a different district
- The use conforms to the intent of this PUD
- The interpretation does not lower the protection given to the public by this PUD
- The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas
- Performance standards and conditions for uses similar in nature and impact are also considered

If Development Services staff finds the proposed land use is not appropriate for the district, the applicant may appeal the decision to the City Council within 60 days of determination.

2.3. Use Specific Design Standards

2.3.1. Large item sales and rental (Class 1, 2, and 3)

2.3.1.1. Architecture

Separate structures (service building, car wash, used car sales building, etc.) on a site must share architectural detail and design elements similar or compatible to the host building to provide a cohesive project site.

Vehicle service areas and bays must be screened or sited so they are not visible from the street.

Garage doors cannot face the street.

Garage doors must be integrated into the overall design theme of the site with color, texture, and windows.

2.3.1.2. Parking, circulation, and stacking

Vehicle display parking and inventory areas are not exempt from site planning standards.

Large expanses of concrete or asphalt must be avoided. Unrelieved pavement in vehicle display areas and other areas often visited by customers must be limited by using landscaping, contrasting colors and banding or pathways of alternate paver material.

Vehicle/pedestrian conflict points must be clearly defined with textured and colored pavement or pavers.

Service areas must provide adequate stacking space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.

2.3.1.3. Landscaping

Vehicle display parking and inventory areas are not exempt from landscaping standards.

Inventory cannot be stored, parked or displayed in landscape areas.

2.3.2. Vertical mixed use

2.3.2.1. Definition

A single building containing more than one type of land use; or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary, cohesive whole. Vertical mixed use buildings are building where two or more different uses occupy the same building usually on different floors, for instance, retail on the ground floor and office and/or residential uses on the second and/or third floors.

2.3.2.2. Applicability

Vertical mixed use buildings and development containing residential uses permitted in table 2.2.2.2 and commercial and retail uses permitted in table 2.2.2.3 are permitted in designated areas conforming to **Exhibit A, PUD Development Plan.**

Exhibit A- PUD Development Plan



3. Site Design Standards

3.1. General Standards

3.1.1. Utilities

3.1.1.1. Utility lines

All new utility service lines must be placed underground. Transmission lines are exempted.

3.1.1.2. Utility boxes

- Utility boxes must be as small as practical.
- Utility boxes greater than 2 ft. tall cannot be placed in the clear vision area, or interfere with use of streets, alleys, sidewalks, and bicycle paths.
Utility boxes in the front yard on a block must be painted a uniform earth tone color.

3.1.2. Lot dimensions and area

Required lot dimensions and area are as follows:

	Single Family				Two-to-Four Unit	Single Family Attached	Multifamily	Vertical Mixed Use; Institutional	Commercial and Retail	Industrial
	Detached	Detached alley load, cul-de-sac or detached garage	Zero Lot Line	Village						
Lot area (min)	5,175 sq. ft.	5,500 sq. ft.	4,950 sq. ft.	4,500 sq. ft.	4,500 sq. ft.	1,500 sq. ft. per unit	20,000 sq. ft.	10,000sq. ft.	10,000sq. ft.	43,560 sq. ft. (1 ac)
Lot width at front setback line (min)	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	20 ft.	100 ft.	75 ft.	75 ft.	100 ft.

- Flag lots must have at least 30 ft. frontage along a public right-of-way.

3.1.3. Building envelope

3.1.3.1. General

If there is a conflict among the setback and landscape/buffer yard standards in this PUD when applied to a certain site, the setbacks set forth in this section will apply.

3.1.3.2. Primary and accessory structures

Default bulk standards for primary and accessory structures are as follows:

	Single Family			Two-to-Four Unit	Single Family Attached	Multifamily	Vertical Mixed Use; Institutional	Commercial and Retail	Industrial
	Detached	Zero Lot Line	Village						
Front yard (min)	15 ft.	15 ft.	15 ft.	15 ft.	15 FT	15 ft.	5 ft.	10 ft.	25 ft.
Front yard on loop lane (min)	15 ft.	10 ft.	10 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Front yard: garage door (min)	20 ft.; 20 ft. side load yard	20 ft.; 20 ft. side load yard	20 ft.; 20 ft. side load yard	20 ft.	20 ft.; 20 ft. side load yard	25 ft.	20 ft.	25 ft.	25 ft.
Side yard (min)	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for common walls	5 ft.; 0 ft. for common walls	15 ft.	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses
Rear yard (min)	15 ft.	10 ft.	15 ft. (house and garage)	15 ft.	15 ft.	25 ft.	25 ft.; 50 ft. from existing residential uses or building height	25 ft.; 50 ft. from existing residential uses or building height	25 ft.; 50 ft. from existing residential uses
Side and rear yard for accessory building (min)	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	5 ft.	15 ft.	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	10 ft.	10 ft.	10 ft.	10 ft.; 0 ft. for common walls	10 ft.; 0 ft. for common walls	20 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, at least 20 ft.	0 ft. for common walls or 50% height of taller building, at least 20 ft.
Building height (max)	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	3 stories	3 stories	3 stories; 5 stories along US 79, FM 685 and SH 130	3 stories; 5 stories along US 79, FM 685 and SH 130	3 stories
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.

Accessory structures are prohibited between the front building line of the primary building and the public right-of-way.

The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located.

Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser.

Building permitting and setback standards do not apply to accessory structures no more than 20 sq. ft. in area

Required buffer yards may result in larger required setbacks.

3.1.4. Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands), wherein structures are defined as substantial impervious cover improvements, are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100-year flood plains, and Category 3 wetlands: 0 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 5 ft.
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 10 ft.

3.1.5. Setback encroachment and exceptions

These uses and structures may encroach into a yard or required setback as follows:

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL	
Awnings	no more than 3 ft. into front, side or rear setback; may hang over easements	no more than 6 ft. into front, side or rear setback; may hang over easements; may hang over public ROW with approval of City Council
Backflow prevention devices	Any part of the side and rear yard	Any yard on the site
Bay windows, chimneys, entry vestibules less than 8 ft. wide and less than 33% of the wall length, overhanging eaves	no more than 3 ft. into any setback	
Newspaper vending boxes, pay telephones	n/a	Any yard on the site; property must be occupied by a principal building
Open deck and covered patio in which the finish grade is greater than 5 ft. above grade	at least 5 ft. into rear setback, if area underneath is left unscreened/unenclosed	n/a
Open deck and covered patios in which the finish grade is no more than 5 ft. above grade	No more than 10 ft. into rear setback	n/a
Ramps and other access devices required by the ADA.	Any yard on the site	
Retaining walls	Any yard on the site	
Satellite dishes at least 1m in diameter	Side and rear yard, at least 10 ft. from PL	

Encroachments across property lines, into the public right-of-way, or into utility, drainage, access, conservation or riparian easements are prohibited.

3.1.6. Buffer yard

3.1.6.1. Buffer yards between lots

Buffer yards planted and/or screened in conformance to landscape and fencing standards in this PUD, are required between adjacent lots as follows. A buffer yard shall be measured from property line of the adjacent development use. Sidewalks and internal walkways are a permitted use within a buffer yard.

Proposed development	Adjacent development				
	Residential 1-4 Units	Residential 4+ Units	Vertical Mixed Use, Institutional	Commercial and Retail	Industrial
Residential: 1-4 Units	n/a	5 ft.	5 ft.	25 ft.	50 ft.
Residential: 4+ Units	5 ft.	n/a	n/a	n/a	50 ft.
Vertical Mixed Use, Institutional	10 ft.	10 ft.	n/a	n/a	25 ft.
Commercial and Retail	25 ft	10 ft.	n/a	n/a	25 ft.
Industrial	50 ft. + 6 ft. min tall masonry wall or 6 ft. min tall earthen berm (both wall/berm and footage required)	50 ft. + 6 ft. min tall masonry wall or 6 min ft. tall earthen berm (both wall/berm and footage required)	25 ft.	25 ft.	n/a
A 6ft ht. min. tall masonry (brick, stone, decorative CMU, similar materials) wall or 6 ft. ht. min. tall earth berm may substitute for buffer yard up to 100 ft. in depth.					
Buffer yards must be landscaped per Section 3.5.					

3.1.6.2. Landscape buffer yards between parking lots and streets

Landscape buffer yards, planted per landscaping standards in Section 3.5, are required between a parking lot and a street as follows:

- SH 130 and FM 685: 10 ft. from right-of-way.
- Other streets: 5 ft. from right-of-way.

3.1.6.3. Landscape buffer yards elsewhere

- Landscape buffer yards, planted per landscaping standards in Section 3.5, are required between a development perimeter wall along a street between wall and sidewalk or right-of-way edge: 5 ft. from sidewalk or right-of-way.

3.1.7. Residential adjacency

3.1.7.1. Loading area screening

Off-street loading areas must be screened from view, to the greatest extent practical, using one or more of the following: Wing walls, landscape screens, changes in building orientation, and/or other architectural elements to buffer loading docks located less than 150 ft. from a residential use, lodging establishment, nursing home or assisted living facility.

3.1.7.2. Vehicle intensive use screening

One or more of the following: wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to the greatest extent practical to buffer drive-through aisles and mechanical commercial uses when they are located less than 150 ft. from a residential use, lodging establishment, nursing home or assisted living facility.

3.1.7.3. Vehicle service bays

Vehicle service bays and loading area garage doors located less than 150 ft. from a residential use must face away from residential uses, unless separated by a building or permanent architectural feature. Walls 6 ft. ht. min. (or vegetative screening) separating service bays from a residential use must be masonry (stone, brick, decorative CMU, similar materials) with no openings.

3.1.7.4. Dumpster enclosures

Dumpster enclosures in nonresidential areas of the PUD must be located at least 50 ft. from a residential use.

3.2. Site Design

3.2.1. Siting and Orientation

3.2.1.1. One to Four Household, Attached Single Family Dwellings and Developments

3.2.1.1.1. Applicability

These standards apply to all development with residential uses other than multiple unit dwellings.

3.2.1.1.2. Building orientation

One and two household dwellings 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 of either fronting street.

3.2.1.2. Multiple Unit Household Development and Structures

3.2.1.2.1. Applicability

These standards apply to all residential development with multiple unit dwelling uses.

3.2.1.2.2. Building orientation

Buildings must be oriented towards the perimeter streets, or an internal drive or road network, rather than orientation only to internal parking lots.

3.2.1.2.3. Common open space

3.2.1.2.3.1. Common open space required

The minimum amount of common open space (as a percentage of net land area) for a multiple household development is 10%.

3.2.1.2.3.2. Common open space siting

Common open space must be amassed into meaningful, quality open spaces. Clustering of buildings is encouraged to minimize small, narrow, unassigned strips in front of and between buildings. Designated common open space may be in a natural, undisturbed state, landscaped for more formal courtyards or plazas, or developed for active or passive recreation.

Common open space land must be compact and contiguous to the maximum extent practicable, unless the land is used as a continuation of an existing greenway, trail, or other linear park, or unless specific topographic features require a different configuration.

Common open space must be reasonably accessible to all residents of the development.

3.2.1.2.3.3. Areas not considered as common open space

The following do not count towards required common open space:

- Private lots, yards, balconies and patios dedicated for use by a specific unit.
- Public right-of-way or private streets and drives.
- Parking areas and driveways for dwellings.
- Land covered by structures except ancillary structures associated with use of open space such as gazebos and picnic shelters.
- Designated outdoor storage areas.
- Land areas between buildings less than 30 ft., and land area between a building and parking lots or driveways less than 30 ft.
- Required rear and side yard setbacks. Detention/retention facilities, including drainage swales, unless for use as accessible and useable year-round community amenities for residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, walking trails, etc.).
- Wetlands that are saturated for greater than 50% of the year.

3.2.1.3. Non-Residential Sites of Structures

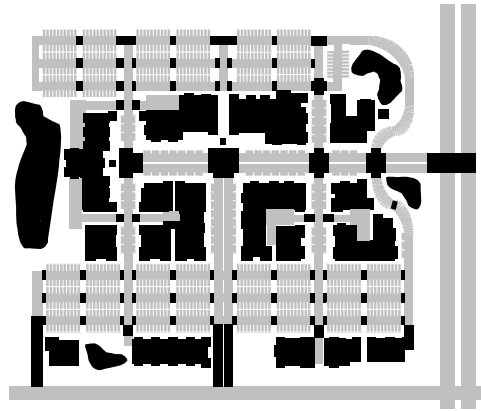
3.2.1.3.1. Applicability

These standards apply to all development with commercial and retail uses.

3.2.1.3.2. Orientation to streets

The primary façade and pedestrian entrance of a building must be oriented towards the public right-of-way when not facing an internal street or drive.

In shopping, commercial centers and developments with multiple buildings, buildings must be oriented towards either the perimeter streets or an internal drive or road network that orients buildings towards an internal street, rather than orientation only to internal parking lots.



Retail Village

3.2.1.3.3. Orientation to walkways

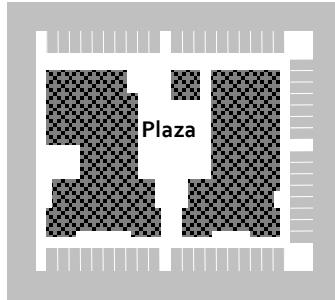
One building entrance must open directly onto a connecting walkway with pedestrian frontage. Sides of a principal building facing a public street must have one or more customer entrances.

3.2.1.3.4. Plazas

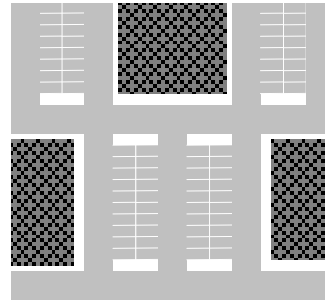
Commercial buildings 25,000 SF and larger must be placed in a way that creates plazas and/or pedestrian gathering areas that are large enough to encourage active pedestrian use and buffer pedestrians from street traffic .

3.2.1.3.5. Clustering

Clustering of buildings in larger master planned and multiple building developments is required, to the greatest extent practical.



Do this: cluster buildings to create plazas and pedestrian gathering areas



Don't do this : separate buildings with parking lots

3.2.1.3.6. Building perimeter wall spacing from driving surfaces

Building walls must be placed at least 5 ft. from drive aisles and parking areas. This buffer area may be breached for loading areas, drive-through windows, garage access and similar uses.

3.2.1.3.7. Solar orientation

When building orientation to the east and west is unavoidable, landscaping, canopies, arcades, roof overhangs, or similar features must be used to shade facades and building walls that face into the summer afternoon sun to the greatest extent practical.

3.2.2. Sidewalks

3.2.2.1. Sidewalks required

Sidewalks in conformance to Section 4.8 and Section 4.9 must be provided along both sides of public or private street frontages to promote an active pedestrian environment and reduce potential conflicts.

3.2.2.2. Sidewalks required for use change

Sidewalks in conformance to Section 4.8 and Section 4.9 must be constructed along the public right-of-way adjacent to any lot that changes use. A Certificate of Occupancy for new construction will not be issued until the sidewalk is constructed and accepted by the city.

3.2.3. Internal Pedestrian Circulation

3.2.3.1. Applicability

The following standards apply to all development with residential uses with multiple unit dwellings, and commercial, retail and industrial uses.

3.2.3.2. Internal walkways

Internal walkways must be provided along all façades featuring a customer entrance and along all façades abutting public parking areas. Internal walkways must be placed at least 4 ft. or more from the façade or wall along at least 30% of its length, to provide opportunities for beds for foundation landscaping, outdoor seating and patios, and building articulation (except for storefronts with a zero setback). Sidewalks are not required within service areas, loading docks and other non-customer areas.

3.2.3.3. Pedestrian connectivity

Connecting walkways, at least 5 ft. wide for a commercial development and at least 5 ft. for MF development, must link perimeter public sidewalks to primary building entries, including through parking areas, and to buildings on adjacent parcels, to the greatest extent practical. Circulation patterns must be as obvious and simple as possible. All likely pedestrian routes must be considered to minimize shortcuts to the extent practical through parking and landscape areas.

3.2.3.4. Conflict points

Internal pedestrian walkways must be distinguished from driving surfaces by textured and colored pavement or similar contrasting technique, to emphasize conflict points and enhance pedestrian safety.



Well-defined conflict point

3.2.3.5. Aggregation of plazas

Pedestrian areas and plazas shall be aggregated in high activity areas to the greatest extent practical, and not distributed in low impact areas such as building peripheries, areas behind blank walls.

3.2.3.6. Orientation of plazas

Pedestrian areas and plazas shall be oriented to views of activities, architectural landmarks or useable open space wherever possible.

3.2.4. Public transit facilities

Commercial and residential developments that could generate high volumes of transit use must accommodate the potential for public transit facilities. If the development is in an existing transit service area, it must provide for an appropriately scaled transit facility; otherwise, the development must make accommodations for a potential future public transit facility.

Transit routes, access points and shelter locations should be addressed along city adopted transit streets in and on the perimeter of nonresidential projects. Bus stop areas and bus shelters within a city adopted transit service area must be placed close to significant clusters of buildings.

There must be an uninterrupted durable pedestrian path connecting transit stops and/or shelters with the nearest sidewalk or pedestrian path.

3.2.5. Service Areas

3.2.5.1. Applicability

These standards apply to all development with multiple unit residential dwellings, commercial, retail and industrial uses.

3.2.5.2. Orientation

Service entrances, loading docks, waste disposal areas and similar uses must be oriented toward service roads and drives to the greatest extent practical and away from the public right-of-way and residential areas, unless adequately screened.

Service areas may not be located where they will be readily visible from primary facades of adjacent buildings without appropriate screening to screen service area views from the primary facades of adjacent or where they will harm important or identified view corridors.

3.2.5.3. Screening

Service entrances, loading docks, waste disposal areas and similar uses must be screened from public streets, pedestrian gathering areas and primary building entrances with fencing, walls and/or landscaping, with design elements compatible with the architectural theme of the host building.



Effective use of wing wall used to screen loading dock

3.2.5.4. Coordination of service area locations

Service area location must be coordinated with adjacent developments wherever possible to promote use of shared service drives.

3.2.5.5. Access routes

Service circulation in a development must be designed to provide safe movement for anticipated vehicles.

Fire lanes and routes for service, emergency and utility access must be clearly marked.

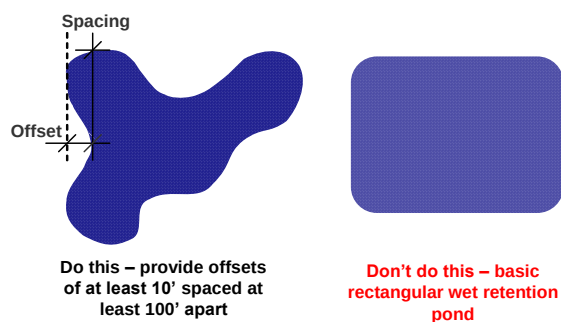
3.2.5.6. Gas tank bed pipes

Tank vent pipes must be screened, placed in an inconspicuous location and painted a dark color, or integrated into or adjacent to the building.

3.2.6. Water Bodies and Retention Areas

3.2.6.1. Shape

Permanent wet retention ponds visible from a street or other public area must be designed to appear natural by having edge alignment offsets to the greatest extent practical.



3.2.6.2. Project incorporation

Natural and manmade water bodies at least 20,000 sq. ft. that are located next to a public right-of-way must be integrated into the overall design of a development in one of the following ways:

- Provide a walkway at least 5 ft. wide, with native tall trees on average 30 ft. centers and a bench and/or picnic table next to the water body every 150 ft.
- Provide a plaza or pedestrian gathering area at least 200 sq. ft. with a bench and/or picnic table close to the water body.

3.2.6.3. Slope

Retention basins must be designed with at least 5:1 side slopes to 2 ft. below the normal water line.

Fenced retention basins will be approved administratively by City Engineer staff, only in extreme situations, and may be placed to the side and/or rear of the parcel as far from a public street as possible.

3.2.6.4. Fencing

Metal decorative fences may be used to fence manmade water bodies and retention basins.

3.2.7. Land Disturbance

New development should respect and maintain the natural topography on a site through sensitive site organization and minimizing land disturbance. Layout of new development should follow and respect the natural topography of the site to the maximum extent possible. Over lot grading to create a large level lot or site shall be limited to disturbed sites and in all cases minimized to the extent practical.

Extensive grading or unusual site improvements (e.g. large retaining walls) to force a preconceived design onto a particular piece of property is strongly discouraged. Berms, channels, swales, and similar man-made changes to the landscape must be designed and graded to be an integral part of the natural landscape and to provide a smooth transition in changes of slope.

3.3. Parking and Access

3.3.1. General standards

3.3.1.1. Applicability

Parking, access and design standards apply to all uses, unless otherwise stated. Vehicle display and storage areas at vehicle dealers, vehicle repair businesses and vehicle storage facilities, and areas intended for the storage or movement of vehicles on industrial sites are not exempt.

3.3.1.2. Large vehicles and equipment

Outdoor storage or overnight parking of semi-trucks, semi-trailers, and other vehicles having a gross vehicle weight rating of at least 17,000 pounds is prohibited in residential and commercial use areas, except within commercial service or storage yards and loading areas. Exceptions are pickup trucks, personal recreational vehicles not being used for habitation, and vehicles associated with a business on a commercial site. Construction equipment may only be stored on lots in residential and commercial use areas while construction is permitted.

3.3.2. Access

3.3.2.1. Shared access

- Shared and master planned access, rearage roads and/or access easements across parcels are permitted and encouraged and will be required where considered necessary by Development Services staff and/or city engineer, with administrative approval, to minimize potential congestion, decrease accident potential and reduce the number of curb cuts and conflict points along a street.
- Commercial and individual development must be designed to provide for shared access with adjacent commercial and industrial parcels to the greatest extent practical. Provisions must be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.
- Property owners cannot block access to parking lot connections on adjacent parcels.
- Vehicular access easements from one lot to adjacent lots and for private driveways within a lot may be provided on the subdivision plat or by separate recorded instrument. Such access easements may be specifically defined or blanket access easements.

3.3.2.2. Curb cuts

- Curb cuts and ramps must be placed at convenient and safe locations. Curb cuts must be limited to the fewest necessary to provide adequate circulation and workable access to a parking area.
- Commercial and industrial driveway connections to public streets shall be designed to align with opposing driveways or be offset a minimum of 80 feet, measured from face of curb or edge of pavement to face of curb or edge of pavement on undivided streets.
- Curb cuts must be spaced at intervals of at least 250 ft., or at least 500 ft. along major arterials, unless this would prevent access to a separate property (not an outparcel) and a rearage road is not possible.
- When a parcel fronts on two different streets, or a street and a rearage road, the curb cut must be from the street with the lower functional classification unless otherwise administratively approved by Development Services staff.
- Curb cuts and ramps must avoid crossing or funneling traffic through loading areas, drive-through aisles and outdoor trash storage and collection areas.

3.3.2.3. Driveway throats

- Driveway throats to parking areas serving <50,000 sq. ft. of commercial, industrial or civic GFA accessing non-arterial streets must be at least 20 ft. long.

- Driveway throats to parking areas serving at least 50,000 sq. ft. of commercial, industrial or civic GFA, and those accessing arterial streets, must be at least 30 ft. long.
- Driveway throat length is measured from the right-of-way line.

3.3.2.4. Entry orientation

Entrance drives should align with focal points in a development such as landmark towers or landscape features, whenever practical.

3.3.2.5. Emergency access

Site design elements must reasonably accommodate access standards of emergency vehicles and services.

3.3.2.6. Service functions

Service functions must be integrated into the circulation pattern in a way that minimizes interaction with customer vehicles and pedestrians.

3.3.2.7. Connectivity for multi-family residential development

Multifamily residential development must not be planned as “pods”, isolated from surrounding development, but instead must be integrated into the larger grid of public streets and internal access driveways. Residential development with multiple unit dwellings must have pedestrian and vehicular connections to adjacent residential and commercial development.

3.3.3. Circulation

3.3.3.1. Circulation routes

- Circulation and parking areas in a development must be designed to be safe, efficient and attractive, considering use by all modes of available transportation.
- Parking lots must provide well-defined circulation routes for vehicles, bicycles and pedestrians that minimize conflicts to the greatest extent practical.
- Circulation routes must focus on main entries and exits, and provide for secondary access points to the greatest extent practical.
- Redundant circulation cannot reduce land available for landscaping or walkways.
- Vehicle circulation paths must be designed and sited to calm traffic where practical without the required need for vertical deflection devices such as speed bumps and humps. Horizontal deflection and psychological traffic calming (traffic circles, corner neckdowns, chicanes, tapers, landscape medians, small turn radii, decorative paving) is encouraged.

3.3.3.2. Safety and conflict points

Circulation areas must be designed so vehicles can proceed safely without posing a danger to pedestrians or other vehicles, and without interfering with parking areas. Standard traffic control devices and signs must be used to direct traffic where necessary.

To the maximum extent practicable, pedestrians and vehicles must be separated through walkways or sidewalks. Where complete separation of pedestrians and vehicles is not possible, landscaping, bollards, decorative paving, lighting and other permanent methods must be used to delineate pedestrian areas and other conflict points.

3.3.4. Parking Aisles

3.3.4.1. Aisle and curb cut dimensions

Access drive lanes and aisles must have the following widths (excluding added width from curb return areas) at the gutter line:

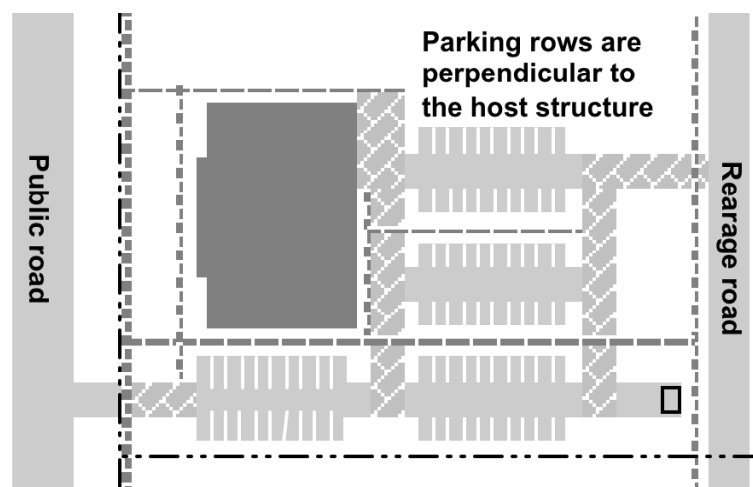
- Residential driveway: 8 ft. - 24 ft.
- Residential parking lot: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two-way
- Nonresidential parking lot to 99 spaces: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two-way
- Nonresidential parking lot 100 spaces or more: 10 ft. - 24 ft. one way, 24 ft. - 36 ft. two-way
- Service access driveways: drive width sized for adequate vehicular access and turning movement

Parking area aisles must have these minimum widths:

- Angle 0° / parallel to aisle: at least 12 ft. one way, at least 20 ft. two-way.
- Angle 30°: at least 11 ft. one way, at least 20 ft. two-way.
- Angle 45°: at least 13 ft. one way, at least 21 ft. two-way.
- Angle 60°: at least 18 ft. one way, at least 23 ft. two-way.
- Angle 90°: at least 24 ft.

3.3.4.2. Aisle orientation

In large parking lots, parking aisles must be oriented perpendicular to buildings where practical in order to minimize the need for pedestrians to walk parallel to moving cars and across landscaped areas.



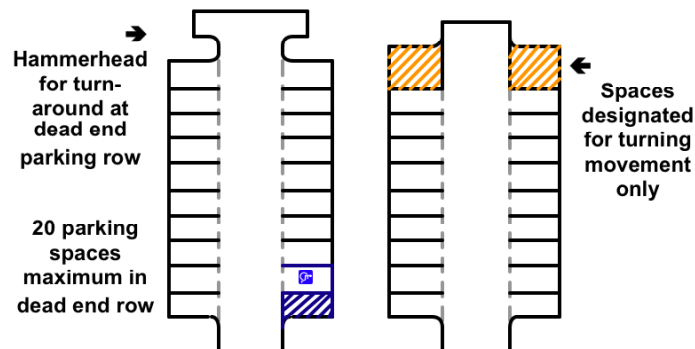
3.3.4.3. Mixture of angles and one-way and two-way aisles

Mixture of one-way and two-way parking aisles, or different degrees of angled parking in a parking area is prohibited, except when individual parking areas are separated by a landscape buffer at least 5 ft. wide.

3.3.4.4. Dead end aisles

Dead end aisles must be avoided wherever possible. Where a dead end aisle is unavoidable, adequate space for unimpeded turn-around must be provided.

Dead end aisles may contain no more than 20 parking spaces.



3.3.4.5. Head-in/head-out and parallel parking from the public right-of-way

Parking areas larger than 12 spaces fronting on residential local street or lower must be designed so vehicles can leave without backing or fronting out onto a public street, or having to reenter a public street to access another aisle on the same lot. Driveways for single household dwelling units are exempted.

3.3.5. Stacking/Queuing Areas

3.3.5.1. Drive-through aisles

Minimum length of off-street stacking lanes for drive-through aisles must be provided as follows:

Bank teller window, ATM: at least 50 ft. measured from teller, window or ATM.

Restaurant drive-through: at least 50 ft. measured from order box, at least 30ft. between order box and first payment or pick-up window.

Other uses with drive-through windows (pharmacy, dry cleaners, etc.): at least 50 ft. measured from window.

Drive-through aisles must be physically separated from parking and circulation areas, and:

- Cannot interfere with the on-site parking and circulation for other vehicles on the site.
- Cannot interfere with on-site parking.
- Cannot result in traffic queuing into a drive aisle, adjacent property or street.

Drive-through aisles must be 10 ft. - 12 ft. wide.

Drive-through aisles and pickup windows cannot be on a street-facing side of the building.

Reduction of minimum length of queuing length may be approved by Development Services staff if it can be demonstrated that it is necessary and feasible.

3.3.5.2. Gas pumps

There must be at least 20 ft. space for one vehicle stacked behind the vehicle at the far end of a row of gas pumps, and room for other vehicles to bypass stacked vehicles at fueling areas.

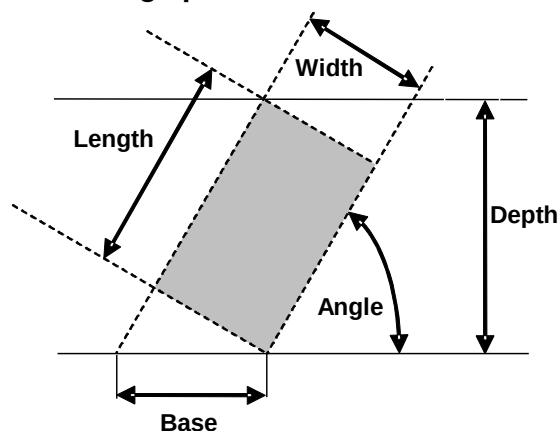
3.3.6. Parking and Loading Space Bulk Standards

3.3.6.1. Parking space dimensions

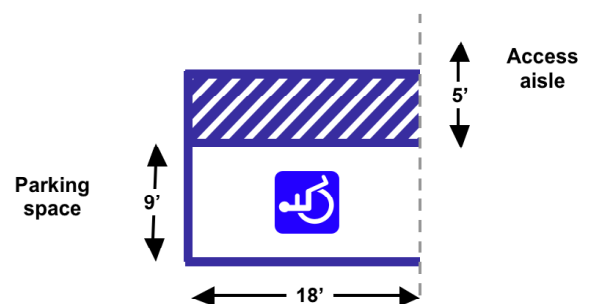
Parking spaces must have the following dimensions:

- Standard parking space (perpendicular or angled to the aisle): 9 ft. x 18 ft.
- Standard parking space (parallel to the aisle): 8 ft. x 23 ft.
- Handicapped parking space: 9 ft. x 18 ft., plus a clear 5 ft. x 18 ft. loading area to the side. Two handicapped spaces may share one loading area.
- Motorcycle space: 4.5 ft. x 9 ft.
- Off-street loading space: 12 ft. x 25 ft.
- Bicycle space: a stationary object where a user can secure both wheels and the frame of the bicycle with a 6 ft. cable and lock. The stationary object may be a freestanding bicycle rack, a wall-mounted bracket; an enclosed bicycle locker; a three point bicycle rack; or a fenced, covered, locked or guarded bicycle storage area.

Parking space measurements



Handicapped parking space



3.3.6.2. Parking space location

3.3.6.2.1. Lots and Parcels Fronting along FM 685, Carl Stern Boulevard and SH 130

Parking for non-residential buildings on non-corner lots must have at least 50% of the parking spaces placed behind the front building line.

Parking for non-residential buildings on corner lots must have at least 30% of the parking spaces placed behind the front building line.

Parking for non-residential buildings larger than 50,000 sf. is exempt from this parking space location requirement.

3.3.6.2.2. Lots and Parcels Fronting along internal streets

Parking for non-residential buildings on non-corner lots must have at least 70% of the parking spaces placed behind the front building line.

Parking for non-residential buildings on corner lots must have at least 50% of the parking spaces placed behind the front building line.

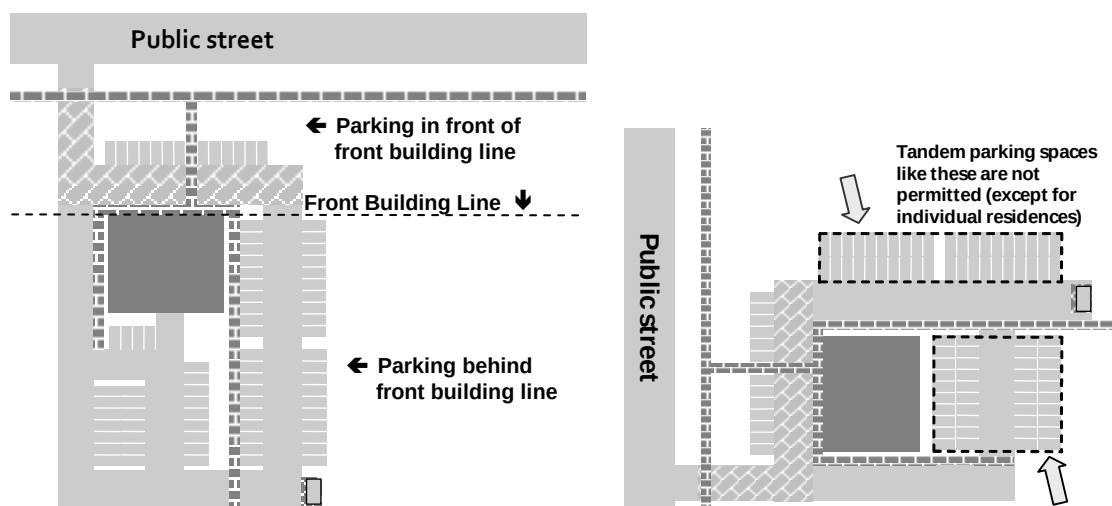
Parking for retail, commercial and industrial uses in buildings larger than 50,000 sf. is exempt from this parking space location requirement.

3.3.6.2.3 Lots and Parcels Fronting along UP Railroad Right-Of-Way

Parking for non-residential uses may be located without limitation, provided that landscape screening is provided along the UP Railroad right-of-way that comply with requirements set forth with Section 3.5.3.4 Parking lot and vehicular use screening.

3.3.6.3. Tandem parking

Tandem parking spaces, where the only access to a parking space is from another parking space, are permitted only for individual residential units.



Parking for non-residential buildings

3.3.7. Parking and Loading Space Number Standards

3.3.7.1. Required parking spaces

Uses should offer only the minimum amount of parking that is necessary to meet anticipated normal demand. The number of required off-street parking and truck loading spaces for a use is as follows.

Residential use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Dwelling unit: single household	2 per dwelling	n/a	n/a
Dwelling unit: single household + accessory unit, at least 2 units	1.5 per dwelling	n/a	n/a

Commercial use classification	Required spaces (minimum)		Required loading spaces (minimum)
Multi-tenant retail buildings (shopping centers); indoor recreation facility	1 per 400 sq. ft. GFA	n/a	1 per tenant; may be waived by Development Services staff
Restaurant, bar/tavern, adult oriented use (live entertainment), nightclub, club/lodge	1 per 150 sq. ft. GFA	n/a	1
Retail uses, including: art studio, performing; art studio, visual; bank; bakery, retail; convenience store; funeral home; gas station; grocery store; instructional facility; large item sales and rental; personal and business service shop; print shop; retail store; vehicle minor repair.	1 per 400 sq. ft. GFA	n/a	1 per tenant; may be waived by Development Services staff
Office uses, including medical office, professional office, veterinary clinic	1 per 400 sq. ft. GFA	n/a	1 per building
Child day care facility, pet day care and boarding, elderly day care facility	1 per employee + 3 (n/a for child day care in a home)	n/a	n/a
Lodging establishment (all) (restaurants, bars, nightclubs and other accessory uses computed separately)	1.2 per guest room + 1 per 100 sq. ft. GFA meeting/banquet room	n/a	1 + 1 per 5000 sq. ft. GFA meeting room area
Entertainment facility: theater	1 per 4 seats	n/a	1
Farm product sales, flea market, kennel, plant nursery, greenhouse	No requirements	n/a	n/a

Industrial use classification	Required spaces (minimum)		Required loading spaces (minimum)
Light industrial use, trade use, vehicle major repair	1 per 1000 sq. ft. GFA	n/a	1 per 2500 sq. ft. GFA or 2 per user/tenant, whatever is more
Research laboratory	1 per 400 sq. ft. GFA	n/a	1 per building
Warehouse and distribution facility	1 per 2000 sq. ft. GFA	n/a	1 per 5000 sq. ft. GFA
Vehicle storage facility	1 per 400 sq. ft. GFA office space + 1 per stored vehicle	n/a	n/a

Institutional use classification	Required spaces (minimum)		Required loading spaces (minimum)
Community facility, amenity center	1 per 500 sq. ft. GFA	n/a	n/a
Hospital (excluding general medical office space)	0.5 per bed + 1 per 500 sq. ft. GFA inpatient treatment area + 1 per 400 sq. ft. GFA outpatient treatment area	n/a	1 per 20,000 sq. ft. GFA
Place of worship or assembly	1 per 5 seats in primary sanctuary or assembly area	n/a	Required for accessory uses (school, etc.)
School: elementary, middle and high	1 per 10 seats in auditorium/cafatorium	n/a	1 per cafeteria + 1 per gymnasium + 1 per assembly hall + 1 bus per 2 classrooms

Temporary use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Christmas tree lot, carnival, construction equipment field storage lot, vehicle sales-off site	No set minimum; parking plan requires approval by CD staff	No set maximum n/a	No set minimum; parking plan requires approval by CD staff
Construction field office	3 per facility	n/a	n/a
Garage sale, lot sales office, model home	No requirements	No requirements	No requirements

Accessory use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Agricultural activity, antenna-radio hobbyist, antenna-non-residential use, boat house, CMRS facility (attached), dock, home occupation, satellite dish, swimming pool	No requirements	No requirements	No requirements
CMRS facility (freestanding), public utility substation	No requirements	No requirements	1 per site
Drive-through facility	Refer to queuing area standards	n/a	n/a

3.3.7.2. Variance to minimum parking requirements and parking space location

Reducing minimum parking requirements may be approved by the Board of Adjustment if it can be demonstrated that the parking space location or required minimum number of spaces are not necessary to meet the normal day-to-day needs of a proposed use.

3.3.7.3. Handicap designated parking spaces

Handicapped designated parking spaces must be placed on the shortest possible accessible route of travel to an accessible building entrance. The number of handicapped designated parking spaces required for nonresidential uses is:

Total spaces	<25	36-50	51-75	76-100	101-150	151-200	201-300	301-400	401-500	501-1000	greater than 1000
Handicapped spaces	1	2	3	4	5	6	7	8	9	2%	20 + 1 per additional 100 total spaces

3.3.7.4. Motorcycle parking spaces

One or more motorcycle parking spaces must be provided for every 100 standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than 50 spaces.

3.3.7.5. Bicycle parking

One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals.

3.3.7.6. Shared parking facilities

Agreements which share parking between uses with non-conflicting parking demands (eg. a church and a bank) are encouraged as a means to reduce the amount of land area devoted to parking if the applicant can demonstrate that shared parking is feasible. Where different uses create staggered parking demand periods, shared parking calculations among adjacent parcels is permitted to justify reducing the amount of required parking.

3.3.7.7. On-street parking

Designated on-street parking spaces no more than 200 ft. from the main entrance of a building with a commercial use may be counted towards the required amount of parking spaces for commercial and retail use. These spaces do not count towards the permitted parking space location requirements. Designated on-street parking spaces no more than 100 ft. from the entrance of a building may be counted towards the required amount of parking spaces for residential use with multi-unit dwellings. On-street parking being counted towards the required amount of parking spaces for any use or business, other than a residential amenity center, recreation use, common open space use, or parkland must not encroach into single family detached residential areas.

3.3.7.8. Building or use enlargement

When a building or use is enlarged 25% or more, additional parking and loading spaces, in compliance with Section 3.3.7, minimum required parking, must be provided based on the building area associated with the enlargement.

3.3.7.9. Space computation and fractions

Fractional results will be rounded up when computing the number of required parking and loading spaces.

3.3.8. Landscaping Areas

3.3.8.1. Applicability

These standards do not apply to single household dwellings, two to four household dwellings, single family attached dwellings, or parks and common open space.

Specific plant material standards are detailed in the landscaping standards in this chapter. Parking setback and buffer yard standards are detailed in the bulk standards section in this PUD.

3.3.8.2. Parking lot interior landscaping

Landscape areas must consist of at least 10% of the interior area of a parking lot. Landscaped islands may be clustered or evenly distributed.

3.3.8.3. Parking lot entrances

Landscape islands at least 10 ft. wide must be used to define primary parking lot entrances.

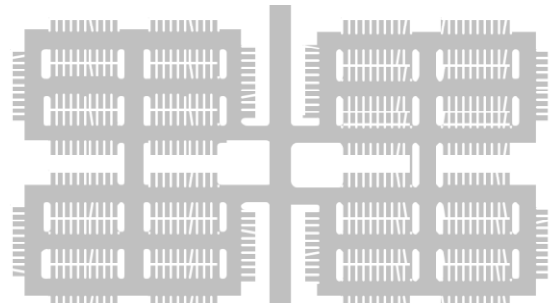
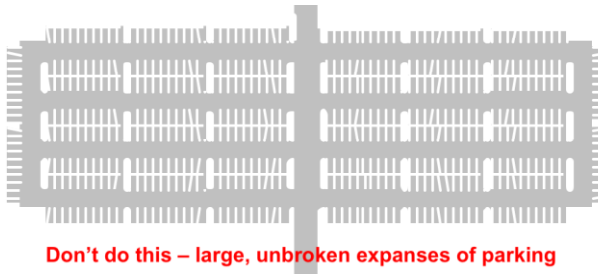
3.3.8.4. Parking rows

Landscape islands of at least 180 sq. ft. must be placed at both ends of a parking row.

Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 180 sq. ft.

3.3.8.5. Division of large parking lots

Large parking lots must be visually and functionally segmented into smaller lots with no more than 150 parking spaces, by landscape islands at least 10 ft. wide, to the greatest extent practical.



Do this – divide large parking areas into a series of connected lots.

3.3.8.6. Connecting walkways

The landscape area following a connecting walkway within a commercial center must be at least 5 ft. wide.

3.3.8.7. Parking overflow to landscape areas

Parking cannot overflow onto areas outside of the designated parking area that does not meet the minimum pavement standards for the use. Parking and vehicle display on pedestrian and landscaped areas is prohibited.

3.3.8.8. Street corners

A corner landscape area must be provided if parking or a drive aisle is between a building and the street corner. Parking spaces and drive aisles must be at least 30 ft. from the intersection point of property lines at the corner.

3.3.9. Development Standards

3.3.9.1. Surface standards and paving materials

3.3.9.1.1. Permanent surfacing

- Parking and loading areas must have a permanent surface of asphalt, concrete, brick, paver blocks or a solid surface of similar or better durability and performance characteristics.
- Porous pavement and concrete may be used for individual parking spaces and lightly used drive aisles. Porous pavement and concrete is discouraged for busy drive aisles, service drives and truck/freight loading areas. Porous pavement cannot be used for handicapped parking spaces.

3.3.9.1.2. Permanent surfacing exception: single and two-household dwellings

- Porous pavement may be used as a parking surface for single and two household dwellings.

- Driveways may have a “Hollywood driveway” design, where the driving surface is broken up into paved tracks at least 2.5 ft. wide for the wheels, separated by a planted strip.
- Driveway width shall be no wider than a 2-door garage at property line; driveways for 3rd garage door must flare out.
- Parking on an unpaved surface is prohibited.



Separated Hollywood driveway strips

3.3.9.1.3. Permanent surfacing exception: temporary uses

Permanent parking surfaces are not required for temporary uses. A parking plan must be approved for temporary uses, subject to Development Services staff review.

3.3.9.2. Grading and drainage

Parking and loading areas must be graded and drained to dispose of all surface water, in conformance to the approved drainage plan for the site.

3.3.9.3. Markings

Parking spaces, aisles, entryways, loading spaces and queue spaces surfaced in permanent materials must be marked to show their location.

Handicapped parking spaces must be marked with the international symbol of accessibility on the space and on a sign at the head of the parking space.

Motorcycle parking spaces must be marked with a sign at the head of the space, from 3 ft. and 5 ft. above the parking surface.

Parking space markings for one, two and three household dwellings are not required.

3.3.10. Shopping cart return areas

Shopping cart return areas must be defined by curbs and landscaping.

3.4. Architectural design

3.4.1. Single Household and Two- to Four-Household Residence Design

3.4.1.1. Mandatory homeowner association

A mandatory homeowner association shall be created and maintained for all single household and two-to-four-household residential development.

3.4.1.2. Required elements

Single household and two to four household dwellings must include at least one of the following elements:

- Side, detached, rear or alley-loaded garage
- Masonry (brick, stone) wainscot at least 4 ft. on front and side exterior walls, if the side walls are not those materials
- One story scaled entries recessed or covered with a porch, canopy, or other shading device
- Functional front porch at least 72 sq. ft.
- 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.

3.4.1.3. Exterior Wall Standards:

- Exterior surface area (all stories) of primary buildings shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit, cementitious-fiber planking (not panels) or similar material approved by the Development Services staff.
- Solid wood planking, decorative cementitious-fiber panels and other materials approved by the Development Services staff may be used for accent features.
- A minimum of fifteen percent (15%) of the front primary building façade for buildings shall consist of window or door openings.
- All building fronts shall have at least four different design features to break the wall plane. The following are examples of the types of design features that meet this requirement: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical "elevation" off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Development Services staff. Windows shall have a maximum exterior reflectivity of twenty percent (20%).

- Design elements and detailing, including the presence of windows and window treatments, trim detailing, and exterior wall materials, must be continued around the structure. The percentage of design elements and detailing are not required to be consistent on all facades.



Façade with elevation design features, first floor articulation and detached rear garage



Example of façade with elevation design features, individual garage doors (projecting), and articulation of first story



Example of façade treatment through first and second floor articulation, elevation design features, color selection of garage doors (projecting)



Example of elevation design features



Example of elevation design features, first floor articulation, and individual garage doors (flush)



Avoid - flat and boxy 2-story facade with low-pitched roof and lacking elevation design features



Avoid – façade with flat pitch roof, lack of pedestrian-scaled entry and elevation design features

3.4.1.4. Facades - corner

Houses on corner lots shall be articulated on both street facades; continue siding material palette on both street-facing facades and incorporate architectural elements such as side porches, bay windows, gable roofs and similar design elements and detailing on side street facing façade. The percentage of design elements and detailing are not required to be consistent on both facades.



Corner lot/street facing facades - example of elevation detailing continued on both façades



Corner lot/ street facing facades – continuation of elevation design features



Avoid: Side street facing façade that lacks elevation design features



Avoid: Side street-facing facade that lacks elevation design features

3.4.1.5. Garages

3.4.1.5.1. Front-loaded garages

A front-loaded garage may occupy no more than 70% of the house frontage.

3.4.1.5.2. Garage doors - articulation

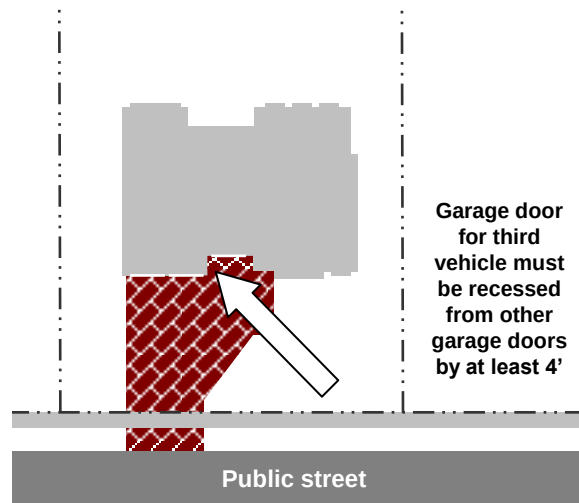
- Garage doors articulation shall include detailing and/or relief in the surface using wood or wood-like finished materials, windows are a preferred element
- Paint colors and/or stain for garage doors shall be compatible with the color palette of the building elevation on which the garage door is located
- Individual garage doors are preferred on street facing facades; garage doors are limited to 2-car garage size.
- The use of 3 garage doors on a street facing facade is discouraged; At least one of the 3 garage doors must be side facing or recessed a minimum of 4 ft. from the other garage doors.



Detailing of the wooden garage door provides required garage door articulation on street facing facades



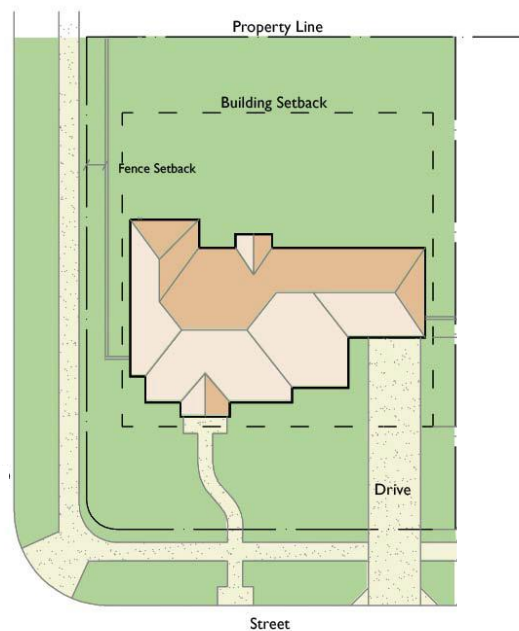
Three-car garage with detailed, individual garage doors; note required recess of two doors on right



Driveway flares out are required from the property line to accommodate the 3 garages

3.4.1.5.3. Orientation: corner lots and open space lots

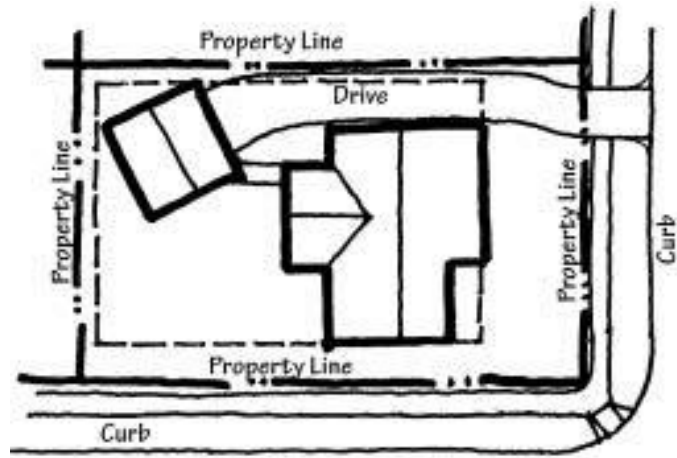
Garages for one and two household dwellings accessed from the fronting street must be located on the interior lot line side of the lot, opposite from the corner or open space lot.



Corner lot: locate garage/driveway away from the corner

3.4.1.5.4. Types of garages

3.4.1.5.4.1. Garage – detached rear



A detached rear garage is a permitted garage type.



Example of detached rear garage



Example of detached rear garage



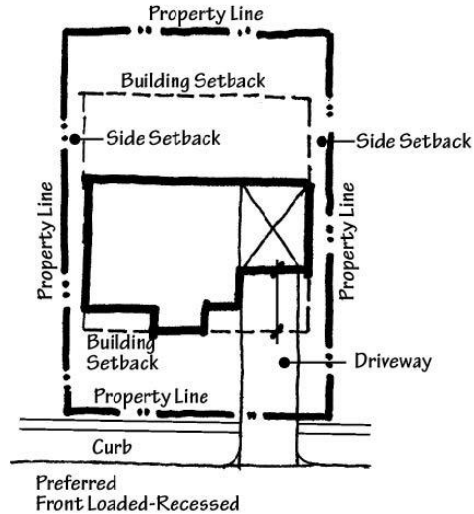
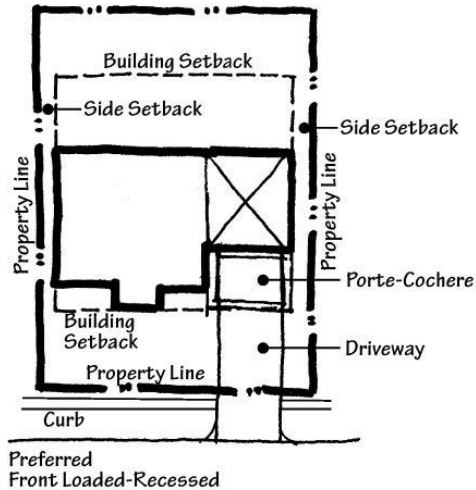
Example of detached rear garage



Example of detached rear garage

3.4.1.5.4.2. Garage - recessed

A garage door recessed from the face of the front façade is a permitted garage type. An overhead eave is a preferred detail element above the garage



Street facing garage with a large eave and individual garage doors



Recessed, tandem garage with individual garage door and detailing above



Recessed front garage creates a shadow line and emphasis on the rest of the facade

3.4.1.5.4.3. Garage - flush with façade

Garage doors flush with the street facing façade require detailing on the façade to de-emphasize the visual impact of the garage, including the following:

Trim or banding around the garage door

Garage door relief detailing and windows are a preferred element

Coordinated color selection to de-emphasize the garage door

Individual garage doors are preferred



Avoid - flush garage with completely flat 2- car garage door, no detailing or relief, highlight paint color on door inadvertently attracts attention, lack of trim around door, lack of first floor façade articulation above garage

3.4.1.5.4.4. Garage – projecting

Garages projecting in front of the street facing façade may protrude in front of the façade provided that detailing is provided on all exposed garage facades to de-emphasize the visual impact of the garage.

Windows and individual garage doors are preferred element.

The following are required on projecting garage:

- Integrated trim or banding around the garage door that matches the residential building
- Detailing and articulation of the door facade
- Color selection that does not emphasize the garage door
- An architectural top to the garage, such as a gabled roof



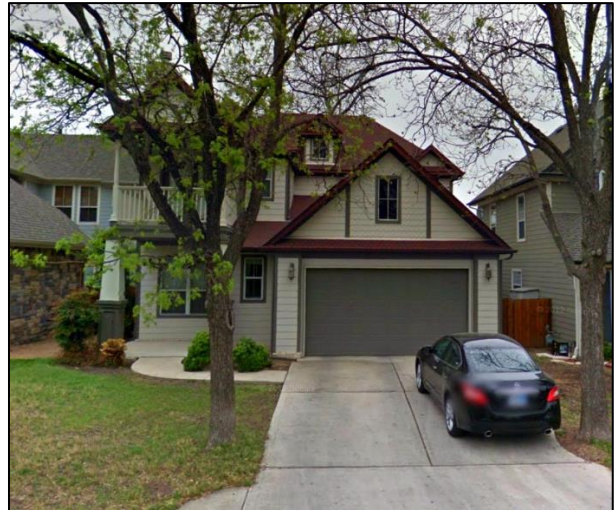
Projecting garage- example of integration of matched house/garage siding, trim detailing above, garage door detailing, accent colors, articulation of first floor level above garage, and use of gable above



Projecting garage – example showing windows on door, detailing and trim and good color selection



Projecting garage – example integration of masonry siding matching façade, good detailing, trim and color selection (note: garage door lacks adequate detail)



Projecting garage- example of integration of siding on garage trim, accent lights, accent colors, articulation of first story level, detailing on garage door, gable and centered window above

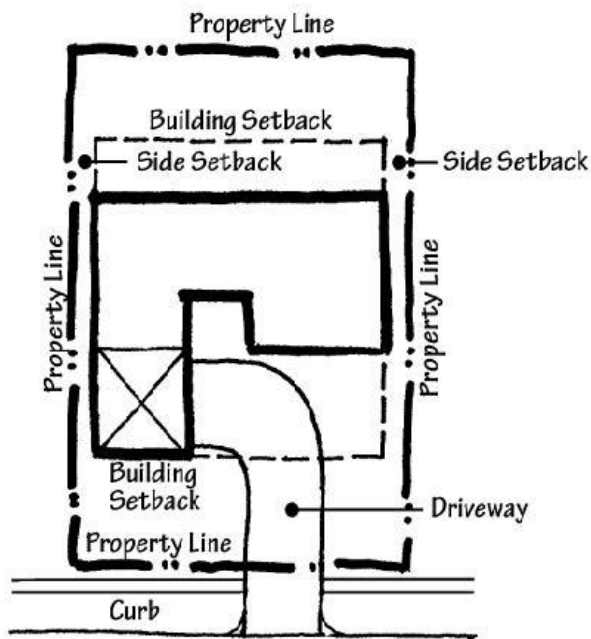


Avoid - projecting garage with completely flat 2-car garage door, no detail, paint color not complimentary to house façade. Light color masonry poor selection choice as it highlights the garage

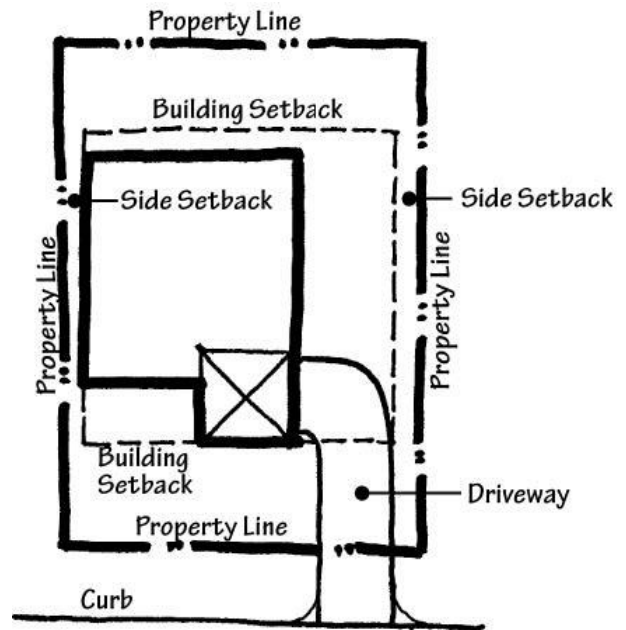
3.4.1.5.5. Garage - side-loaded

Garages that are side-loaded (in relation to the street) are a preferred and permitted garage type provided the following requirements are incorporated:

- Garage door articulation requirements are incorporated
- Placement of driveway pavement meets setback restrictions
- Driveway pavement is limited to the minimum necessary for safe vehicular movement



Inside Swing Side Loaded



Outside Swing Side Loaded



Side-loaded garage with individual doors and windows

3.4.1.5.6. Garage – Rear alley loaded

Alley loaded garages is a permitted garage type. Alley loaded garages may be attached or detached from the home.

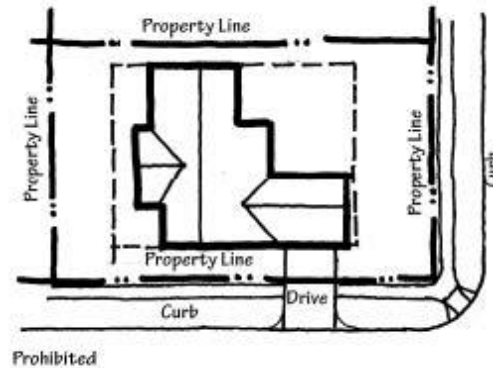
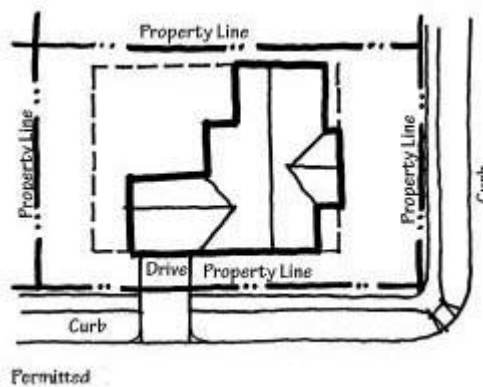


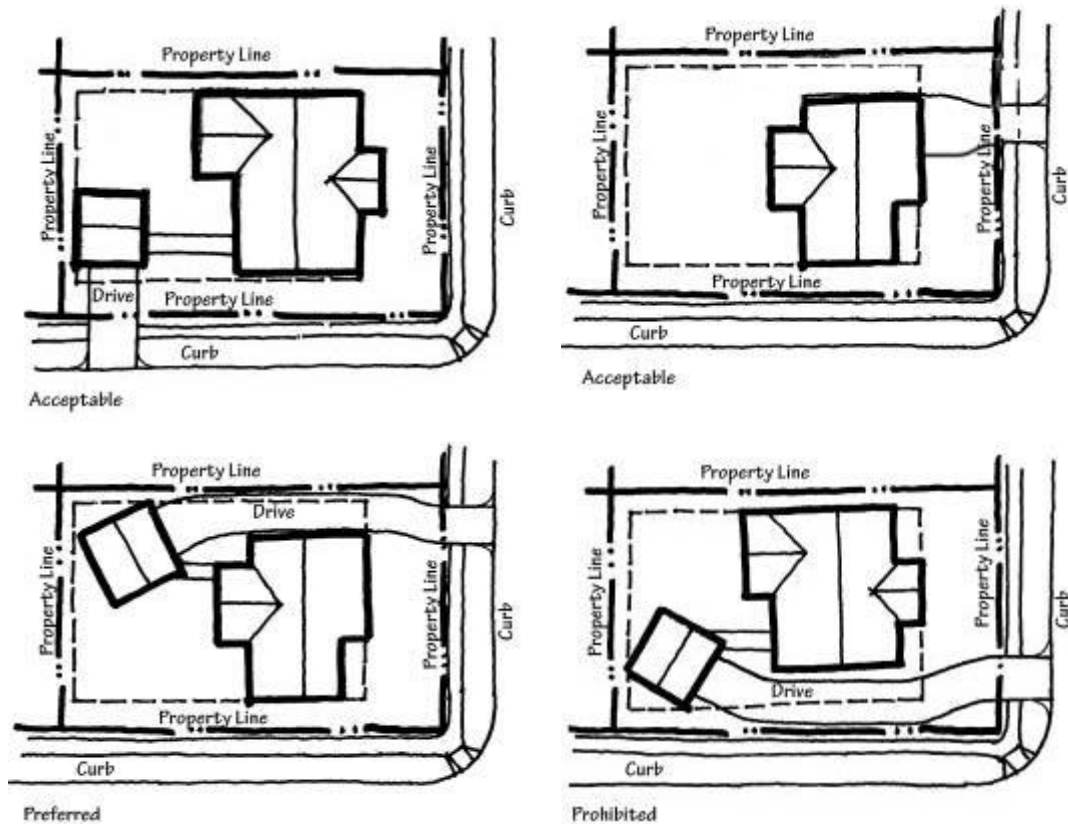
Garages access from rear alley

3.4.1.5.7. Corner lot garage placement

Minimize the visual prominence of garage and driveway placement on corner lots by incorporating the following:

- Avoid garage placement/driveway access from a side street that is:
 - Centered on an approaching street. It is visually prominent
 - Placed close to the street corner
- Avoid garage placement/driveway access from the fronting street that is:
 - Placed close to the street corner



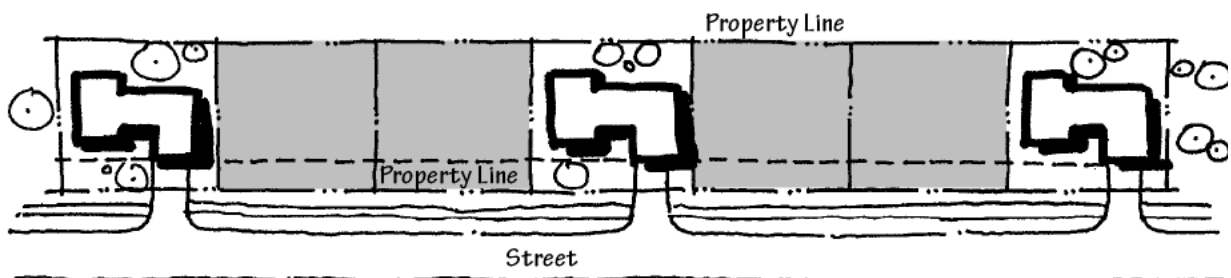


3.4.1.6. Plan spacing and repetition

No two elevations of the same style and plan type are permitted side-by-side within a given block face. Developments with single household and two household dwellings must adhere to the following minimum standards:

3.4.1.6.1. Same plan, different elevation, same side of the street

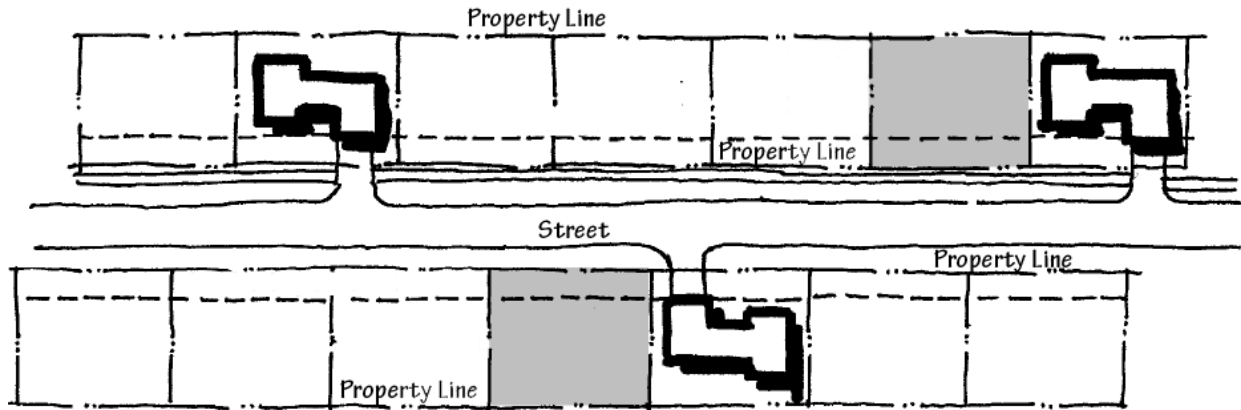
When building different elevations of the same plan on the same side of the street, two lots must be skipped and the home (same plan, different elevation) shall be placed on the third lot.



Same Plan, Different Elevation, Same Side of the Street

3.4.1.6.2. Same plan, different elevation, opposite side of the street

When the same plan, different elevation is on the opposite side of the street, the lot fronting the property, and the one beside it shall be skipped, for a total of two skipped lots, and the home (same plan, different elevation) shall be placed on the third lot. The lot fronting the subject lot is defined as a lot that has one or more side property lines directly across the street from the subject lot.

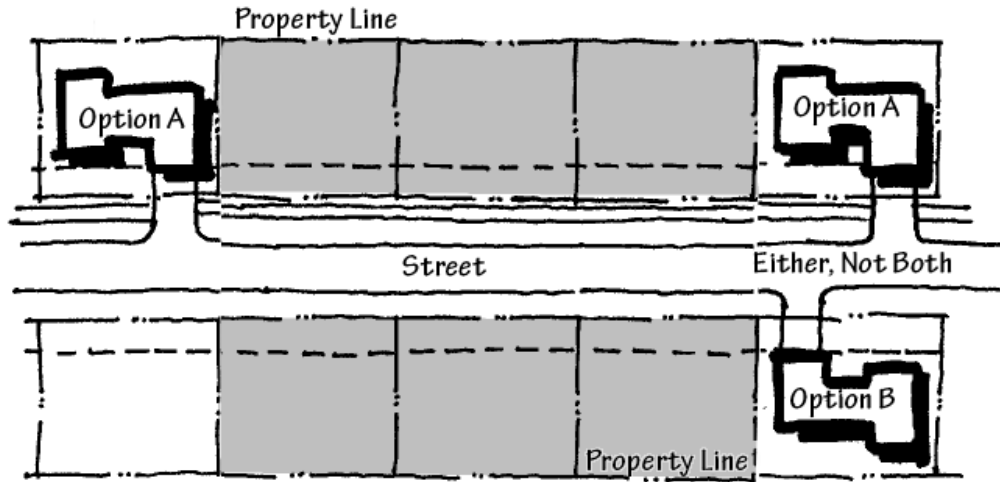


Same Plan, Different Elevation, Opposite Side of Street

3.4.1.6.3. Same plan, same elevation, same or opposite side of the street

When the same plan, same elevation is on the same side of the street, three lots shall be skipped and the home (same plan, same elevation) shall be placed on the fourth lot.

When the same plan, same elevation is on the opposite side of the street, the lot fronting the property shall be counted as the first lot, then count an additional two lots and place the home (same plan, same elevation) on the fourth lot. The lot fronting the subject lot is defined as a lot that has one or more side property lines directly across the street from the subject lot.



Same Plan, Same Elevation, Same or Opposite Side of Street



Same elevation on non-adjacent lots (2 lots must be skipped)



Diversity in elevations (even within the same architectural style), no duplicate elevations adjacent

3.4.1.7. Roofs

On buildings with pitched roofs, the minimum roof pitch is 6:12. Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity galvanized metal roofing materials.

3.4.1.8. Mechanical equipment screening

Rooftop mechanical equipment is prohibited unless placed where they are not visible from the public ROW.

Ground mounted mechanical equipment (air conditioning units, utility boxes, etc.) must be hidden or screened with architecturally integral wing walls or landscape screening material that will grow to the same height as the equipment being screened, or placed where they are not readily visible from a public street, to the greatest extent practical.

Solar panels and rain collection tanks are exempt from mechanical equipment screening standards.

3.4.2. Single Household Attached and Multiple Unit Household Residence Design

3.4.2.1. Architectural style

Distinct groups of buildings on a site must share common, identifiable, complementary design elements and/or detailing in a multiple household residential development. This includes non-residential structures in the development such as amenity centers, laundry and maintenance buildings, garages, carports, and dumpster enclosures.

3.4.2.2. Form and mass

A single, large, dominant building mass should be avoided.

Multiple household residential building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base.

Changes in mass or form should be related to entrances, the integral structure and/or the interior space organization, and not just for cosmetic effect.

3.4.2.3. Exterior walls

3.4.2.3.1. Pattern

Facades must be articulated with bays, insets, balconies, porches, stoops or other similar design elements related to entrances and windows.

3.4.2.3.2. Four-sided design

All walls viewed must include materials and design characteristics consistent with those on the front. Lesser quality materials for side or rear walls are prohibited.

3.4.2.3.3. Long walls and facades

- The maximum length of a multiple household residential building is 200 ft.
- Wall and roof planes must have offsets or setbacks with a differential in horizontal plane of at least 2 ft. every no more than 50 ft.
- Up to six townhouse units may be attached in a single row.

3.4.2.3.4. Building entries

- Common balconies on perimeter walls providing access to two or more units are prohibited.
- Building entries next to a public street, private drive or parking area must be articulated to provide an expression of human activity or use in relation to building size through the use of doors, windows, entranceways, and other design features such as corners, setbacks, and offsets can be used to create articulation.

3.4.2.3.5. Garage doors

Front loading garage doors on multiple household residential building must include the following elements:

- Front-loaded garage doors may comprise no more than 50% of the total length of the front façade of a multiple residential building's front façade. Every two single-bay garage doors or every double garage door must be offset by at least 4 ft. from the plane of an adjacent garage door,
- Garage doors must integrate into the overall building design with color, texture or other similar design elements.

3.4.2.3.6. Windows and transparency

- All walls and elevations on all floors of multiple household buildings must include windows, except when necessary to assure privacy for adjacent property owners.
- Exterior windows should be located to promote occupant surveillance of entryways and common areas.

3.4.2.3.7. Building roofs

- On buildings with pitched roofs, the minimum roof pitch is 6:12.
- Roof forms must be designed to correspond and denote building elements and functions such as entrances and arcades
- On buildings where flat roofs are the predominant roof type, parapet walls must vary in height and/or shape at least once every no more than 50 ft. along a wall façade. Exceptions to the parapet standards may be administratively approved by Development Services staff if it can be demonstrated that the building design character meets the intent of this Section.
- On buildings where sloping roofs are the predominant roof type, each building must have a variety of roof forms

3.4.2.4. Materials and color

3.4.2.4.1. Building materials

- Building exterior materials must be high quality and durable. Masonry, stone and/or brick must be used as exterior materials for at least 40% of exterior facades, excluding doors, windows and trim. Wood, fiber-cement siding, corrugated metal, and stucco are suitable examples of appropriate secondary exterior materials.
- Deviations up to 10% to building material standards may be administratively approved by Development Services staff if it can be demonstrated that the building material meets the design intent of this Section.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered buildings are prohibited.

3.4.2.4.2. Roof materials

- Roof materials must be high quality and durable. Acceptable roof materials include concrete tile, architectural asphalt shingles, metal shingles and split seam metal.
- Flat roofs may utilize any roofing material but must include a parapet.

3.4.2.4.3. Material or color changes

- Material or color changes must only occur at a change of plane or reveal line.
- Exceptions to location of material or color change standards may be administratively approved by Development Services staff if it can be demonstrated that the location meets the design intent of this Section.
- Piecemeal embellishment and frequent material changes are prohibited.

3.4.2.4.4. Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.

Mechanical equipment must be located where their acoustics will not be disruptive to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standards.

3.4.3. Commercial, Office, Public, Institutional and Mixed-Use Building Design

3.4.3.1. Architectural style

Attached or distinct group of buildings on a site must share common identifiable, complementary design elements and/or detailing. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

A building must have a single definitive, consistent style; mixing of various architectural styles on the same building is discouraged.

3.4.3.2. Form and mass

A single, large, dominant building mass must be avoided in new building additions involving changes to the mass of existing buildings. Changes in mass should be related to entrances, tenant spaces, the integral structure and/or the interior space organization and activities.

3.4.3.3. Exterior walls

3.4.3.3.1. Base and top

Façades and walls must have a recognizable base, with design examples achieving this criteria including (but not limited to):

- thicker walls, ledges or sills;
- integrally textured materials such as stone or other masonry;
- integrally colored and patterned materials such as smooth-finished stone;
- lighter or darker colored materials, mullions or panels; or
- planters;
- wainscoting or plinth course

Façades and walls must have a recognizable top, with design examples achieving this criteria including (but not limited to):

- cornice treatments, other than colored stripes or bands alone, with integrally textured materials such as stone or other masonry or differently colored materials;
- sloping roof with overhangs extending a minimum of 18 inches;
- stepped parapets.



Example of sloping roofed building with recognizable base and top.



Example of flat roofed building with recognizable base and top.

3.4.3.3.2. Four-sided design

All walls must include use materials and general design characteristics consistent those on the front.



Example of four sided design

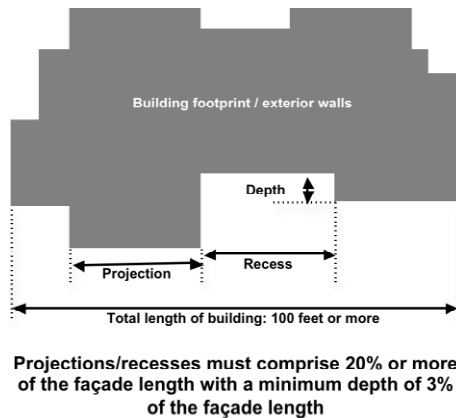


Example of four-sided design



3.4.3.3.3. Long walls and façade; projections and recesses

- Walls at least 100 ft. long must include wall plane projections or recesses having at least 3% depth of the façade length, and extending at least 20% of the façade length.
- Deviations up to 10% to wall plane projections or recesses may be administratively approved by Development Services staff if it can be demonstrated that the building wall design meets the design intent of this Section.



Large retail store with projections and recesses

3.4.3.3.4. Exterior walls

- Exterior walls cannot have a blank, uninterrupted length. greater than 50 ft. without including one or more of these the following design features: change in plane, change in texture or masonry pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use. Deviations up to 10% to side or rear wall articulation may be administratively approved by Development Services staff if it can be demonstrated that the building wall design meets the design intent of this Section.

3.4.3.3.5. Primary building entrances

Primary building entrances must be clearly defined and shall be recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.



Well-defined building entrance

3.4.3.3.6. Retail building entrances

Anchor stores (defined as a retail building containing greater than 25,000 sf), and freestanding, single-use buildings, must have a clearly defined, highly visible customer entrance with four or more of the following elements (but not limited to):

- Arcades
- Arches
- Canopies or porticos
- Details such as tile work and moldings integrated into the building structure and design
- Display windows
- Integral planters or wing walls that include landscaped areas and/or places for sitting
- Outdoor patios
- Overhangs
- Peaked roof forms
- Raised corniced parapets over the door
- Recesses and/or projections
- Clinging vines
- Bas-relief artwork or mosaics
- Trellis

At least 25% of the additional stores in a shopping center must have two or more of the elements listed above.



Projections, arches, raised cornice parapet, integrated tile work and molding



Outdoor patio, display windows



Peaked roof form, canopy, display windows, projections



Peaked roof form, projections, arcade, display window, arches

3.4.3.3.7. Awnings

Awnings may only be used in detached increments above individual windows, doors and entries.



Separate awnings above individual windows

3.4.3.3.8. Transparency in commercial buildings

At ground level floors, buildings must have a high level of transparency: façades and walls that face a public street, plaza, or primary customer parking areas (excluding the building rear and side facades and service areas) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 50% of its length along the front facade, except where the internal arrangement of a building makes it impractical to provide transparency along a portion of a wall. In these conditions, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 25% of required transparent areas, except when fronting on plaza areas.



Good door and window coverage on prominent elevations

3.4.3.3.9. Garage doors

- Garage bay doors fronting on a public street: design elements shall include the following: doors must be segmented, with windows covering at least 25% of the garage surface. Roll-up garage doors are prohibited. Garage doors must be recessed at least 2 ft. behind the building façade. Garage bay doors must be integrated into the overall design of the host building with color, texture, windows and similar or compatible design elements. Bay doors may not be visible from a residential use.
- Vehicle service areas and bays must be screened or sited so visibility from a public street is as low as possible: landscape screening shall comply with requirements set forth with Section 3.5.3.4 Parking lot and vehicular use screening.
- Roll-up garage doors are permitted in vehicle service areas and bays.



Garage doors integrated into building architecture

3.4.3.4. Building roofs

3.4.3.4.1. Roof form design

Roof forms must correspond to and denote building elements and functions such as entrances, arcades and porches. Roof forms should relate to adjacent buildings to the greatest extent practical.

3.4.3.4.2. Required features

Sloping roofs must have one of the following features:

- Overhanging eaves, extending at least 1.5 ft. past the supporting wall or facade.

- Sloping roofs that do not have an overhanging eave, or with an eave less than 1.5ft past the supporting wall or facade must have an average slope of at least 1 ft. of vertical rise for every 3 ft. of horizontal run and no more than 1 ft. of vertical rise for every 1 ft. of horizontal run.

3.4.3.4.3. Roof lines

The continuous plane of a roof line must be no more than 100 ft. unless it can be demonstrated it meets the intent of this Section. Exceptions may be administratively approved by Development Services staff.



Example of varied roof line plane

3.4.3.4.4. Drive through facilities

Drive through facilities must be architecturally integrated into the host structure.

Drive through facilities must be located to minimize or avoid conflict with internal pedestrian routes. Pedestrian paths must be distinguished from vehicular driving surfaces by textured and colored pavement or other contrasting design element to emphasize conflict points and enhance pedestrian safety.



Drive-through architecturally integrated into host structure

3.4.3.5. Canopies

3.4.3.5.1. Architectural integration

Canopies must include design elements found on the main building, such as color, exterior materials and/or roof pitch.

3.4.3.5.2. Canopy support poles

Canopy support poles must include design elements consistent with the overall architectural theme of the primary building, or pole covers at least 18 in. in diameter or width, with a similar surface material and architectural treatments as the dominant material on the host building.

3.4.3.5.3. Canopy fascia

Canopy fascia must be the same color as the dominant color of the host building. Striping and banding on canopies is prohibited.



Canopy design integrated into site

3.4.3.6. Materials and color

3.4.3.6.1. Building materials

- Predominant building exterior materials must be high quality and durable. Masonry (stone, brick, decorative CMU and similar materials) must be used as exterior materials for at least 40% of exterior facades, excluding doors, windows and trim. Wood, fiber-cement siding and textured concrete/EIFS are examples of appropriate secondary exterior materials.
- Corrugated metal is an acceptable material. Corrugated metal and ACM panels are examples of acceptable accent materials, and may have a cumulative surface area of no more than 30% of the area of all exterior walls on a building.
- Building-integrated photovoltaics (BIPV) may substitute for any amount of predominant and secondary exterior materials.
- Smooth-faced concrete block, painted masonry, and tilt-up and precast concrete panels are prohibited.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated metal buildings and panels are prohibited.

3.4.3.6.2. Roof materials

- Roof materials must be high quality and durable. Acceptable roof materials include concrete tile, architectural asphalt shingles, metal shingles, split seam metal, photovoltaic roof tiles and shingles, and solar panels.
- Planted green roofs are permitted and strongly encouraged.
- Flat roofs may utilize any roofing material but must have a continuous parapet.

3.4.3.6.3. Building colors

- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors should be muted and compatible with the dominant building color.
- High intensity colors, metallic colors, black, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- High intensity colors, and black or grey, may be used on building trim and accents.

3.4.3.6.4. Material or color changes

- Material or color changes must occur only at a change of plane or reveal line, unless when administratively approved by Development Services staff.



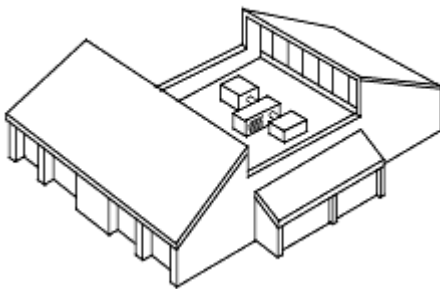
Change in materials at a change in plane.

3.4.3.7. Mechanical equipment screening

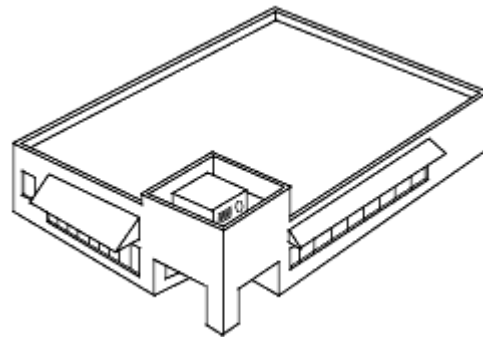
Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at a height least as high as the equipment to be screened. Makeshift equipment screens, such as wood or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping to the greatest extent practical.

Solar panels and rain collection tanks are exempt from mechanical equipment screening standards.



Example of appropriate screening for rooftop mechanical equipment



Example of appropriate screening for rooftop mechanical equipment

3.4.3.8. Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location practical.

Utility equipment must be painted or coated to match the color of the mounting surface, to the greatest extent practical.

Utility equipment located in an area that may be frequently seen by the general public must be screened to the extent practical with landscape screening or a wing wall architecturally integrated into the host building structure.



Utility equipment at back of building painted to match wall



Utility equipment in more visible location screened by wing wall

3.4.3.8.1. Cobranded uses

Cobranded uses such as restaurants and convenience stores must be well integrated into the host structure. Using disharmonious architectural elements, such as a non-compatible façade materials or disharmonious roof pitch from the host building structure is prohibited, unless it can be demonstrated that it meets the intent of this Section.



Cobranded uses with harmonious architectural elements

3.4.4. Industrial building design

3.4.4.1. Intent

This section shall not apply to industrial structures over 200,000 sq. ft. in area.

3.4.4.2. Character and image

In industrial developments located on a single site, each building must include compatible building design characteristics shared by all buildings in the development, such as façade materials and colors, so the development forms a cohesive place.

Distinct groups of buildings on a site must share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

3.4.4.3. Form and mass

A single, large, dominant building mass should be avoided in new buildings and, as much as possible, in projects involving changes to the mass of existing buildings. Changes in mass must be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

3.4.4.4. Exterior walls and facades

3.4.4.4.1. Pattern

Façades and walls must include a repeating pattern with an expression of architectural or structural bays through a change in plane, such as an offset, reveal, pilaster, projecting ribs, fenestration patterns, or piers; and any of the following elements:

- color change
- texture change
- material module change

Design elements must repeat at intervals of no more than 60 ft. Deviations up to 10% to the interval repetition may be administratively approved by Development Services staff.

3.4.4.4.2. Four-sided design

All façades and walls must include materials and design characteristics consistent with those on the front façade. Inferior or lesser quality materials for side or rear walls are prohibited.

3.4.4.4.3. Garage doors

Bay doors must be screened using wing walls, carefully placed berms on the site, or other effective screening and site planning techniques, or otherwise sited so visibility from the public streets is minimized. Bay doors must be integrated into the overall design of the host building with color, texture, windows and similar or compatible design elements. Segmented garage bay doors with windows are preferred to roll-up garage doors.

3.4.4.4.4. Primary building entrances

Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

3.4.4.5. Building roofs

3.4.4.5.1. Planted green roofs

Planted green roofs, solar panels and rain collection tanks are strongly encouraged

3.4.4.6. Materials and color

3.4.4.6.1. Building colors

- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors must be muted and compatible with the dominant building color.
- High intensity colors, metallic colors, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- Brighter colors, and black or grey, may be used on building trim and accents.
- An exception to the color standards may be administratively approved by Development Services staff if it can be demonstrated that the color selection meets the design intent of this Section.

3.4.4.6.2. Building materials

Durable, high quality building materials must be used. Brick, stone, split-face CMU, EIFS, detailed tilt-up concrete panels, and building-integrated photovoltaics (BIPV) are examples of appropriate building materials.

- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered metal buildings and panels are prohibited.

3.4.4.6.3. Material or color changes

- Material or color changes must occur only at a change of plane or reveal line.
- An exception to the location of material or color change standards may be administratively approved by Development Services staff if it can be demonstrated that the location meets the design intent of this Section.
- Piecemeal embellishment and frequent material changes are prohibited.



Industrial building design: appropriate



Industrial building design: appropriate



Industrial building design: appropriate



Industrial building design: appropriate

3.4.4.7. Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at a height at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping to the greatest extent practical.

Solar panels and rain collection tanks are exempt from mechanical equipment screening standards.

3.4.4.8. Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location practical.

Utility equipment must be painted or coated to match the color of the mounting surface to the greatest extent practical.

Utility equipment located in an area that may be frequently seen by the general public must be screened to the extent practical with landscape screening or with a wing wall architecturally integrated into the host building structure.

3.5. Landscaping

3.5.1. General standards

3.5.1.1. Visibility

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections.

3.5.1.2. Utilities

Tree trunks must be placed at least 10 ft. from streetlights and 5 ft. from wet utilities. Tree trunks must be placed at least 4 ft. from gas lines.

3.5.1.3. Clear zone at intersections

Trees in tree lawns must be at least 15 ft. from the curb return corner at street intersections.

3.5.2. Required landscaping: single and two-household dwellings

3.5.2.1. Tree number

Lots with single household and two household dwellings must have at least the following number of trees:

- Street tree - one native tall tree shall be installed per 25 ft. - 30 ft. of linear street frontage within the tree lawn area provided trees are set back from utilities. Required street trees may be installed in the front yard only if inadequate tree lawn area is available to meet the street tree frontage requirements. It is the responsibility of the installer to insure there are no conflict with utilities and complies with clear vision area

requirements. Intersection clear zones and curb cut visibility areas are not included in the street frontage calculations.

- One native tall tree or two native short trees for every 3,000 sq. ft. of lot area.

Existing native tall and short trees conforming to Section 3.18.3.3 may be used to meet minimum tree planting requirements.

3.5.2.2. Shrub number

Lots with single household and two household dwellings must have one or more native shrubs for every 1,000 sq. ft. of lot area. All of the required shrubs must be placed in the front half of the lot. Lots at least 50,000 sq. ft. do not need more than 100 shrubs.

3.5.2.3. Tree and shrub size

Native tall trees must have a trunk of at least 2 in. caliper and 10-12 ft. ht. Native short trees must have a caliper of at least 1.5 in. and 8-10' ht. Planted shrubs must have at least 1-gallon container or be at least 2 ft. tall, and grow to a height of at least 2 ft.

3.5.2.4. Groundcover

Groundcover must be planted on areas of developed parcels that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.

3.5.3. Required landscaping: non-residential and 3+ household residential development

3.5.3.1. Landscaping areas

Parcels with a non-residential use or 3+ household residential structures must be landscaped as follows. Additional plants may be required per buffer yard standards in Section 3.1.6, and mechanical equipment screening requirements.

Planting requirements set forth in this Section shall comply with standards set forth in Section 3.5.1. Minor deviations to the standards set forth in this Section may be administratively approved by Development Services staff if it meets the intent of this Section.

3.5.3.2. Minimum percentage

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

- Commercial uses: 15%
- Commercial pad sites: 5%
- Multifamily dwellings: 20%
- Office and professional uses: 15%
- Institutional and civic uses: 15%
- Industrial or manufacturing uses: 10%

3.5.3.3. Tree and shrub requirement

For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

3.5.3.4. Parking lot and vehicular use screening

The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- Vehicular use areas shall be screened from all abutting rights-of-way, including the UP Railroad, by a continuous landscaped area not less than 10 ft. deep.
- Vehicular use areas shall be screened from all abutting residential property by a continuous landscaped area not less than 8 ft. deep.
- Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.
- In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.
- Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.
- Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.
- Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.
- Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.
- Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 3.5.3.2.

3.5.3.5. Tree and shrub standards applicable to this Section

The following standards apply to trees and shrubs:

- Planting areas for each tree provided shall have a minimum undisturbed pervious area of at least 100 square feet and shall be planted or covered with grass, mulch, or other appropriate ground cover.
- Each development shall provide at least three (3) different species. No more than 50% of all trees, per development, shall be of the same species.
- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

3.5.3.6. Tree and shrub size

Native tall trees must have a caliper of at least 2 in. and 10-12 ft. ht. Native short trees must have a caliper of at least 1.5 in. and 8-10' ht. Planted shrubs must have minimum 1-gallon container or be at least 18 in. tall.

3.5.3.7. Tree and shrub placement

Trees and shrubs may be clustered in groups, to present a natural environment and ease maintenance. All trees must be placed on the parcel being developed, unless otherwise permitted. If Development Services staff finds that it is impractical to plant trees and/or shrubs on parcels being developed, those trees and/or shrubs may be planted elsewhere in the PUD. Minor deviations may be administratively approved by Development Services staff in cases where necessary due to site constraints.

3.5.3.8. Groundcover

Groundcover must be planted on areas on a developed parcel that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.

3.5.4. Materials, maintenance, and replacement

3.5.4.1. Plant materials

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

3.5.4.2. Native tall trees

Native and adapted tall trees that can be planted or used to meet landscaping requirements include the following.

Anaqua	(Ehretia anacua)
Bald Cypress	(Taxodium distichum var. distichum)
Bigtooth Maple	(Acer grandidentatum)
Black Walnut	(Juglans nigra)
Blackjack Oak	(Quercus marilandica)
Bur Oak	(Quercus macrocarpa)
Cedar Elm	(Ulmus crassifolia)
Chinquapin Oak	(Quercus muhlenbergii)
Durand Oak	(Quercus sinuate)
Escarpment Live Oak	(Quercus fusiformis)
Lacebark Elm	(Ulmus parvifolia)
Monterey Oak	(Quercus polymorpha)
Montezuma Cypress	(Taxodium mucronatum)
Pecan	(Carya illinoensis)
Red Maple	(Acer rubrum)
Red Oak	(Quercus lobatae)
Sawtooth Oak	(Quercus acutissima)
Shumard Oak	(Quercus shumardii)
Southern Live Oak	(Quercus virginiana)
Texas Ash (female only)	(Fraxinus texensis)
Texas Red Oak	(Quercus texana)
Western Soapberry	(Sapindus drummondii)
Winged Elm (female only)	(Ulmus alata)
Yellow Buckeye	(Aesculus pavia var. flavescens)

Established deciduous and semi-deciduous (not coniferous or palm) canopy trees at least 30 ft. tall with a trunk of at least 4 in. caliper of other species, that are not on the nuisance tree list.

3.5.4.3. Native short trees

Native and adapted short trees that can be planted or used to meet landscaping requirements include the following.

American Smoke Tree	(Cotinus obovatus)
Anacacho Orchid Tree	(Bauhinia lunarioides)
Big Tooth Maple	(Acer grandidentatum)
Blackhaw Viburnum	(Viburnum prunifolium)
Carolina Buckthorn	(Frangula caroliniana)
Cherry Laurel	(Prunus caroliniana)
Chitalpa	(Chitalpa)
Crape Myrtle	(Lagerstroemia indica)
Desert Willow	(Chilopsis linearis)
Downy Serviceberry	(Amelanchier arborea)
Eve's Necklace	(Styphnolobium affine)
Evergreen Sumac	(Rhus virens)
Goldenball Lead Tree	(Leucaena retusa)
Kidneywood	(Eysenhardtia texana)
Lacey Oak	(Quercus laceyi)
Mexican Buckeye	(Ungnadia speciosa)
Mexican Plum	(Prunus Mexicana)
Mexican Poinciana	(Caesalpinia mexicana)
Mexican Redbud	(Cercis canadensis var. Mexicana)
Mountain Laurel	(Cala secundiflora)
Possumhaw Holly	(Aquifoliaceae Ilex decidua)
Red Buckeye	(Aesculus pavia)
Rough Leaf Dogwood	(Cornaceae Cornus drummondii)
Rusty Blackhaw Viburnum	(Viburnum rufidulum)
Saucer Magnolia	(Magnolia x soulangiana)
Smokeberry	(Cotinus coggygria)
Soapberry	(Sapindus drummondii)
Spicebush	(Lauraceae Lindera benzoin)
Texas Mountain Laurel	(Sophora secundiflora)
Texas Persimmon	(Diospyros texana)
Texas Pistachio	(Pistacia texana)
Texas Redbud	(Cercis canadensis var. texensis)
Western Soapberry	(Sapindus drummondii)
Yaupon Holly	(Ilex vomitoria)

Established deciduous and semi-deciduous trees 10 ft. to 30 ft. tall with a trunk of at least 3 in. caliper of other species, that are not on the nuisance tree list.

3.5.4.4. Native shrubs

Recommended native and adapted shrubs that can be planted or used to meet landscaping requirements include the following.

Abelia	(Abelia)
Agarita	Mahonia trifoliolata)
Agave	(Agavaceae)
American Beautyberry	(Callicarpa Americana)
Bamboo Muhly	(Muhlenbergia dumosa)
Barbados Cherry	(Malpighia glabra)
Beautybush	(Kolkwitzia amabilis)
Big Muhly	(Muhlenbergia lindheimeri)
Black Dalea	(Dalea frutescens)
Burford Holly	(Ilex cornuta 'Burfordii')
Bush Germander	(Teucrium fruticans)
Butterfly Bush	(Buddleja davidii, Buddleja marrubiifolia)
Caellia	(Camellia)
Cenizo/Texas Sage	(Eucophyllum frutescens)
Coralberry	(Symphoricarpos orbiculatus)
Cotoneaster	(Cotoneaster)
Deer Muhly	(Muhlenbergia rigens)
Dwarf Chinese Holly	(Ilex cornuta Rotunda)
Elaeagnus	(Elaeagnus pungens)
Flame Acanthus	(Anisacanthus quadrifidus)
Flowering Senna	(Senna corymbosa)
Forsythia	(Forsythia x intermedia)
Fragrant Mimosa	(Mimosa borealis)
Fragrant Sumac	(Rhus aromatica)
Germander	(Teucrium fruticans)
Gulf Muhly	(Muhlenbergia capillaris)
Inland Sea Oats	(Chasmanthium latifolium)
Japanese Barberry	(Berberis thunbergii)
Mexican Feather Grass	(Nassella tenuissima)
Mock Orange	(Philadelphus coronarius)
Mountain Sage	(Salvia regal)
Nandina	(Nandina domestica compacta)
Primrose Jasmine	(Jasminum mesnyi)
Rose of Sharon	(Hibiscus syriacus)
Sage	(Salvia)
Sideoats Grama	(Bouteloua curtipendula)
Skull Cap	(Leguminosae Scutellaris)
Sweet Mockorange	(Philadelphus coronarius)
Texas Dwarf Palmetto	(Sabal minor)
Texas Lantana	(Lantana horrida)
Texas Sage	(Leucophyllum frutescens)
Texas Sotol	(Dasylirion texanum)
Turk's Cap	(Malvaviscus arboreus)
Upright Rosemary	(Rosmarinus officinalis)
Viburnum (all)	(Viburnum)
Witch Hazel	(Hamamelidaceae Hamamelis
virginiana)	
Wooly Butterfly Bush	(Buddleia marrubiifolia)
Yellow Bells	(Tecoma stans)
Yucca	(Yucca)

3.5.4.5. Nuisance plants

Nuisance plants include the following. Nuisance plants may not be planted or used to meet the City's landscaping requirements, and are not protected by tree preservation, replacement, protection and removal standards.

Trees:

American Sweetgum	(Liquidambar styraciflua)
Arizona Ash	(Fraxinus velutin)
Bois d'arc	(Maclura pomifera)
Boxelder Maple	(Acer negundo)
Bradford Pear	(Pyrus calleryana bradfordii)
Brazilian Pepper	(Schinus terebinthifolius)
Chinaberry	(Melia azedarach)
Chinese Parasol Tree	(Firmiana simplex)
Chinese Tallow	(Sapium sebiferum)
Elephant Ear	(Alocasia spp., Colocasia spp.)
Eucalyptus (all)	(Eucalyptus)
Euonymus (all)	(Euonymus)
Hackberry	(Celtis occidentalis)
Honey Locust	(Gleditsia triacanthos)
Honeysuckle (all)	(Lonicera)
Japanese Zelkova	(Zelkova serrata)
Juniper (males)	(Juniperus)
Leland Cypress	(Cupressocyparis leylandii)
Lombardy Poplar	(Populus nigra)
Mesquite	(Prosopis glandulosa)
Mimosa, Silk Tree	(Albizzia julibrissin)
Monkey Puzzle	(Araucaria araucana)
Mulberry (all)	(Morus)
Olive	(Olea, Elenganus)
Paulownia	(Paulownia tomentosa)
Red-Tipped Photinia	(Photinia x fraseri)
Silver Maple	(Acer saccharinum)
Tree of Heaven	(Ailanthus altissima)
Vitex	(Vitex agnus-castus)

Shrubs:

Chinese Photinia	(Photinia spp.)
Common Privet	(Ligustrum sinense, L. vulgare)
Japanese Ligustrum	(Ligustrum lucidum)
Nandina (berrying varieties)	(Nandina domestica)
Photinia (all)	(Photinia)
Pyracantha, Firethorn	(Pyracantha spp.)
Russian Olive	(Elaeagnus angustifolia)
Wax Leaf Ligustrum	(Ligustrum japonicum)

Vines:

Cat's Claw Vine	(Macfadyena unguis-cati)
English Ivy	(Hedera helix)
Japanese Honeysuckle	(Lonicera japonica)
Kudzu	(Pueraria lobata)

Poison Ivy	(Toxicodendron radicans)
Vinca	(Vinca major, V. Minor)

Other:

Eurasian Watermilfoil	(Myriophyllum spicatum)
Giant Cane	(Arundo donax)
Hydrillia	(Hydrilla verticillata)
Johnson Grass	(Sorghum halepense)
Running Bamboo	(Phyllostachys aurea)
Water Hyacinth	(Eichhornia crassipes)

All plants listed in Texas Administrative Code Section 19.300 (Noxious and Invasive Plant List), and listed as Invasive and Noxious Weeds by the USDA Natural Resources Conservation Service, are also considered nuisance plants. Other plants may be prohibited at the discretion of Development Services staff on a case-by-case basis.

3.5.4.6. Low water use plants

Low water use trees, shrubs and groundcovers shall be used to the greatest extent practical.

3.5.4.7. Planting beds

Shrub and ground cover planting beds must be separated from turf grass with edging, and must have open surface areas covered with mulch or gravel.

3.5.4.8. Topsoil

Topsoil removed during construction activity must be conserved for later use on areas requiring re-vegetation and landscaping, to the maximum extent practicable.

3.5.4.9. Plant quality

Landscape plants must be free of defects, and of normal health, height, leaf density and spread appropriate to the species, as defined by American Association of Nurserymen standards.

3.5.4.10. Installation

Landscaping must be installed using sound horticultural practices, in a way that encourages quick establishment and healthy growth. Landscaping in each phase must either be installed or the installation must be secured with a letter of credit, escrow or performance bond for 150% of landscaping value before a certificate of occupancy for any building in a phase is issued.

3.5.4.11. Maintenance

Trees and vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally

responsible for regular maintenance of all landscaping elements in good condition. Landscaping must be maintained free from disease, pests, weeds and litter.

3.5.4.12. Replacement

Required landscape elements that are removed or dead must be promptly replaced.

3.5.5. Irrigation

3.5.5.1. Automatic irrigation required

All plants on newly developed parcels, except those developed for single household and two household dwellings, must be irrigated with underground or drip irrigation, with these exceptions:

- Plants that do not require irrigation for establishment.
- Mature xeriscape areas, with established plants that do not require irrigation for survival.
- Trees established for two years or more.
- Parkland or land designated for parkland in this PUD

3.5.5.2. Irrigation plan required

An irrigation plan must be included in the landscape plan for site plan review, if applicable.

3.5.6. Tree preservation and removal

3.5.6.1. Tree preservation, removal and replacement: undeveloped and redeveloped sites

3.5.6.1.1. Nuisance trees

Nuisance trees, as defined in Section 3.6.4.5, may be removed from a developed or undeveloped lot anytime. Replacement of nuisance trees is not required.

3.5.6.1.2. Diseased, dangerous and dead trees

Diseased, dangerous and dead trees of all species may be removed from an undeveloped lot anytime. Replacement of removed diseased, dangerous and dead trees is not required.

3.5.6.1.3. Healthy, protected trees (native, tall, and small trees)

Protected trees (trees with a DBH of at least 18 in. which are not nuisance trees) that are healthy and located on a vacant parcel or redevelopment site may only be removed when the parcel is developed or redeveloped. A tree

inventory and survey, showing the location, size, species and condition of existing protected trees on a lot, must be submitted and approved with a preliminary subdivision, site plan or building permit for a development, whichever comes first.

Site features must be designed to minimize disturbance to protected trees. Tree wells or cut areas may be used to preserve the original grade around an existing tree to the extent practical.

At least 50% of the total number of healthy protected trees must remain on the site or be relocated on a site within the PUD. Gross DBH loss of protected trees to be removed must be replaced at a 1:1 ratio. Replacement trees must be planted either on the development site or elsewhere in the PUD, in areas approved by Development Services staff. Replacement trees must have a DBH of at least 2 in.

A protected tree may be designated for removal if it meets one of the following criteria.

- It is in an existing or proposed easement or stormwater management system and cannot practically be saved.
- It is located where it will create a potential safety or health hazard, or a nuisance to existing or proposed structures or vehicle or pedestrian routes.
- It is located where it interferes with the installation, delivery, or maintenance of existing utility services to the site.

3.5.6.2. Tree preservation, removal, and replacement: developed lots

3.5.6.2.1. Nuisance trees

Nuisance trees may be removed from a developed lot anytime. Replacement of nuisance trees is not required.

3.5.6.2.2. Diseased, dangerous, and dead trees

Diseased, dangerous and dead trees of all non-nuisance species may be removed from a developed lot anytime.

3.5.6.2.3. Healthy, protected trees (native, tall, and small trees)

Healthy native tall and small trees with a DBH of 2.5 in. or more that cannot be considered diseased, dangerous or dead may be removed from a lot if the gross DBH loss is replaced at a 1:1 ratio (1 in. replaced for every 1 in. lost of

caliper inches DBH). At least 50% of the total number of replacement caliper inches must be planted on the lot, to the extent practical, or may be planted elsewhere within the PUD as approved by Development Services staff. Required mitigation trees planted elsewhere in the PUD shall be noted on the site plan, as well as the other site plan, and may not be counted towards future mitigation tree requirements on the other site plan.

3.5.6.3. Tree removal and replacement: signs

Healthy trees of all species and sizes, except species defined as nuisance trees, may not be removed with the intent of increasing the visibility of an existing sign, unless with administrative approval of Development Services staff.

3.5.6.4. Tree replacement conditions

3.5.6.4.1. Replacement plant types

Replacement trees may be any combination of native tall and short trees that keeps or brings the site in conformance with minimum required landscaping standards.

3.5.6.4.2. Replacement trees

Replacement trees must be placed on site, or in areas approved by Development Services staff within the PUD.

3.5.6.4.3. Landscape requirements

Existing and replacement trees may be used to meet landscape requirements. After tree removal and replacement, the number and placement of trees on a parcel must continue to conform to landscaping requirements.

3.5.6.4.4. Maintenance

Replacement trees must be maintained in good condition for one year after planting. In that year, the property owner must guarantee survival.

3.5.6.4.5. Unauthorized removal

The gross DBH loss of trees that are removed in violation of this section by the property owner, developer or any party acting on their behalf must be replaced at a 2:1 ratio (2 in. replaced for every 1 in. lost of caliper inches) with native tall trees. For illegal vegetation clearance to increase the visibility of signs per Section 3.5.6.3, replacement native tall trees must be planted in the cleared area, with 1 in. DBH for every 10 sq. ft. cleared.

3.5.6.5. Tree protection during construction

3.5.6.5.1. Tree protection zone

During construction, perimeter fencing must be erected around protected trees, at least at one-half of the drip line to the greatest extent practical , to

establish a tree protection zone, unless otherwise approved by Development Services staff. Large parcels with protected trees that are separated from construction or land clearing areas, street rights-of-way and utility easements may be "ribboned off," by placing post stakes at least 50 ft. apart and tying ribbon or rope from stake to stake along the perimeter. Storage or movement of equipment, material, debris or fill in the tree protection zone is prohibited.

3.5.6.5.2. Storage near trees

During construction, equipment cleaning or storage or disposal or waste material such as paints, oils, solvents, asphalt, concrete, motor oil or other material harmful to trees cannot be placed in the drip line of protected trees or group of trees.

3.5.6.5.3. Attachment to trees

Damaging attachments, wires, signs or permits cannot be fastened to protected trees.

3.5.6.5.4. Trenching

Trenches or footings must be outside the inner one-half of the dripline, to the greatest extent practical. Under the drip line of protected trees, no cut or fill may exceed 4 in. unless a qualified arborist or forester evaluates and approves the disturbance. When trenching for utilities, tunneling under roots greater than 8 in. diameter is required to prevent root damage. The developer is responsible for coordination with utility companies when trenching near protected trees, to the extent practical.

3.5.6.5.5. Root preservation

During grading, roots at least 1 in. in must be cut off cleanly with a handsaw about 12 in. behind the line of excavation. Exposed roots must be protected with moist backfill soil.

3.5.6.5.6. Grades

Raising the grade more than 6 in. around tree trunks is prohibited. This can cause trunk rotting, and serious damage or death to the tree. Finished grades must slope away from trunks to avoid water concentrated at tree bases.

3.5.7. Required site furniture

A parcel with a non-single family residential and a non-industrial use must have the following furniture installed, provided the condition(s) described in this Section exist on the site. Furniture must be functional. All amenities located on a site shall be owned, operated and maintained by the private property owner.

- Internal walkways: (choose 1 of the following) 1 bench, 1 trash can, 1 bike rack, or 1 masonry planter per 150 ft. linear walkway.
- Plazas: 1 bench per 50 sq. ft. and 1 trash can per 100 sq. ft. plaza area.
- Colonnades, loggias: 1 bench and 1 trash can per 50 ft.
- Bus stops: 2 benches and 1 trash can per stop (applicable to city adopted transit streets only).

3.6. Common Open Space

3.6.1. Required common open space

The PUD shall provide for a collection of privately owned, common open space lots set within a street system with access to the Brushy Creek park land. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

A minimum of 5 acres of land located within the Carmel Creek 100-year floodplain shall be established and maintained as common open space. An additional 15 acres of common open space shall be established within the PUD at locations within or adjacent to residential areas.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Property Owner's Association (POA) or other responsible entity approved by the Director. The POA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Each lot designated as common open space shall include at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the affected lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer. On-street parking will be credited toward the required parking spaces of the affected lot.

Except for undisturbed and reestablished native landscape areas, common open space shall be maintained by one of the following watering methods: an underground irrigation system; a drip irrigation system; or a hose attachment within two hundred (200) feet of all landscaping. Watering may be suspended in times of drought.

Common open space may include detention ponds that are primarily earthen, planted with plants, and functionally serve as an aesthetic and/or recreational amenity for residents. Such elements may include trails on the pond lot, water aeration fountains, shade trees and other plantings and seating. Such detention or wet ponds do not require screening.

3.6.2. Access

Common open space must be reasonably accessible to all residents of the PUD. Convenient pedestrian and vehicular access to open space must be provided. Green links and trails must be provided to common open space not readily accessible to a public street.

3.6.3. Common open space design

Common open space must be configured as a meaningful and functional space. Common open space land must be compact and contiguous to the maximum extent practicable, unless the land is used as a greenway or other linear park. Small, narrow, or unassigned strips behind or between buildings is unacceptable. Designated common open space may be in a natural, undisturbed state, landscaped for more formal, open play areas, or developed for active and/or passive recreation.

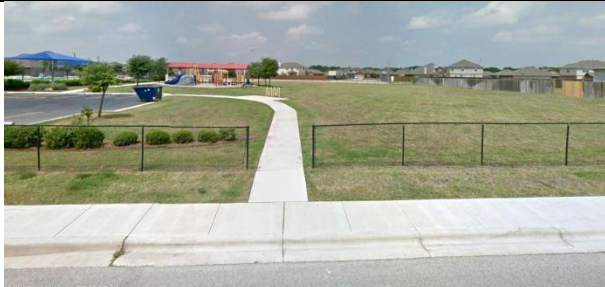
Common open space lots shall include park improvements, such as trails, lighting, seating, landscape planting, irrigation and accessory buildings and shade structures that are appropriate for the intended use and site conditions of that site. Access for police, fire or ambulance emergency providers shall be provided to private and common open spaces.

3.6.4. Areas not considered as common open space

The following do not meet the requirement for common open space:

- Private lots or yards not available for common use
- Public right-of-way or private streets and drives.
- Land covered by structures except ancillary structures associated with use of open space such as gazebos, picnic shelters or meeting rooms
- Detention/retention facilities, including drainage swales, unless designed for use as accessible and useable year-round community amenities by the residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, walking trails, etc.).

Good Open Space Examples	Open Space Examples to Avoid
 Functional common open space, including shade trees, jogging trail, sports court, and irrigated grass turf fronting on a public street	 Avoid - expansive, unmaintained area with scattered play structures, lack of shade, trees and walking paths and perimeter fence separating residents from open space
 Wide concrete trail graded for bike and pedestrian use within linear open	 Avoid - left over strip of land between street ROW and perimeter fence,

space area accessible from street, undisturbed wooded and natural area and perimeter stone wall	lack of tree cover and perimeter fence separating residents from open space
	
Concrete trail, native tall trees, natural wooded area, play area, seating, planted trees, and neighborhood pool and pool house	Avoid - expansive area with limited improvements, lack of shade trees, poorly located bike parking

3.7. Fences and Walls

3.7.1. General standards

3.7.1.1. Placement

3.7.1.1.1. Public right-of-way

Fences and walls cannot be placed in the public right-of-way.

3.7.1.1.2. Tree preservation

Fences must be placed where they will not threaten significant vegetation.

3.7.1.2. Materials

3.7.1.2.1. Finished side out

Fences with an unfinished or rough side and a finished or smooth side must be placed so the finished or smooth side faces out.

3.7.1.2.2. Prohibited materials

Materials not originally intended for use in constructing a fence are prohibited as fencing and screening materials. Examples of prohibited materials include plywood, particleboard, corrugated metal sheets (not incorporated into a frame), railroad ties, tires, door panels, and other makeshift materials.

3.7.1.2.3. Barbed wire and electric fences

Electrically charged, barbed wire and razor wire fences are prohibited. Exceptions are fences used to enclose livestock on farms, serve a public or quasi-public institution for public safety or security purposes, and temporarily securing construction vehicles and materials on a construction site.

3.7.1.2.4. Columns

Columns, pilasters, piers, finials and posts may be no more than 6 in. taller than the fence it joins.

3.7.1.3. Maintenance

3.7.1.3.1. General maintenance

Fences and adjacent landscaping must be maintained by their owners in good structural condition and repair. This includes general maintenance, painting and staining, and the replacement of broken, warped or missing portions with materials of equal or better quality that are consistent in design. Fences, walls and hedges must be vertically aligned and maintained upright; and in good structural or living condition. Angled or non-vertical fence support posts are prohibited.

3.7.1.3.2. Development perimeter walls

Individual property owners cannot alter development perimeter walls that are owned or controlled by a property owner's association without prior permission of the property owner's association.

3.7.1.4. Landscaping

Landscaping at a fence or wall may be required per landscape requirements in Section 3.5.

3.7.2. Permitted fences, walls, and hedges

The following fence, wall and hedge types are *permitted* and optional. Minor deviations to the fence standards set forth in this Section may be administratively approved by Development Services staff.

Permitted fence Area / purpose	Height	Fence transparency	Acceptable types/materials
Agricultural use	no more than 5 ft.	at least 50% along at least 50% of height, excluding columns; at least 75% along entire height in clear vision area	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Chain link Pipe Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge
Residential front yard	no more than 3 ft. (36 in.)	At least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubbery hedge

Permitted fence Area / purpose	Height	Fence transparency	Acceptable types/materials
Residential side and rear yard	no more than 6.0 ft. (72") except that 8.0 ft. permitted on rear and side fences: 1) to stair step in height to finish grade at the base of the fence or slope changes and 2) where adjacent to a commercial or other non-single family use.	at least 25%, excluding columns, when next to trail or park; otherwise, may be solid	Wood frame wire Chain link (plastic coated; no slats. Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Masonry (stone, brick, similar materials) Shrubby hedge
Tennis / basketball court	no more than 15 ft.	at least 50%	Ornamental (metal, plastic) Chain link (plastic coated only)
Cannot substitute for other fence types when forming a boundary fence.			
Perimeter security fencing (Industrial and recreational uses only)	no more than 8 ft.	at least 75%, excluding columns in front yard; may be solid behind the building line	Ornamental (metal) Masonry (stone, brick, split face CMU, similar materials)
Outdoor storage area fencing requirements apply to equipment storage yards and similar areas visible from a street.			
Temporary perimeter security fencing (construction sites only)	no more than 8 ft.	Any	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Chain link
The fence must be removed when construction ends.			
Park, open space	no more than 4 ft. 5 ft. for dog park	at least 25%, excluding columns	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, decorative CMU, similar materials) Shrubby hedge Chain link (plastic coated, for dog parks and athletic fields only)
Outdoor storage area fencing requirements apply to equipment storage yards and similar areas visible from a street.			
Parking area: non-residential and 3+ household residential development	no more than 3.5 ft. (42 in.)	at least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Bollard and chain Masonry (stone, brick, decorative CMU, similar materials) Shrubby hedge
Retention and detention pond or basin	no more than 6 ft.	at least 50%, excluding columns	Ornamental (metal)
Development perimeter walls along SH 130, FM 685 and UP Rail Road	6 ft. to 12 ft.	may be solid	Masonry (stone, brick, split face CMU, similar materials) or Shrubby hedge

3.7.3. Required fences, walls, and hedges

The following fence, wall and hedge types are required. Minor deviations to the fence standards set forth in this section may be administratively approved by Development Services staff.

Required fence Area / purpose	Height	Fence transparency	Acceptable types/materials
Swimming pool	4 ft. - 6 ft.	at least 50%	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Chain link (but not at a public pool)
	Openings or gaps in the fence must be no more than 4 in. If the perimeter fencing on the lot meets these standards, an added fence surrounding the swimming pool is not required. Construction of fence must comply with ICC Building Code requirements, as adopted.		
Outdoor storage area	6 ft. - 8 ft.; may be taller if it screens tall objects	no more than 25%; must be solid when next to or visible from residential use	Privacy (plastic) Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same, similar or compatible materials, finishes and detailing as the host structure. Masonry (stone, brick, decorative CMU, similar materials) is required when the storage area is visible from a residential use.		
Vehicle inventory area next to residential districts	6 ft. - 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same materials, finishes and detailing as the host structure.		
Residential development RV storage area	8 ft. - 10 ft.	Must be solid; gate may have transparency	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and architectural detailing as the development perimeter wall; otherwise, must conform to development perimeter wall design standards.		
Dumpster and utility area	7 ft. - 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same, similar or compatible materials, finishes and detailing as the host structure. Gates must be visually and structurally solid; must be metal. Dumpsters and compactors cannot be unscreened, unless they are used for a construction or demolition project on the site.		
Loading area wing wall	Up to the building parapet; height determined in site plan review	Must be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials)
	Must include the same, similar or compatible materials, finishes and detailing as the host structure.		
Utility substation or facility	6 ft. - 12 ft., or sufficient to conceal the substation or height required by the utility provider.	Must be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials)

Required fence Area / purpose	Height	Fence transparency	Acceptable types/materials
Development perimeter wall	6 ft. min. 8 ft. max. 4ft. max.(or 6 ft. ht. max with 10% fence transparency) when adjacent to open space	Any	Ornamental (metal) Masonry (stone, brick, decorative CMU, similar or compatible materials) Ornamental metal or combination metal and wood must be used in areas adjacent to common open space to promote views. Precast concrete walls (h-post and single panel) may only be used to replace existing stockade fence-based perimeter walls.
	Required for residential subdivisions with more than one double frontage or corner lot, where the adjacent street at the rear or side of the lots is a minor arterial or major arterial street. Walls must include masonry columns at least 18 in. x 18 in. at no more than 50 ft. intervals, and turning and end points of the wall.		

Fencing may also be required under buffer yard requirements in Section 2.3.5.

3.7.4. Gated communities

Gated communities are prohibited.

3.8. Outdoor Lighting

3.8.1. General Standards

3.8.1.1. Display levels and light pollution

Lighting must be designed to minimize light pollution and spillage on adjacent properties.

Illumination at the property line must be no more than 5 lux for non-cut-off lights, and no more than 15 lux for cut-off lights. Streetlights are exempted.

Illumination spillover onto adjacent residential zoned properties must be no more than 5 lux. Streetlights are excepted

Streetlights in public right-of-way shall be solar-powered wherever possible.

3.8.1.2. Shielding

Outdoor lighting must be shielded, except at athletic fields. Shielding is achieved when light rays are not emitted above the horizontal plane of a fixture. The cone of illumination must be at least 30° downward from the horizontal plane.

3.8.1.3. Illumination of background and foreground spaces

Background spaces such as parking lots must be illuminated as unobtrusively as possible to meet the functional needs of circulation, security and safety.

Foreground spaces, such as building entrances and plaza seating areas, must use proximate lighting that defines the space without glare to the extent practical.

3.8.1.4. Confusion with warning devices

Lighting devices that may be confused with warning, emergency or traffic signals are prohibited.

3.8.2. Permitted on-site light sources

The following light sources are permitted:

- Incandescent. Fluorescent. Warm white and natural lamps must be used to reduce detrimental effects.
- Metal halide. Light must be filtered with a glass, acrylic or translucent enclosure of the light source.
- High-pressure sodium. Must be color corrected.
- Light-emitting diode. Warm white and natural lamps must be used to reduce detrimental effects.
- Glass tubes filled with neon, argon, or krypton. Limited decorative lighting only.

Types of light sources must be compatible throughout a commercial center lot, to the extent practical.

Street light source shall be consistent throughout each development within the PUD, to the extent practical and as permitted by the utility provider.

3.8.3. Prohibited lighting

The following light sources are prohibited:

- Laser source light.
- Strobe light.
- Flashing, blinking, or variably intense light, intentional or resulting from a defect.
- Search lights

Exceptions are:

- Traditional holiday lighting not used to draw attention to a sign.
- Flashing or blinking lights required by law.
- Beacon or searchlight, including temporary display. Beacons are permitted on structures where the Federal Aviation Administration requires them.

3.8.4. Light poles

3.8.4.1. Height

Maximum light pole heights are as follows: Streetlight light pole height shall be coordinated with the utility provider.

Parking areas: 20 ft.

Pedestrian areas and drive aisles: 16 ft.

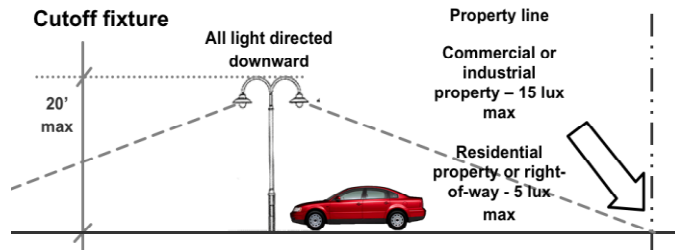
Sports fields: 50 ft.

Temporary lighting at construction sites: 50 ft.

Alley: 12 ft.

Street-local and collector: 16 ft.

Street-arterial: 24 ft.



3.8.4.2. Design

Light poles should have a base, middle and top.

Light pole design must be consistent or compatible with the style and character of the building design on the site.

Cobra head light poles are prohibited on pedestrian-oriented commercial streets, unless required by the utility provider. Decorative cobra head street light poles may be used on arterial streets, and streets in vehicle-oriented commercial and industrial areas. Where used, cobra head street light poles must incorporate a supplemental non-cobra style light mounted at a 12 ft. - 14 ft. height to illuminate the sidewalk, to the extent practical and as permitted by the utility provider.

Bare metal poles are prohibited.

Elevated form bases greater than 4 in. above grade are prohibited.

Light poles must be placed in landscape areas wherever practical. Light poles must not obstruct sidewalks or bicycle paths.

3.8.5. Attached light features

3.8.5.1. Sconces

Sconces or gooseneck lighting fixtures may be used to illuminate areas near building walls. Sconces must direct light downward against the building wall and immediately adjacent areas.

Light fixture design must be compatible with the style and character of the host structure.



An example of contemporary gooseneck lighting.

3.8.5.2. Wall packs

Wall packs may only be used at the rear of industrial buildings to light security areas. They cannot be used to draw attention to the building or provide general building or site lighting.

Wall packs must be fully shielded to direct the light downward.

Source output per wall pack must be no more than 1500 lumens.

3.8.5.3. Awnings

Awnings and canopy fascia cannot be internally illuminated.

3.8.6. Gas station canopies

3.8.6.1. Design

Lighting fixtures, including lenses, must be completely recessed into to the canopy ceiling if it is flat or no lower than 1 ft. above the lowest point of the canopy roof or fascia if it is sloped.

Source output per fixture must be no more than 3750 lumens.

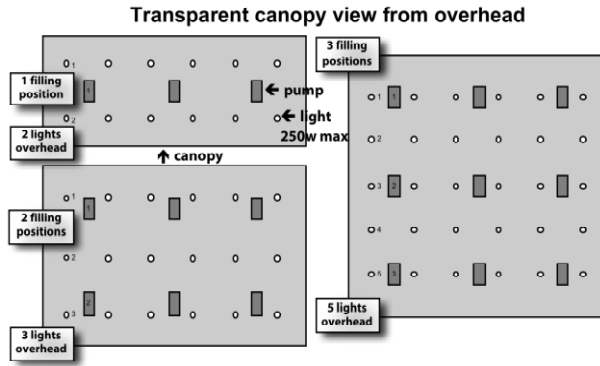
Canopy fascia cannot be illuminated, except logo signs permitted by sign requirements in Section 3.9.

3.8.6.2. Number

Canopies one pump deep may have up to two lighting fixtures per filling space.

Canopies two pumps deep may have up to three lighting fixtures per two filling spaces.

Canopies three pumps deep may have up to five lighting fixtures per three filling spaces.



3.8.7. Flood lights

Floodlights may be used only to light sports fields, outdoor recreation areas and construction sites.

Floodlights must be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare.

3.8.8. Accent lighting

Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.

Pole mounted accent lighting greater than 1 ft. tall is prohibited.

Roof-mounted and rooftop accent lighting is prohibited.

Banding of building plane changes (cornices, building corners, column edges, etc.) with neon or other illumination is prohibited.

3.8.9. Signs

Signs may be illuminated internally.

Ground mounted lights may illuminate a monument sign. Lighting should not spill over the edge of the sign wall face and must be shielded from oncoming traffic.

Exposed bulbs that outline a sign are prohibited.

Blinking, chasing, or other changes in illumination intensity, color, or direction, intentional or not, are prohibited. This includes electronic message centers.

Open faced neon channel letters are prohibited.

3.8.10. Alternative conformance

Development Services staff may administratively approve an alternative lighting plan. Alternative lighting plans must clearly identify and discuss modifications, proposed alternatives, and how the alternative plan will meet the intent of this section better than a plan conforming to this section.

Development Services staff will consider whether the proposed alternative lighting design protects natural areas from light intrusion, enhances neighborhood continuity and connectivity, and shows innovative and creative design.

3.9. Signs

3.9.1. Permitted signs

3.9.1.1. Undeveloped parcels

The following signs are permitted on lots with agricultural uses, and vacant or undeveloped parcels:

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Temporary: real estate	Freestanding (pole) or attached (wall)	1 per 1,000 ft. of street frontage	64 sq. ft. per sign	Freestanding: 10 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: Wayfinding	Freestanding (pole, monument or attached (wall)	50 ft. min. separation	32 sq. ft. per sign	Freestanding: 6 ft.	n/a
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per 1,000 ft. of street frontage	64 sq. ft. per sign	Freestanding: 10 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary displays	As permitted in Section 3.9				

3.9.1.2. Residential uses

The following signs are permitted on lots with residential uses:

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Permanent: PUD identification	Freestanding (pole, monument or integrated into entry feature)	2 per entrance into the PUD and 1 along each PUD property frontage	128 sq. ft. per sign	12 ft.; 40 ft. ht if integrated into entry feature, sculpture, monument wall, fountain, etc.)	n/a
Permanent: development	Freestanding (pole, monument or attached (wall))	1 per each entrance into the development	32 sq. ft.	6 ft.	n/a
Permanent: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft.	6 ft.	n/a
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. Attached – below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property with model home	Freestanding (pole)	1 per house	16 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: new residential development	Freestanding (pole) or attached (wall)	1 per each entrance into the development	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (pole)	1 per 50 linear feet of frontage; up to 6 for the development	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft. per sign	6 ft.	n/a
Temporary displays	Only for multiple unit household dwelling developments, subject to Section 3.9				

3.9.1.3. Institutional and civic uses

The following signs are permitted on lots with institutional and civic uses.

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Permanent	Freestanding (pole, monument)	1	32 sq. ft.	6 ft.	5 ft. from property lines
	Attached (awning, canopy, projecting, wall, window)	2 per wall	Building total = 0.5 sq. ft. per façade frontage ft.	Below roofline	n/a
Temporary: property with construction	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft. per sign	Freestanding: 6 ft.	n/a
Temporary displays	Subject to Section 3.9				

3.9.1.4. Commercial, retail and industrial uses.

The following signs are permitted on lots with commercial, retail and industrial uses:

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Permanent: PUD identification	Freestanding (monument, pole or integrated into project entry feature)	2 per entrance into the PUD and 1 along each PUD property frontage	128 sq. ft. per sign	12 ft.; 40 ft. if integrated into entry feature (wall, architectural or sculptural feature, fountain, etc.)	n/a
Permanent	Freestanding (monument): single use/building sites and outparcels	1, or 2 (1 per street frontage) if on corner lot	64 sq. ft. per sign	8 ft.	n/a 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/commercial or industrial center <100,000 sq. ft. GFA	1 per street frontage and 1 per 500 ft. of property frontage	96 sq. ft. per sign	12 ft.	n/a 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail commercial or industrial center ≥100,000 sq. ft. GFA	1 per street frontage and 1 per 1000 ft. of linear frontage	128 sq. ft. per sign	18 ft.	n/a 100 ft. from other freestanding signs on the site.
	Attached (awning, canopy, projecting, wall and window): single use/building sites	Any, up to maximum permitted area for the wall	Front/façade: 1.0 sq. ft. per linear wall frontage ft. Side and rear walls: 0.50 sq. ft. per linear wall frontage ft. 32 sq. ft. minimum signage allocation	Below roofline	n/a
	Attached (awning, canopy, projecting, wall and window): multi-tenant building/shopping center sites	Any, up to maximum permitted area for the tenant frontage of the wall where the signage will be placed	Same permitted area as single use/building sites, allocated by tenant frontage for an individual façade or wall. May be further restricted by master sign plan	Below roofline	n/a
	Attached (gas station canopy; in addition to freestanding signs)	1 on each side	no more than 32 sq. ft. per sign, (including logo)	n/a	n/a

Type		Number	Maximum sign face area	Maximum height	Minimum setback
	Attached (sculptural)	1 per building or tenant space	no more than 64 sq. ft. (height at tallest point x width at widest point)	at least 50% of sculpture height below roofline or parapet wall	n/a
Permanent: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft.	6 ft.	n/a
Temporary: property with construction	Freestanding	2 per vehicle entrance	32 sq. ft. per sign	6 ft.	5 ft. from property lines
Temporary: Wayfinding	Freestanding (pole) or attached (wall)	50 ft. min. separation	48 sq. ft. per sign	Freestanding: 6 ft.	n/a
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	1 sq. ft. per 1,000 sq. ft per sign, 32 sq. ft. per sign minimum allocation, not to exceed 128 sq. ft. per sign.	Freestanding: 8 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to provisions of Section 3.9				

3.9.1.5. Open space and recreational uses.

The following signs are permitted on common open space lots and lots with recreational uses.

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Permanent	Attached (wall) or freestanding (monument, pole), within open space lot and recreational uses	1 per street frontage	32 sq. ft.	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Permanent: District-oriented	Freestanding (pole) or attached (wall)	Unlimited; 50 ft. min. separation	32 sq. ft.	6ft.	n/a
Temporary: Wayfinding	Freestanding (pole) or attached (wall)	50 ft. min. separation	32 sq. ft.	6ft.	n/a
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary displays	Allowed only for open space or recreational uses Subject to Section 3.9				

3.9.2. Exempted signs, not requiring a sign permit

These signs are permitted in all development areas, unless noted. A sign permit is not required for exempt signs provided the sign complies with the standards set forth in this Section 3.9:

Wayfinding signs

A-frame signs, up to 12 SF in area

Address numbers and family name identification on residences.

City-owned/operated signs. On and Off-site directional kiosk signs authorized by the City of Hutto.

Directional sign: one freestanding sign per curb cut in commercial, retail and industrial uses. Signs may be no more than 6 ft. tall and no more than 18 sq. ft. in area.

For sale, for rent and for lease signs on vehicles, boats, trailers and other personal property.

Garage sale signs: up to three signs, each no more than 4 sq. ft., may be displayed only while the garage sale is in progress. Garage sale signs must be placed outside of the right-of-way and public property. Garage sale signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said garage sale sign must be removed before 5:00 PM on the last day

of the sale. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.

Hippopotamus statues no more than 3 ft. tall painted with the name, logo and/or trademark colors of the business or sponsor displaying them.



Native hippopotamus statue

Historical markers, plaques, grave markers, cornerstones and commemorative tablets.

Works of fine art that in no way identify or advertise a product or business.

National, state, local and decorative non-commercial flags, each no more than 50 sq. ft. in area, flown for their intended purpose under generally accepted flag protocol, on a flagpole or building mounted staff no taller than the maximum permitted building height in the underlying zoning district, and not acting as a form of advertising.

Open house signs: up to three signs may be used, displayed outside the public right-of-way and public property. Open house signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said open house sign shall be displayed only while the open house is in progress or for 16 hours in a one-week period, whichever is shorter. The sign must be removed immediately after the open house. Signs may be no more than 4 sq. ft. in area, and no more than 4 ft. tall.

Public Information Signs, provided such signs are removed no more than 3 days after event.

Public utility warning and underground utility identification signs.

Religious symbols (cross, Star of David, star and crescent, etc.). Signs where the shape of a religious symbol is an integral part of the sign design are not exempted.

Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial, public or semi-public use, including telephone booths, mail and newspaper boxes, vending machines, automated teller machines, gas pumps and vacuums.

Signs, notices, placards, certificates and official papers authorized or required by statute, government agency or court.

Signs for rest rooms, accepted credit cards, business organization membership (Chamber of Commerce, Better Business Bureau, etc.), meetings of civic groups, and business hours, displayed at a business.

Signs identifying zones in parking lots, no more than 6 sq. ft. in area.

Signs on concessions and rides at special events such as fairs and festivals.

Signs painted on vehicles and trailers that are operating and registered, used in everyday business activities, parked in areas appropriate for their use as vehicles normally used during business hours, and not being used only for attracting business.

Temporary decorations and displays that are clearly associated with a national, local, or religious holiday or celebration, provided there are no fire, traffic, or pedestrian hazards.

3.9.3. Prohibited signs

The following signs are prohibited in all areas of the PUD, unless noted.

Off-premise signs, except for directional kiosk signs.

Signs with changing light, color or motion effects, intentional or resulting from a defect. This prohibition includes, but is not limited to:

- Blinking, flashing, chasing, strobe and alternating color lights, integrated into a sign or not.
- Electronic message centers.
- Signs incorporating “eye catchers” and similar shiny devices designed to reflect light and create a glimmering or flashing effect.
- Signs with animated or rotating parts.
- Signs emitting flame, smoke, steam or other visual matter.

This prohibition does not apply to:

- Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated; messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.
- Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals.
- Holiday decorations and light strings displayed during November, December and January. Light strings cannot outline or highlight a sign.
- Rotating barber poles at a legitimate barber or beauty shop.
- Rudimentary time and temperature displays that are not potentially distracting to drivers.

- Warning signs and markers placed by, or authorized by and on behalf of government agencies.

Temporary signs placed in or over the public right-of-way or public property require a sign permit. Permanent signs are not permitted in the right-of-way. The city may remove signs installed without a sign permit that are located in the public right-of-way or on public property. Temporary signs placed in or over the public right-of-way or public property are permitted with an approved R.O.W. permit and City license agreement.

This prohibition does not apply to:

- Signs placed by government authorities.
- Banners placed on a light pole, utility pole, or over a street, as part of a special event of general civic interest.
- Kiosk signs.
- Wayfinding signs.
- Temporary garage sale and open house signs in compliance with Section 3.22.4 and this PUD.
- Signs placed on vehicles and trailers that are parked and used primarily as a sign.
- Signs and posters placed on trees, fences, light poles and utility poles, except parking lot zone signs on light poles.
- Banners, pennants, balloons, streamers, and other temporary signs, except on a temporary basis as permitted in Section 3.22.4.

Attached signs placed on a roof or above a parapet wall of a building. This prohibition does not apply to sculptural signs.

Attached domed, bullnose and bubble-style awning signs.

Freestanding signs placed where they might obscure a clear view of traffic on intersecting streets, and traffic warning and control signals and signs.

Signs that closely resemble or imitate official signs and traffic control devices.

Signs blocking doors, windows, vents, stairs and ramps.

Signs built and displayed without a sign permit, if a sign permit is required.

Signs built from materials usually used for temporary signs (cloth, thin plastic, corrugated plastic, etc.) displayed as permanent signs, except for no more than 30 days or less in place of a damaged, removed or permitted but unbuilt sign

Portable signs, including signs originally built as portable signs permanently mounted on a building or the ground.

Snipe, spam, and bandit signs.

Large objects such as motor vehicles, boats, aircraft, engine blocks, home appliances, heavy equipment, industrial machinery, and similar objects used as or included in signs.

Signs not expressly permitted in this section or elsewhere in this PUD.

3.9.4. Temporary signs and displays

3.9.4.1. Temporary displays

Temporary displays may include these items:

- Banners, no more than 32 sq. ft.
- Banners placed over the street to identify special events of general civic interest. The banners cannot be used for commercial advertising. Sponsor identification may be displayed on no more than 25% of the banner face area.
- Pennants, streamers, and small (no more than 12 in. diameter) balloons.
- Balloons and other inflatable objects no more than 12 ft. in height. Balloons and inflatable objects cannot be placed on top of a building. Inflatable objects cannot have flailing or animated elements.
- New development marketing flags.
- A business may have up to six temporary displays in a calendar year, with a time of no more than 30 days for each display.

3.9.4.2. Construction sign display time

Temporary signs on property under construction must be removed in 7 days after construction is complete.

3.9.4.3. Real estate sign display time

Temporary signs on property for sale or rent must be removed in 7 days after the lease or sale of the identified property.

3.9.4.4. Temporary development sign display time

Temporary signs within the PUD may be displayed as long as the sign is maintained in good repair and has a valid sign permit for up to 2 years, at which time a new permit application must be submitted.

Temporary development signs at rental communities may be displayed as long as the sign is maintained in good repair and has a valid sign permit for up to 2 years, at which time a new permit application must be submitted.

3.9.5. Substitution of non-commercial message

Noncommercial copy may be substituted for commercial copy on any permitted sign. If noncommercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign under this code and will not be treated as an outdoor advertising display. Content of noncommercial copy on a sign otherwise permitted by this code may be changed without complying with provisions required for sign copy or design approval.

3.9.6. Sign design

3.9.6.1. Color

Colors for permanent on-site sign frames and supports must match, compliment or be compatible with the primary finish and colors of buildings on the site.

3.9.6.2. Illumination

Illumination must be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so it does not point towards the sky.

Illumination must be steady and even over the entire sign face, to the greatest extent practical. The full number of lighting elements must be kept in working condition.

3.9.6.3. Materials

Internally lit channel letters and halo lit letters are preferred for attached signs. Domed, bullnose and bubble-style awning signs, and internally illuminated box signs, are prohibited as attached signs.

The sign base of permanent freestanding signs must match, compliment or be compatible with the dominant surface material of the main building on the site.

3.9.6.4. Attached sign placement

Attached signs cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements, except with administrative approval of Development Services staff.

Signs must be placed at least 3 ft. from the vertical edge of a wall and other attached signs.

3.9.6.5. Attached sign height

Attached signs must be placed entirely below the lowest point of a building's parapet wall, except signs on water towers and smokestacks.

The lowest point of a projecting or awning sign must be at least 8 ft. above the sidewalk.

3.9.6.6. Window sign area

Window signs may cover no more than 25% of a window area.

Window signs are not considered in measuring the overall sign face area on a wall.

3.9.6.7. Free-standing sign placement

Freestanding signs cannot be placed where they obscure important architectural features such as entrances, display windows or decorative elements when seen from the public right-of-way.

Freestanding signs cannot be placed in or project over the public right-of-way, or create a visual obstruction in a vertical space between 3 ft. and 10 ft. above the curb in the clear vision area of a public street.

3.9.6.8. On-site free-standing sign landscaping

Landscaping must form a cluster or massing at the base of freestanding signs, in an area at least 25% of the sign height around the footprint, except with administrative approval of Development Services staff.

3.9.6.9. A-frame signs

A-frame signs must be secured in place, to the extent practical.

3.9.6.10. Sign master plans

A Sign Master Plan is not required for the PUD, provided signs comply with provisions of this Section 3.9. If a lot contains multiple businesses and uses, the applicant may submit a Sign Master Plan. The plan shall be submitted with a site development plan permit for a parcel or site. Sign type, color, scheme, size and illumination of the signs being submitted for approval must be coordinated and compatible with the architectural character on the site.

3.9.7. Sign permits

3.9.7.1. Sign permit required

Sign permits are required for the following sign types:

- New permanent signs, excluding window signs.
- New development signs.
- New real estate, construction and temporary development signs at least 12 sq. ft.
- Temporary displays.
- Expansion to the face area or height, or change in the dimensions of an existing sign
- Change in the location of an existing sign.
- Change in the logo, name or message displayed on an existing sign, except altering the copy on changeable copy faces.

3.9.7.2. Sign permit and specific use permit approval required

Specific use permit review and approval, and a sign permit, is required for a sculptural sign.

3.9.7.3. Sign permit not required

Sign permits are not required for the following sign types:

- Wayfinding signs
- Exempted signs
- Window signs

3.9.7.4. Revocation

Sign permits will be revoked if there is any violation of this code or misrepresentation of any information in the permit application.

3.9.7.5. Pending violations

Sign permits will not be issued for businesses or locations where existing signs violate this PUD, except to replace an illegal sign with a legal sign.

3.9.7.6. Expiration

Sign permits expire six months after permit issuance, if the signs are not built.

3.9.8. Sign maintenance

3.9.8.1. Building code conformance

Signs must be built and maintained in conformance to structural, electrical and safety standards of the most current International Building Code, as adopted by the City.

3.9.8.2. Condition

Signs must be kept clean and in good repair, visually and structurally. Braces, bolts, clips, fastenings and supporting frames must be securely affixed to the support structure or wall. Signs must be kept free of rust, rot, insect infestations, bird nests and other deterioration.

3.9.8.3. Blank signs

Sign faces that are unreadable, not maintained, or removed, leaving only the shell or support structure, must be replaced in 30 days or the sign must be removed. This is not an exception to the prohibition of nonconforming sign replacement.

3.9.8.4. Unsafe signs

Signs that are unsecured, unsafe or in danger of falling; or damaged, destroyed, taken down or removed for any purpose other than copy change, must be removed or repaired to conform to this PUD.

3.9.8.5. Removal

When sign removal is required, the entire sign, supporting structure and any exposed foundation must be removed.

Signs painted directly on an exposed masonry wall must be removed by a process that strips the entire sign from the wall, not by painting over the sign. Signs declared historic by the Historic Preservation Commission are exempt.

3.9.9. Non-conforming and abandoned signs

3.9.9.1. Non-conforming signs

Provisions for nonconforming and abandoned signs are in **Section 10.206 of the UDC**.

3.9.9.2. Abandoned signs

Signs are considered abandoned if they:

Advertise or identify an object, person, institution, business, product, service, event or location that no longer exists or is no longer relevant; or

Abandoned signs must be removed by the sign owner, property owner or the city at the owner's expense. Abandoned signs cannot be reused. Signs declared historic by the Historic Preservation Commission are exempt.

3.9.10 On-premise signs

All permanent and temporary signs located within the PUD shall be considered on-premise signs.

4. SUBDIVISION STANDARDS

4.1. Lot Division and Adjustment Processes

4.1.1. Amended plat

4.1.1.1. Applicability

The amended plat process may be used for the following in the PUD:

- Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.
- Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.
- Correct an error or omission on an approved plat.
- Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.
- Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.

4.1.1.2. Criteria and process

The amended plat process and review criteria are described in **Section 10.203.2 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.2. Major subdivision

4.1.2.1. Applicability

A major subdivision permits the division of a parcel into two or more lots and/or tracts. The major subdivision process may be used to subdivide legal lots, if the subdivision is not eligible for the short form subdivision process.

4.1.2.2. Criteria and process

The major subdivision process and review criteria are described in **Section 10.203.7 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.3. Short form subdivision (short form final plat, minor subdivision)

4.1.3.1. Applicability

A short form subdivision provides for the timely review of proposed land division that does not discernibly impact surrounding properties, environmental resources, city character or public facilities. The short form subdivision process may be used for the following land divisions:

- Division of existing legal uses with separate utilities, except nonconforming billboards. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.
- Division of an unplatted lot into four lots or less, with no new streets, with the condition that further subdivision must be approved through the major subdivision process.
- Divisions of land for public utilities, open space, schools or other public uses.

4.1.3.2. Criteria and process

The short form subdivision process and review criteria are described in **Section 10.203.14 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.4. Plat vacation

4.1.4.1. Applicability

Plat vacation provides for the vacation of an entire subdivision plat if development will not occur consistent with the approved plat.

4.1.4.2. Criteria and process

The plat vacation process and review criteria are described in **Section 10.203.11 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.5. Right-of-way vacation

4.1.5.1. Applicability

Right-of-way vacation permits the vacation of rights-of-way and easements that are no longer needed. Subject to review criteria, City Council may grant a right-of-way or easement vacation for any right-of-way or easement of record where the city has jurisdiction. Right-of-way vacation results in a new lot configuration, and also requires an amended plat.

4.1.5.2. Criteria and process

The right-of-way vacation process and review criteria are described in **Section 10.203.13**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.2. Plat Types

4.2.1. Preliminary plat

4.2.1.1. Purpose

A preliminary plat provides detailed graphic information and associated text showing property boundaries, easements, land use, streets, utilities, drainage, and other information required to evaluate proposed subdivisions of land. The preliminary plat includes the location of required by this article and other applicable city ordinances, codes and policies. Preliminary plats cannot be recorded or used as a plat of record.

4.2.1.2. Criteria and process

Information required for preliminary plat submittal is described in the **City of Hutto Development Administrative Guide Manual**.

4.2.2. Final plat

4.2.2.1. Purpose

A final plat provides detailed graphic information and associated text showing property boundaries, easements, streets, utilities, drainage, and other information required for the maintenance of public records of the subdivision of land. Final plats are recorded and used as a plat of record, subject to the regulations in this chapter.

4.2.2.2. Criteria and process

Information required for concept plan submittal is described in the **City of Hutto Development Administrative Guide Manual**.

4.3. General Provisions

4.3.1. Required improvements

4.3.1.1. Required features

The developer or applicant must make all of the following improvements:

- Dedicate right-of-way necessary to achieve the width required by applicable transportation-related plans for streets adjoining the property.
- Reserve, but not dedicate, right-of-way for controlled access highways.
- Pave and install curbs and gutters along streets adjoining the property.
- Install sidewalks and pedestrian pathways.
- Install street signs.
- Install street lighting.
- Install development perimeter walls, if walls are required.
- For residential development, provide open space and recreational facilities.
- Install all utilities underground, excluding transmission lines.
- Provide landscaping, drainage, fire protection required for the project.

4.3.1.2. Developer responsibilities

All improvements which the developer is required to make shall be made at the developer's expense without reimbursement by the City, except as provided otherwise in this PUD or related development agreement. The City may contract with a developer to construct public improvements relating to the development in accordance with **Chapter 212, Subchapter C of the Texas Local Government Code**, as amended.

4.3.2. Timing and inspection of improvements

Unless otherwise stated, a subdivider developer cannot begin construction activities in the PUD, including clearing and/or rough grading, before first obtaining all city approvals required by this chapter.

4.3.3. Phasing plan requirements

Projects to be developed in multiple phases must meet all the following requirements unless otherwise approved by the Development Services staff.

If requested in the original application, a major subdivision may be considered for approval for phased development.

Phasing plans must be included in the first submittal and are reviewed by Development Services staff and/or other city staff and evaluated as part of the overall development plan.

Each phase of a development needs to be “stand alone” for utilities, fire protection, streets and stormwater management. Phase lines must follow reasonable and logical boundaries, such as terminating at intersections or following topographical breaks.

Phases must be constructed in the approved manner to ensure orderly and planned development.

Phases must be planned to ensure the efficient construction of adjacent future phases (phases immediately next to the subject phase, sharing a common boundary line), and to ensure that phased development is contiguous.

Lot numbers shall not be duplicated in different phases of the same subdivision.

Each proposed phase must, at a minimum, include the transportation, utility, and other public/private infrastructure shown on the proposed phasing plans, so each phase is independent of later phases.

Right-of-way and/or easements for public infrastructure servicing the respective phase must be recorded with the first plat.

Water and sewer extension permit applications for each individual phase of the project are required after plan approval.

4.3.4. Construction plans submission

4.3.4.1. Submittal

Subdivision improvement construction plans shall be submitted for review and approval by the City Engineer for all development for which public improvements are required.

4.3.4.2. Developer must retain engineer

The developer must retain the services of an engineer registered in the state of Texas, whose seal shall be placed on the subdivision improvement construction plans in accordance with the Texas Engineering Practice Act. The engineer shall be responsible for the services described in City Standards. The services performed by the engineer shall be as designated in the latest edition of the “Manual of Professional Practice – General Engineering Services,” published by the Texas Society of Professional Engineers, and shall include both design and inspection as defined in this code.

4.3.4.3. Submittal content

Except as provided in this code, after preliminary plat approval, subdivision improvement construction plans may be submitted to the City Engineer for approval. The subdivision improvement construction plans submittal shall include all of the information specified in the Development Administrative Guide.

4.3.4.4. State review

All subdivision improvement construction plans must comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and the Americans with Disabilities Act of 1990, as amended. The developer shall submit applicable portions of the subdivision improvement construction plans to TDLR for review. Upon the completion of construction, the developer shall request inspection of all pedestrian facilities by the TDLR and pay all necessary fees. The City will not accept the public improvements until the developer provides evidence that the plans have been reviewed and approved by TDLR and that payment of the required inspection fees has been made.

4.3.4.5. Expiration of approval subdivision improvement construction plan

The subdivision improvement construction plans will expire 2 years from the date of approval by the City Engineer if construction has not commenced. Even after construction has commenced, the approved subdivision improvement construction plans will expire 3 years from the date of approval. If approved subdivision improvement construction plans expire, the plans shall be resubmitted for review and approval to ensure compliance with the current design and construction standards.

4.3.4.6. Pre-construction conference

After the approval of the subdivision improvement construction plans, a pre-construction conference shall be required to commence construction of the public improvements. Said conference shall be held with the City Engineer and include the following persons: developer, developer's contractor, developer's engineer, and other parties as determined by the City Engineer.

4.3.5. Construction of public improvements

4.3.5.1. Requirement

All public improvements required by these regulations shall be installed and constructed by the developer, or his successors in title, within 3 years from the approval of the subdivision improvement construction plans. All improvements shall conform to the provisions of this PUD and approved plans.

4.3.5.2. Failure to complete improvements

Where public improvements are not completely installed and constructed within 3 years, the City may do the following:

- Where an additional fiscal surety was required, obtain the funds to complete the public improvements using a third party selected by the City; and/or
- Exercise any other rights available under the law.

4.3.5.3. Sidewalk construction

- Sidewalks for single-family and two-family lots

Except as provided in this PUD, a developer shall install sidewalks on the rear of double frontage lots, on the side of a corner lot, and where shown on the subdivision improvement construction plans.

- Sidewalks for single family attached, multifamily, and non-residential lots

A developer shall install sidewalks for single family attached, multifamily, and non-residential lots that abut a public street and where shown on the subdivision improvement construction plans. A subdivision shall not be accepted until the sidewalk has been constructed in accordance with the regulations of this PUD and has been inspected and approved by the City Engineer.

- Deferment of sidewalk construction

Sidewalks shall be installed in accordance with this section except under the following circumstances, as determined by the City Engineer:

- Where the existing cross-section of street makes immediate construction of a sidewalk impractical;
- Where a non-residential subdivision abutting an existing street is isolated from any other sidewalk by a distance of twice the frontage of the subdivision; or
- Where construction or reconstruction of the road where a sidewalk is to be placed is imminent and the sidewalk would be destroyed if constructed.

The City may require a cash payment by the developer in lieu of construction of the sidewalk if the Planning and Zoning Commission determines that the sidewalk should not be built within the 3-year period of the construction plans. The cash payment shall equal the cost of constructing and installing the sidewalk at the time of acceptance of the public improvements. The developer shall pay the cash payment prior to the acceptance of the public improvements by the City.

- State review

All sidewalks must comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and/or with the Americans with Disabilities Act of 1990, as amended, whichever is more restrictive. The developer shall submit its sidewalk plans to TDLR for review and, upon completion of its construction, for inspection. The City will not accept public improvements until the developer provides evidence that the sidewalk plans have been reviewed and approved by TDLR. The developer is responsible for all fees associated with the State plan review and inspection, and must submit to the City evidence of payment of all required inspection fees.

4.3.5.4. Benchmarks

- *Designation*

A permanent benchmark shall be designated with each addition or subdivision. Benchmarks shall be located on public property in a location acceptable to the City Engineer. Benchmarks are considered public improvements and shall consist of a brass disk, approved by the City Engineer, set in a concrete structure of such mass and dimensions and constructed on an unyielding foundation that, in the opinion of the City Engineer, will ensure the integrity of the benchmark.

- *Installation*

Prior to the acceptance of the public improvements, benchmarks shall be installed by the developer. The elevation, horizontal datum, and description of each benchmark installed shall be certified by a surveyor and submitted to the City Engineer. In the event that public improvements are not required, benchmarks shall still be installed by the developer and the certification and description provided to the City Engineer prior to plat recordation.

- *Modification*

The City Engineer may modify the benchmark requirement if he/she determines one of the following:

- The requirement would create needless redundancy of benchmarking because of an established public benchmark exists in the immediate vicinity, is readily accessible, and will not be removed or made inaccessible by construction associated with the addition or subdivision;
- The requirement creates undue hardship on the developer;
- There is no feasible opportunity to install a brass disk in a suitable structure. In this case, the City Engineer may approve a permanent benchmark established in conformance with generally accepted surveying and engineering practices; or lack of development within the subdivision or addition

4.3.6. Restrictions on certificate of occupancy

City staff cannot issue certificates of occupancy for development until staff certifies the developer or subdivider has installed all improvements in conformance to the requirements of this section and the approved final plat and construction drawings. All improvements must be functional and under the warranty period for maintenance.

4.3.7. Construction traffic and alternative routes

Construction traffic from the development of new subdivisions and/or site plans shall be required to use a reasonable alternative route until 75% of the total certificates of occupancy are issued in the new development boundary as identified with the associated subdivision/site plan. If no reasonable alternative route exists, existing public streets may be used.

4.3.8. Street signs

Street name signs conforming to city design standards must be placed at street intersections. The subdivider or developer must install the signs before city acceptance of required improvements. Street signs are included in improvements where fiscal surety may be submitted instead of completed improvements. The subdivider or developer is required to replace or repair street signs that are damaged during construction.

4.3.9. Street lights

The property owner or developer must install street lighting along proposed public and/or private streets, streets, and along existing streets adjoining the property. Development Services and Public works staffs approve street light location and design. Illumination must conform to lighting regulations in Section 3.22. The subdivider or developer is required to replace or repair lights that are damaged during construction.

4.4. Assurances for Improvement Completion

4.4.1. Improvements or surety instrument before final plat recording

On approval of a final plat by City Council, but before recording, the applicant must:

Construct all improvements as required by this chapter, and provide a surety instrument guaranteeing their maintenance as required in this code; or

Provide a surety instrument in accordance with this PUD guaranteeing construction of all improvements required by this article and in this PUD and other applicable regulations.

4.4.2. Completion of improvements

Before the final plat is recorded, the developer must:

Complete all improvements required by this article according to the approved construction plans and subject to the City Engineer's approval and the City's acceptance, except as otherwise provided.

Construct all sidewalks in common areas and at street corners as shown on the approved final plat and according to the City's regulations or the City's standard details and specifications. Sidewalks must be constructed and approved for each lot before a certificate of occupancy is issued.

4.4.3. Fiscal security

A developer must post fiscal security with the City prior to a request for recordation of the final plat if the public improvements have not been accepted by the City and provided that the subdivision improvement construction plans have been approved by the City Engineer.

4.4.3.1. Amount

The amount of fiscal security posted by the developer shall equal the estimated cost plus ten percent to complete the public improvements that have not been accepted. The developer's engineer must provide the City Engineer with a sealed opinion of the probable cost for his approval.

4.4.3.2. Types

- A developer may post as fiscal security:
- A performance bond; or
- A letter of credit, approved by the City Attorney.

4.4.3.3. Return of fiscal security

The City shall return the fiscal security to the developer when the City accepts the public improvements.

4.4.3.4. Expenditures of fiscal security

The City may draw on the fiscal security and pay the cost of completing the public improvements if it determines that the developer has breached the obligations secured by the fiscal security or the 3-year time period for the installation of the required public improvements has expired. The City shall refund the balance of the fiscal security, if any, to the developer. The developer shall be liable for the cost that exceeds the amount of fiscal security, if any.

4.4.4. Inspection and acceptance

4.4.4.1. Entry and inspection

The City Engineer and other City employees shall have the right to enter upon the construction site for the purpose of conducting inspections. The City Engineer shall conduct inspections of the public improvements during construction to ensure general conformity with plans and specifications as accepted. If the City Engineer finds, upon inspection, that any of the public improvements have not been constructed in accordance with City ordinances, then the developer shall be responsible for making the necessary changes to insure compliance.

Upon completion of the public improvements, the developer shall arrange with the City Engineer for a final inspection to determine that the public improvements have been installed in conformity with the approved subdivision improvement construction plans. The developer shall pay all necessary inspection fees prior to the acceptance of the public improvements by the City.

4.4.4.2. Acceptance of improvements

Request acceptance of improvements

Upon completion of the construction of the public improvements, the developer shall request that the City accept the improvements for maintenance. Concurrent with the request for acceptance of the public improvements for maintenance, the developer shall submit all information required for acceptance of improvements specified in the Development Administrative Guide.

4.4.5. Maintenance of improvements

The developer shall be responsible for the maintenance and repair of all public improvements for 2 years after acceptance of said public improvements by the City. Prior to acceptance of improvements by the City pursuant to Section 4.4.4.2, a 2-year maintenance guarantee, in favor of the City, shall be provided by the developer by means of a warranty bond, subject to approval of the City.

4.5. Construction Standards

4.5.1. General

Construction for streets and drainage must conform to the City of Hutto Standard Details and the City of Georgetown Construction Specifications and Standards.

Construction standards and specifications for electrical and gas utilities must be in conformance to the standards of the approved utility provider.

4.6. Lot Configuration

4.6.1. Lots

4.6.1.1. General standards

Size, shape, and location of lots must be established considering topographic conditions, contemplated uses, and the character of the surrounding area.

Lot sizes and building setback lines must conform to the minimum lot area, minimum lot width, and minimum yard standards required in the PUD.

Lots that front on more than one street other than corner lots, resulting in the need for a large development perimeter wall facility, should be minimal or avoided.

Side lot lines must be substantially at right angles or radial to street alignments.

4.6.1.2. Lot width

Lot width at the street right-of-way line at the end of a cul-de-sac or the outside of a sharp curve must be at least 20 ft., to accommodate driveways, drainage facilities and utilities.

4.6.1.3. Lot shape

Lots should be as rectangular as practicable. Sharp angles between lot lines should be avoided.

4.6.1.4. Lot numbering

Lots must be numbered consecutively in each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner approved on a preliminary plat.

Blocks must be numbered consecutively in the overall plat and/or sections of an overall plat as recorded.

4.6.2. Easements

Easements must be dedicated for dry and wet utilities, drainage ways, and access paths where necessary, and may be required across parts of lots (including side lines) if in the opinion of the city, they are needed.

Utility easements should be located where they will not prevent tree planting in tree lawns.

4.7. Parkland Dedication

4.7.1. Dedication procedure

4.7.1.1. Parkland Dedication

Parkland dedication requirements set forth in this Ordinance shall satisfy all parkland requirements of the City with respect to the PUD. A minimum of 26.9 acres of land within the Brushy Creek 100-year floodplain within the PUD, as generally depicted **Exhibit A, PUD Concept Plan**, shall be dedicated to the City as parkland.

With the consent of the City, parkland may be conveyed to a third party for later conveyance to the City of Hutto, provided no additional costs are incurred by the developer.

Except as provided herein, no parkland dedication, cash payment in lieu of parkland dedication or improvements in lieu of parkland dedication shall be required for the PUD. The area to be dedicated must be shown on the preliminary plat and final plat; and must be included in the dedication statement. Dedicated parkland must meet the requirements and guidelines of this section.

4.7.1.2. Parkland trail improvement

The developer shall be responsible improving the parkland with a 10 ft. wide concrete shared use trail that is consistent with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan. The 10 ft. trail shall be located in the Brushy Creek 100-year floodplain and extend from the FM 685 ROW to the SH 130 ROW. The alignment of the trail shall be approved by the Parks and Recreation Director prior to construction. The trail improvements must be shown on a detailed exhibit accompanying the final plat of the parkland.

At the City's option, the trail may be constructed by the developer and conveyed to the City upon acceptance, or cash may be paid to the City in lieu of the trail construction. The cash amount will be based on a construction estimate of the trail. If constructed by the developer, the trail construction must be constructed and accepted at a date mutually agreed upon by both the developer and Parks and Recreation Director. Maintenance of the trail shall be the responsibility of the City of Hutto upon City acceptance.

4.7.1.3. Dedication required before plat recording

Land requirements must be met before the plat is recorded.

4.7.1.4. Dedication by warranty deed

Parkland must be dedicated to the city by general warranty deed, and acceptable evidence of clear title and payment of all taxes must be provided to the city.

4.7.1.5. Improvements by park site

The subdivider or developer is responsible for installation of public improvements next to the park site including, but not limited to, curb and gutters, streets, sidewalks, and storm drainage facilities made necessary by the development.

4.7.2. Nature of parkland

4.7.2.1. Access

Convenient pedestrian and vehicular access to park land must be provided. In areas of parkland not fronting a public street, access by frequent green links or public paths must be provided.

4.8. Pedestrian and Bicycle Facilities

4.8.1. Sidewalks

4.8.1.1. Location

Sidewalks must be installed on both sides of all public streets, except limited access highways and loop lanes.

Sidewalks must be placed inside the public right-of-way as close to the outer edge of the right-of-way as possible, to provide a tree lawn at least 5 ft. deep to the extent practical, except that sidewalks may be placed in an access easement on private property. Development Services staff may administratively approve exceptions to the tree lawn requirement and sidewalk location where conditions warrant, such as provision for accessible routes.

Sidewalks may meander to avoid trees, utility poles and boxes, and other obstacles; for aesthetics and to meet universal accessibility requirements.

4.8.1.2. Timing of sidewalk construction

The builder or developer of a site must build a sidewalk when the adjacent site is developed. When streets are built, the subdivider or developer must also build sidewalks along streets adjacent to amenity centers, open space, easement rights-of-way, and land dedicated for parks and other purposes.

Sidewalks located along collector and arterial streets must be built at when the thoroughfare is constructed.

All required sidewalks must be built before a certificate of occupancy is issued.

4.8.1.3. Connectivity

Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks. Required sidewalks serving non-residential lots must connect to parking in the lot and to primary building entrances. Required connections may include street crosswalks but may not span distances of at least 50 ft. without an improvement to protect pedestrians from vehicles.

Sidewalks must be installed to provide all residential areas with direct access to all neighborhood facilities, including schools, parks and playgrounds, places of worship and assembly, shopping centers, amenity centers, and public transit stops, wherever possible.

4.8.1.4. Pedestrian crossing

Pedestrian crossings must be made safer for pedestrians whenever possible by shortening crosswalk distance with curb extensions, reducing sidewalk curb radii, and eliminating free right-turn lanes, where practical. Signals allowing longer crossing times in shopping districts, mid-block crossings in high-pedestrians use areas, corner neckdowns, textured pavement, and medians must be provided as appropriate.

Adequate signs and street markings must be provided for all crosswalks

4.8.1.5. Easements

Easements for sidewalk connections to adjacent required sidewalks not yet built are required. Easements for all accessways are required.

Easements must be established to provide public access for sidewalks, pedestrian paths/ trails / greenbelts, or bicycle trails identified in applicable city plans.

4.8.2. Bicycle paths and lanes

4.8.2.1. Location

Bicycle lanes must be incorporated in the design of arterial streets located within residential areas of the PUD, and wide outside lanes must be incorporated in the design of major collector streets. On local streets and residential collectors low traffic speeds and volumes allow bicyclists and motorists to safely share the street and bike lanes, therefore, are not required.

4.8.2.2. Construction standards

Design and construction of all bicycle facilities must meet or exceed standards in the "Guide for Development of Bicycle Facilities" published by the American Association of State Highway and Transportation Officials (AASHTO). Signing and pavement markings for such facilities must conform to the Manual on Uniform Traffic Control Devices (MUTCD).

4.8.3. Multi-use paths

While not encouraged to substitute for a good system of on-street facilities, multi-use paths may be used to enhance pedestrian and bicycle travel where the existing circulation system does not serve these patrons well or provide corridors free of obstacles. Paths must connect to the street and sidewalk system safely and conveniently, and must meet the following requirements and those in city design standards.

Path connections must be well signed with destination and directional signing.

Paths must be located in corridors that serve origin and destination points such as residential areas, schools, shopping centers, and parks.

Paths must be built in locations that are visible and easily accessible, for the personal safety of users.

Whenever possible, paths must be designed so motor vehicle crossings are removed or significantly minimized. Where crossings exist, they must be carefully designed to ensure the safety of the users. Where multi-use paths are proposed to run parallel with streets, they must be offset at least 6 ft. from the back of the curb.

Paths must be constructed of durable, low-maintenance materials, with sufficient width and clearance to allow users to walk or bike at reasonable speeds. Paths must be at least 8 ft. wide.

Where multiple uses are intended (e.g., shared pedestrian and bicycle traffic) the path should be 8 ft. wide whenever possible.

4.9. Street Classifications

4.9.1. Alley

An alley (residential or commercial) is a public street designed to provide access to the rear or side of a lot including garage access, solid waste access, fire access and utility easements.

- Alleys are required for all residential lots fronting on a Residential Lane
- Alleys are required in Non-Residential areas where it is necessary to provide for adequate access for service vehicles, off-street loading or unloading, access for emergency vehicles or similar reasons consistent with the intent of this PUD.
- Alleys may not access arterial streets.
- All alleys shall have at least two direct access points to public streets and are subject to block length criteria included in this PUD.

Alleys shall be dedicated to the public.

4.9.2. Green lane

A green lane has no road surface, but rather takes the form of a park or pedestrian plaza fronted by single household dwellings, two to four household dwellings, and/or townhouses or rowhouses.

- Green lanes cannot access arterial streets
- Facades and front porches (if any) of dwellings on lots fronting green lane must face the lane, not the alley

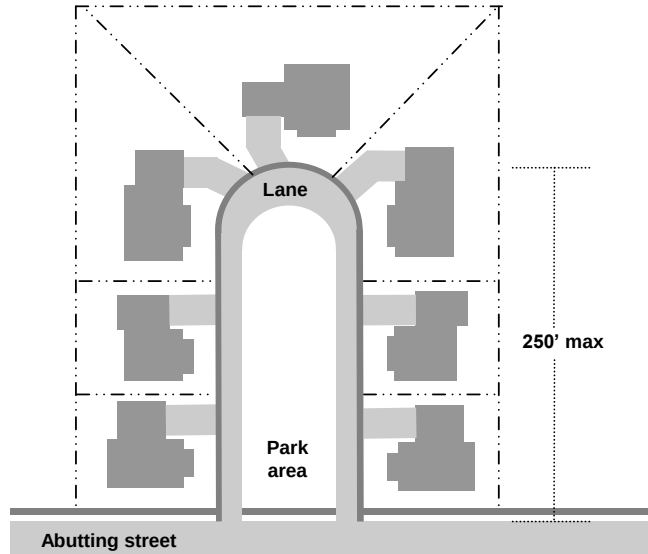
A homeowner association shall maintain the groundcover and vegetation of the green lane.

4.9.3. Loop lane

A loop lane is an alternate street design that offers a turnaround in place of a cul-de-sac. A loop lane provides open space instead of the expanse of asphalt paving found in a standard cul-de-sac.

- Loop lanes may not access arterial streets.
- The lane must be dedicated to the city.
- A homeowner association shall maintain the green space.

Utilities and water detention may be located in the green space.



4.9.4. Residential lane

A residential lane serves up to 80 dwelling units is expected to carry less than 800 vehicles per day.

- On-street parking, where provided, shall be provided in additional bays.
- Continuous sidewalks and street trees at regular intervals are required on both sides of the residential lane

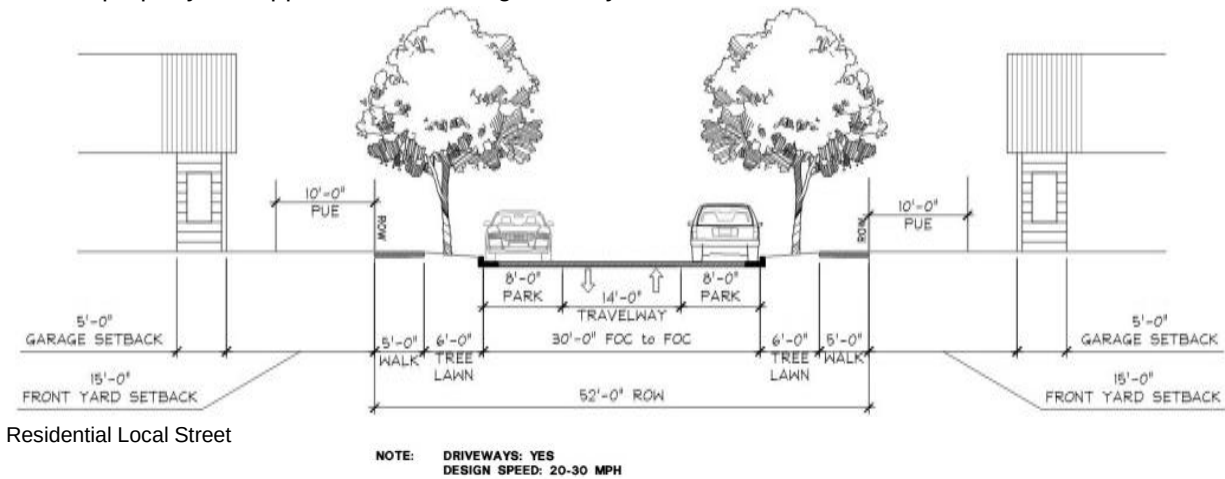


Street Trees in the tree lawns

4.9.5. Residential local street

A Residential Street generally serves up to 80 dwelling units and is expected to carry less than 800 vehicles per day.

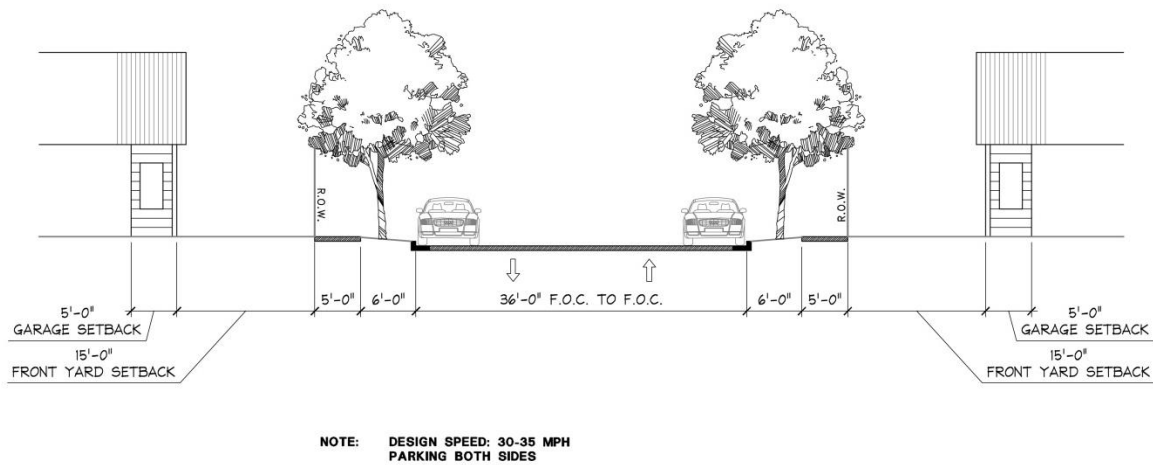
- Continuous sidewalks and street trees at regular intervals are required on both sides of a residential street
- Driveway access to residential units is permitted.
- Alleys are permitted in conjunction with Residential Streets, but are not required.
- On local streets, no driveway is permitted closer to a corner than 50 feet, except that if a lot is less than 50 ft. in width, then the driveway must be placed as close as possible to the property line opposite the street right of way line.



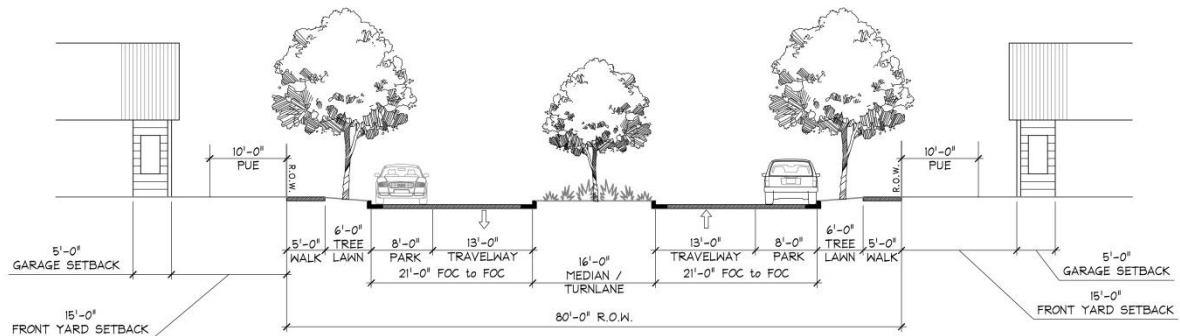
4.9.6. Residential collector

A Residential Collector and Divided Residential Collector is a street type that has an actual or anticipated traffic flow of 800 average daily trips (ADT) or greater.

- Continuous sidewalks and street trees at regular intervals are required on both sides of a residential collector.
- A Residential Collector may provide access to any type of residential unit.
- A Residential Collector shall provide two-through lanes for traffic
- A Residential Collector shall provide parking on both sides of the roadway.
- Driveway access to single-family or two-family dwelling units is permitted when spaced no less than 50 feet apart measured from center to center.
- On collector streets, no driveway is permitted closer to a corner than 100 feet.
- Planted medians are permitted on a Divided Residential Collector.



Residential Collector



Divided Residential Collector

4.9.7. Major collector street

A Major Collector is a street that has an actual or anticipated traffic flow of 2500 ADT or greater.

- A Major Collector is generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on the size and density of development.
- A Major Collector shall provide access to all types of commercial and industrial uses.
- A Major Collector shall provide for two through lanes with parking on each side or four through lanes.
- No driveway access to single-family or two-family dwelling units is permitted.
- Medians may be allowed with approval of City Staff.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a major collector street.

4.9.8. Minor arterial street

A Minor Arterial is a street whose main purpose is to serve as a major route through and between different areas of the City.

- A Minor Arterial is generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on the size and density of development.
- Minor Arterials have two through lanes in each direction separated by a median.
- No parking is permitted.
- No driveway access to single-family or two-family dwelling units is permitted.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a minor arterial street.

4.9.9. Major arterial street

A Major Arterial is a street, including Interstate Highway Service Roads, whose main purpose is to serve as a major route into, out of or across the City.

- These streets are generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on size and density of development.
- Major Arterials have at least three lanes in each direction separated by a median.
- Interstate Highway Service Road standards are established by the Texas Department of Transportation and do not include a bicycle lane within the street Section.
- No parking is permitted.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a major arterial street.

4.9.10. Private interior drive

Development within the PUD, including multifamily and single family uses, may be organized to include private interior drives which serve residents. Private interior drives, if any, shall be maintained by the Property Owners Association (POA) and shall comply with all City fire and emergency regulations. All private interior drives shall be a minimum pavement width of twenty (20) feet.

4.9.11. Street classification standards

Standard	Alley	Green Lane	Loop Lane	Residential Lane	Residential Local	Residential Collector	Divided Residential Collector	Major Collector	Minor Arterial	Major Arterial
ADT (Avg Daily Traffic)	---	--	<150	< 800	< 800	> 800	>800	> 2500	> 12,500	> 24000
Min. ROW (Right of Way)	20	50	90	49	52	58	80	66	110	135
FOC – FOC (Face of curb to Face of curb)	--	--	20	24	30	36	2 @21	44	82	106
Length	--	< 250	< 250	#	#	#	#	#	#	#
Lanes	1	n/a	1	2	2	2	2	2-4	4	6
Lane Width	20	36-40	11-12	10-12	8-14 (includes parking)	10	10	10-12	12	12
Median Width	---	---	---	---	---	---**	16'	---**	24	24
Design Speed	---	---	15	20-25	20-25	25-30	25-30	30-35	35-45	35-45
Driveways	Yes	Alley	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Parking	No	#	Yes	Yes*	Both Sides	Both Sides	One Side, Each Way	Both Sides***	No	No
Tree Lawn	No	No	No	5', both	6', both	6', both	6', both	6', both	6', both	6', both
Sidewalks	No	4', both	4', both	4', both	5', both	5', both	5', both	5', both	5', both	5', both
Commercial Driveway Spacing for City / County Controlled Roadways and State System Highways										
Posted Speed (MPH)					Driveway Spacing (Feet)					
< 30					200					
35					250					
40					305					
45					360					
50					425					

Unless otherwise specified, all width dimensions are in feet and speeds are in mph.

Refer to standards defined elsewhere in this chapter

* On-street parking, where provided, shall be provided in additional bays

** Median allowed with approval of City Staff

*** 2 Lane Roadways Only

4.10. Street Design

4.10.1. Right-of-way width measurement

Right-of-way width is measured from front lot line to front lot line of opposite lots.

4.10.2. Geometry

4.10.2.1. Horizontal alignment

Maximum deflection in alignment permitted without the use of a curve shall be ten degrees.

4.10.2.2. Arterial street curves

Curves in arterial streets shall be designed in accordance with design speed standards found in AASHTO manual, with exceptions to this standard granted only by the Final Approval Authority.

4.10.2.3. Collector street curves

Curves in collector streets shall be designed in accordance with design speed standards found in AASHTO manual, with exceptions to this standard granted only by the Final Approval Authority.

4.10.2.4. Local street curves

Curves in local streets shall be designed in accordance with design speed standards found in AASHTO manual. The requirement for local streets exempts 90-degree or 'elbow' curves provided a radius of 50 ft is provided.

4.10.2.5. Reverse curves

Reverse curves shall be separated with a minimum tangent of 100 feet.

4.10.2.6. Vertical curves

Vertical curves shall be designed in accordance with AASHTO standards.

4.10.2.7. Cul de sacs and temporary turnarounds

- Cul-de-sac bulbs or turnarounds must have a paved radius of at least 50 ft. for single household and two-household use, and at least 60 ft. for other uses. A landscape island located in the center of the bulb is permitted.
- No more than 200 projected average daily trips (using ITE standards) shall be allowed for any cul-de-sac longer than 200 feet.
- Temporary turnarounds meeting the requirements outlined in the most recently adopted IFC shall be provided at the end of streets more than 100 feet long that will be extended in the future. The following note should be placed on the plat: "Crosshatched area is temporary easement for turn-around until street is extended (give direction) in a recorded plat." No temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available. A sign must be posted at the turnaround stating the street may be extended in the future.

4.10.2.8. Reserve strips

Reserve strips or "spite strips" at the end of streets are prohibited.

4.10.3. Intersections

4.10.3.1. Intersection angle

Streets must generally intersect at a 90° angle, except that variations of greater than 10° on collector and local streets and greater than 5° on major and minor arterials must be approved by the city engineer.

4.10.3.2. Radius at corners

Local and collector street corners must have a 10 ft. - 15 ft. radii; acute corners must have a 20 ft. - 25 ft. radii.

Arterial street corners must have a 20 ft. - 25 ft. radii.

Buildings, signs or parking is prohibited in the area between the corner curves and the chord connecting the ends of the curves except as approved by planning staff or the city engineer.

Street intersections with one or more residential collector level and higher classified streets must include 25 ft. right of way flares/cutbacks. The flare/cutback is measured along tangents from the point of intersection of the two right of way lines.

4.10.3.3. Center line tie with existing streets

New streets intersecting with or extending to meet existing streets must be tied to the existing street on centerline with dimensions and bearings to show relationship.

4.10.3.4. Partial or half streets

Partial or half streets are strongly discouraged. Partial or half streets may be provided only where the city finds a street should be located on a property line, where the proposed road has a center median.

4.10.4. Traffic calming

4.10.4.1. Horizontal deflection improvements

Traffic calming improvements that use horizontal deflection, including traffic circles, corner neckdowns, chicanes, tapers, landscape medians, are permitted. Horizontal deflection improvements may encroach into the required paved area for a street type described in this Ordinance, if reasonable access is not obstructed. The city engineer and Development Services staff must approve the design and implementation of horizontal deflection improvements.

4.10.4.2. Vertical deflection improvements

Traffic calming improvements that use vertical deflection, including speed bumps, speed humps, speed cushions, and speed tables, are strongly discouraged. The city engineer and Development Services staff must approve the design and use of vertical deflection improvements.

Speed tables, if used, should be integrated into pedestrian crossings at intersections and green links.

Speed humps and speed cushions, while strongly discouraged, are preferable to speed bumps.

4.11. Street Grid, Circulation, and Connectivity

4.11.1. General alignment

The precise alignment of thoroughfares included in the Plan may be varied to allow adjustments that increase the compatibility of the right-of-way with natural or manmade features such as steep slopes, waterways, wildlife habitats, neighborhoods, historic structures or existing roadways.

4.11.2. Street arrangement and internal connectivity

4.11.2.1. Conformity to plan

Width and location of streets must conform to the underlying concept plan and the transportation element of community, neighborhood and other applicable land use and development plans.

4.11.2.2. Topography

The street system must have a logical relationship to the natural topography of the ground.

4.11.2.3. Street Connectivity

The street network in a residential development must be strongly promoted, unless Development Services staff finds it impractical due to creek and drainageways, existing right-of-way, and/or natural features. If this requirement is waived, 5 ft. wide pedestrian trails in at least 15 ft. green links must link cul-de-sacs and provide through-block access where Development Services staff finds pedestrian connectivity is needed.

4.11.2.4. Collector street connectivity

All collector-designated streets shall connect on both ends to an existing or planned collector or higher-level street.



4.11.2.5. Blocks

4.11.2.5.1. Maximum block length

Residential local street block lengths shall be no more than 600 ft., excepting along SH 130, the Union Pacific railroad right-of-way, 100 year floodplain and streets crossing a transmission line easement. Block lengths shall be measured along the block face from intersecting curb to intersecting curb.

4.11.2.5.2. Block depth

Blocks should have sufficient width to allow two tiers of lots of appropriate depth. Alleys giving access to the rear of lots on a block is strongly encouraged.

4.11.2.5.3. Single-tier blocks and double-frontage lots

- Residential blocks with one tier of double frontage lots are strongly discouraged. Alternative block configurations not relying on single tier blocks or long stretches of double frontage lots to separate residential development from through traffic and arterials, or placement of higher density multiple household residential development along arterial streets, is encouraged.
- For residential double frontage lots, there must be an easement at least 10 ft. deep abutting a traffic arterial or other disadvantageous use, dedicated to the appropriate governmental entity, with no right of cross access. There must also be at least a 10 ft. deep tract or easement on the other side of the property line abutting a traffic arterial or other disadvantageous use, for a development perimeter wall and landscaping buffer.

4.11.2.6. Mid-block green lengths

Except for perimeter block frontages along SH130, UP railroad and FM 685, green links at least 12 ft. wide including a sidewalk that is at least 5 ft. wide must be placed near the center and entirely across blocks that are greater than 800 ft. long, to give convenient pedestrian circulation through the development. Green links must be landscaped in conformance to landscaping standards for connecting walkways in this PUD, and maintained by the underlying homeowner association.

4.11.2.7. Circulation

- Each subdivision shall provide for the continuation of all arterial streets and highways as shown on the City's Comprehensive Plan. Arterial streets should be located on the perimeter of the residential neighborhood.
- Collector and local streets should be designed to provide access to each parcel of land within the residential neighborhood and within industrial areas. They should be planned so that future urban expansion will not require the conversion of minor streets to arterial routes.
- Collector streets should be designed to provide a direct route from other minor streets to the major street and expressway system and to provide access to public facilities within the neighborhood; however, collector streets should not be aligned in a manner that will encourage their use by through traffic.

- Collector-designated streets must connect on both ends to an existing or planned collector or higher-level street.

Permitted alternatives to cul-de-sacs include loop lanes and T-streets, and any similar alternative approved by the City Engineer.

4.11.2.8. Required subdivision access points

- To the extent practical, subdivisions with <100 residential units must provide vehicular access to two or more existing or planned public streets
- To the extent practical, subdivisions with 100 to 199 residential units must provide vehicular access to three or more existing or planned public streets.
- To the extent practical, one or more additional access points must be provided for each 100 lots exceeding 199 lots.
- Development Services staff may reduce the required number of access points due to topography, natural features, or the configuration of adjacent developments, or other constraints including SH130, Brushy Creek floodplain, and Union Pacific railroad.
- Access points must be shown on the plat and construction plans for the development. Construction of the street may be postponed to a later phase of development. The Planning and Zoning Commission may require the construction of any access point when the final plat is approved.

4.11.2.9. Relation to adjoining street systems

To provide connectivity to other neighborhoods existing streets in adjacent or adjoining areas shall be continued in the new development, in alignment therewith. Whenever connections to anticipated or proposed surrounding streets are required by this Section, the right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. The permit-issuing authority may also require temporary turnarounds to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency or service vehicles. Notwithstanding the other provisions of this subsection, no temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available.

- *Street jogs*
Offsets in street alignment are permitted, provided the distance between center lines is not less than 125 feet.
- *Large lot subdivision*
If the lots in the proposed subdivision are large enough to suggest re-subdivision in the future, or if part of the parent tract is not platted, consideration must be given to possible future street openings and access to future lots which could result from such re-subdivision.
- *Through traffic*
Local streets shall be designed so as to meet the local street connectivity requirements of Section 4.12.2.3.

- *Half streets*
No half streets shall be platted or constructed except for arterial streets.
- *Dead-end streets*
Dead-end streets shall be prohibited except short stubs to permit extension. Temporary turnarounds shall be required where the street stub exceeds one lot or 100 feet in length, whichever is greater. The developer shall provide a sign at the stub declaring that the particular street will connect with future development.
- *Topography*
The street system shall bear a logical relationship to the natural topography of the ground.
- *Private streets*
 - Private streets are prohibited.
 - All streets shall be constructed to City standards for public streets. Common access easements may be required.
- *Unpaved street rights-of-way*
The portion of the street right-of-way between a private lot line and the curb or pavement edge shall be designed and constructed to meet the requirements of the City's Construction Standards and Specifications for Roads, Streets, Structures and Utilities.
- Access to public streets from private property
 - No person shall cut a curb or gutter Section nor pave a street right-of-way without first obtaining a permit from the City, and complying with City Codes. Where no curb and gutter street construction is permitted, no person shall construct or pave the borrow ditch street Section without first obtaining a permit from the City and complying with City Code.

No temporary utility service will be provided to the building lot or site until a curb cut, street right-of-way permit has been issued and no permanent utility service will be provided until the work authorized by permit is satisfactorily completed and approved by the City.

4.11.2.10. Intersections

- *Sight triangle*
According to the following requirements, a sight triangle shall be established at all intersections.
 - On local streets the sight triangle shall be based on the back of the curb, on all other streets it shall be based on the right-of-way.
 - The sides of the sight triangle shall extend for 25 feet along the right-of-way/curb from the projected intersection of said right-of-way/curb. Where the right of-way/curb curves as the intersection is approached, the tangents at

the points of beginning for the corner curve shall be projected to determine the origination of the sides of the sight triangle.

- No construction, planting or grading shall be permitted to interfere with the sight triangle between the heights of three and seven feet as measured from the crowns of the adjacent streets.

- Angle of intersection

Except where existing conditions will not permit, all streets, major and minor, shall intersect at a 90 degree angle. Variations of more than ten degrees on minor streets and more than five degrees on major streets must first be approved by the City Engineer.

- Radius at corners

- All local and collector street corners shall have 15 foot radii and shall meet required fire apparatus access, except acute corners which shall have a radius of 25 feet. Arterial streets shall have a minimum corner radius of 25 feet. No buildings, sign or parking shall be allowed in the area between the corner curves and the chord connecting the ends of the curves.
- All street intersections containing one or more residential collector level and above streets shall include 25 foot right of way flares/cutbacks. The 25 foot flare/cutback will be measured along the tangents from the point of intersection of the 2 right of way lines.

- Center line tie with existing streets

Each new street intersecting with or extending to meet an existing street shall be tied to the existing street on center line with dimensions and bearings to show relationship.

4.12. Driveways and Easements

4.12.1. Easements

4.12.1.1. Utility easements

All easements must be dedicated to the City and their locations shall be clearly denoted on plat documents.

- Uniform and continuous easements shall be provided along lot lines for utility service. The City may approve a location other than along a lot line.
- Easements for water, sewer, and storm sewer lines shall be at least 20 feet in total width if between lots. 10-foot public utility easements should be included along all street rights-of-way.

Other utility easements (for other than water, sewer, and storm sewer lines) shall be a minimum of five feet in width when abutting the street lot lines and at least three feet in width when abutting interior lot lines.

4.12.1.2. Emergency access easements

Emergency access easements shall be defined by the local fire code as amended.
Emergency access easements shall not be divided by lot lines.

4.12.2. Driveway spacing from intersections

4.12.2.1. No driveway is permitted closer to a corner than the driveway separation standard provided in Section 4.7.12.

4.12.2.2. Driveway spacing shall be measured from the edge of the street to the center of the driveway.

4.12.2.3. Any request to deviate from these standards may be submitted to the City Engineer.

4.12.3. Design requirements and standards

4.12.3.1. Additional access

The City Engineer may require more than one access point onto a collector or arterial street for a single parcel during Site Plan review provided that the number and location of access points onto local streets and the additional access points onto collector and arterial streets must be approved by the highway authority having jurisdiction over the roadway from which access is being taken.

4.12.3.2. Width of access

The width of access driveways shall be determined by the highway authority having jurisdiction over the roadway from which access is being taken. However, in no case shall an individual driveway width be greater than 35 feet. Where a highway authority has not established driveway width requirements and standards, the standards and requirements of the Texas Department of Transportation shall apply.

4.12.3.3. Closure or relocation of existing access points

The City Engineer, in conjunction with the highway authority having jurisdiction over the roadway from which access is being taken, shall have the authority to require the closure or relocation of existing access points where multiple access points to the site are available.

4.12.3.4. Curb cuts at intersections

A curb cut for a corner parcel at the intersection of any streets shall be located the maximum practical distance from the center of the intersecting streets, without intrusion into any required buffer. The number and location of the curb cut must be approved by the highway authority having jurisdiction over the street from which access is being taken. Where a highway authority has not established curb cut requirements and standards, the standards and requirements used by the Texas Department of Transportation shall apply.

4.13. Road Adequacy Standards

4.13.1. Street naming

Proposed street names must appear on a preliminary plat. Street names become official with the city after the following takes place:

- The plat is recorded; and Williamson County 911 Addressing accepts the street name.

4.13.2. Traffic impact analysis, when required

The TIA shall conform to the requirements set forth in **Section 10.515.4 of the Hutto UDC**. A Traffic Impact Analysis shall be required with any application for a subdivision or plat approval, Site Plan approval, or other procedure for which the proposed development generates traffic in excess of 2,000 average daily trips, based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. In the event that specific land uses for the development are not specified at the time of subdivision or plat application, the daily trip generation rate for the most intensive land use from the ITE Manual for the land use classification of the application shall be used to compute the estimated average daily trips.

4.13.3. Stormwater and drainage standards

Except as set forth in this Section 4.14.3, the stormwater and drainage standards established in **Section 10.701 of the UDC** shall apply to development of this PUD.

4.13.3.1. Stormwater drainage system

- Drainage channels and detention ponds that are to be maintained by the public shall be contained within drainage lots. Adequate room for access shall be provided for drainage channels and detention ponds. Ramps no steeper than 5 feet horizontal to 1 foot vertical shall be provided at appropriate locations to allow access to drainage channels and detention ponds. The minimum bottom width for any channel with vegetative side slopes shall be 8 feet, except that drainage channels associated with streets have no minimum width. If required, a 5-inch thick reinforced concrete trickle channel shall be provided in all newly constructed channels and from detention pond inlets to outlets. The area adjacent to trickle channels shall slope at a minimum of 2 percent.
- Open drainage sections:
Minor collectors (draining less than 20 acres) shall be constructed using best practices for stormwater drainage to the greatest extent practical. Surface conveyance may be utilized if it can be established to the satisfaction of the City Engineer that it is physically feasible and preferred to storm sewers. Open ditches may be used, provided that such ditches are lined with permanent materials accepted by the City Engineer.

4.13.4. Grading

Grading of lots with existing slopes of 1 percent or greater will not be required, provided it is demonstrated to the satisfaction of the City Engineer that there are no existing or proposed features that will prevent the lots from adequately draining.

4.13.5. Water and wastewater standards

The water and wastewater standards established in **Section 10.801 of the UDC** shall apply to development of this PUD.

Hutto Crossing Planned Unit Development**PUD Comparison Chart**

January 25, 2018

Section No.	Adopted PUD	PUD Amendment	Justification
1. General Provisions			
1.1. Title			
1.1. Title	Establishes name of PUD ordinance	Adds "the District" as name of the PUD	To clearly establish that this mixed use PUD development is within a unified district and under unified control
1.7. Definitions			
1.7. Definitions	Sign height: distance from the sidewalk grade to the top of the sign.	Sign height: distance from the bottom of the sign to the top of the sign, not including support posts, if any are part of the sign assembly.	Clarifies the height measurement of a sign to address the sign only and does not include support posts below the sign.
	(not addressed)	<i>Sign, PUD identification:</i> sign identifying the name and/or logo of the Hutto PUD district without advertising individual developments within the PUD. A PUD identification sign is characterized by expressing a coherent character or features of the District and is distinct from a development sign internal to the PUD that identifies a neighborhood, apartment, residential subdivision or other development within the PUD.	Provides for a sign type that identifies the District as a coherent whole and does not advertise individual uses within the District.
	(not addressed)	<i>Sign, wayfinding:</i> sign which provides orientation, information, directions or wayfinding within or about the District. Wayfinding signs may be free standing (pole), kiosk, monument wall or other permitted sign type within the District.	Provides for a sign type that provides informative information and orientation within and about the District that is useful for customers, users, visitors and residents.
	<i>Sign face area:</i> area of the smallest rectangle enclosing the extreme limits of the sign message, frame, box, and other areas intended to highlight or draw attention to the sign message. Back-to-back faces separated by at least a 30 degree angle are counted separately in measuring sign area (referenced to UDC)	<i>Sign face area:</i> area of the smallest rectangle enclosing the extreme limits of the sign lettering. The sign area calculated shall be measured on a single side. Sign face area does not include a supporting structure, monument, monument base, pole cover, or landscape feature unless used to convey a message.	Clarifies definition of sign measurement when the sign is part of a wall or other structure and that each sign face on a two-sided sign is measured separately.
	<i>Clear vision area:</i> unobstructed view area at corner lots and curb cuts. The clear vision area is a triangle formed between points on flow lines following property lines 30 ft. from an intersection at a corner lot, and 20 ft. along a property line and a traffic lane edge at a curb cut (referenced to UDC)	<i>Clear vision area:</i> unobstructed view area at corner lots and curb cuts. The clear vision area is a triangle formed between points on flow lines following property lines 30 ft. from the point of intersection at a corner lot, and 20 ft. along a property line and a driveway edge of pavement at a curb cut.	Clarifies definition of a "traffic lane edge" to meet intent of this standard.

	<i>Fence height:</i> distance from the top of the fence or wall to the original finished grade of the lot directly under it. Berms, walls or similar features constructed for increasing the height of a fence or wall are considered a part of the fence or wall.	<i>Fence height:</i> distance from the top of the fence or wall to the finish grade of the lot directly under it. Berms, walls or similar features constructed for increasing the height of a fence or wall are considered part of the fence or wall.	Clarifies that height is measured from finished grade of lot
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1.10. Reviewing and Administration Parties			
1.10. Reviewing and Administration Parties	(not addressed)	Development Services staff as identified in this PUD shall include City of Hutto Planning, Engineering, Parks and Recreation and other City departments as appropriate.	Clarifies City departments responsible for administrating the PUD.

2. Development Plan			
2.2. Use Descriptions and Standards			
2.2.3.1. New and undefined uses	If Development Services staff finds the proposed land use is not appropriate for the district, the applicant may appeal the decision to the City Council within 30 days of determination.	If Development Services staff finds the proposed land use is not appropriate for the District, the applicant may appeal the decision to the City Council within 60 days of determination.	Extends appeal period to a reasonable period of time.

3. Site Design Standards			
3.1. General Standards			
3.1.3.2. Primary and accessory structures	Building height (max) for Vertical mixed use, Institutional, Commercial and Retail: 3 stories; 5 stories along US 79 and FM 685	Building height (max) for Vertical mixed use, Institutional, Commercial and Retail: 3 stories; 5 stories along US 79, FM 685 and SH 130	Included SH 130 to be consistent with UDC
3.1.6.1. Buffer yards between lots	Buffer yards planted and/or screened in conformance to landscape and fencing standards in this PUD, are required between lots as follows.	Buffer yards planted and/or screened in conformance to landscape and fencing standards in this PUD, are required between adjacent lots as follows. A buffer yard shall be measured from property line of the adjacent development use. Sidewalks and internal walkways are a permitted use within a buffer yard.	Clarification of measuring from a buffer yard and allowance for permitted uses to be included in buffer yard.
3.2. Site Design			
3.2.1.2.3.3. Areas not considered as common open space	Land areas between buildings, and between building and parking lots or driveways, of less than 30 ft.	Land areas between buildings less than 30 ft., and land area between a building and parking lots or driveways less than 30 ft.	Provides for an appropriate reduction of buffer yards to meet purpose and intent of this compact and connected PUD and clarifies that buffers apply to rear and side setbacks
3.2.1.2.3.3. Areas not considered as common open space	Required perimeter setbacks.	Required rear and side yard setbacks.	Provides for the reasonable use of front yards as common open space

3.2.3.3. Pedestrian connectivity	Connecting walkways, at least 6 ft. wide for commercial development and at least 5 ft. for MF development, must link perimeter public sidewalks with building entries through parking areas, all points in the development, and buildings on adjacent parcels. Circulation patterns must be as obvious and simple as possible. All likely pedestrian routes must be considered to minimize shortcuts to the extent practical through parking and landscape areas.	Connecting walkways, at least 5 ft. wide for a commercial development and at least 5 ft. for MF development, must link perimeter public sidewalks to primary building entries, including through parking areas, and to buildings on adjacent parcels, to the greatest extent practical. Circulation patterns must be as obvious and simple as possible. All likely pedestrian routes must be considered to minimize shortcuts to the extent practical through parking and landscape areas.	Clarifies intent that walkway circulation routes are directed to primary pedestrian entries, provides uniform 5 ft. sidewalks and connecting walkways within PUD, and promotes interconnect walks between adjacent parcels to the extent practical
3.2.5.2 Orientation	Service areas cannot be placed where they will be readily visible from primary facades of adjacent buildings or where they will harm important or identified view corridors.	Service areas may not be located where they will be readily visible from primary facades of adjacent buildings without appropriate screening to screen service area views from the primary facades of adjacent or where they will harm important or identified view corridors.	Clarifies language to appropriately locate service areas to meet intent of standard
3.2.6.2. Project incorporation	Provide a plaza or courtyard at least 200 sq. ft. with a bench and/or picnic table next to the water body.	Provide a plaza or pedestrian gathering area at least 200 sq. ft. with a bench and/or picnic table close to the water body.	Provides design flexibility to accomplish goal of achieving a pedestrian oriented environment
3.2.6.3. Slope	Fenced retention basins will only be approved in extreme situations, and will be placed to the side and/or rear of the parcel as far from the public right-of-way as possible.	Fenced retention basins will be approved administratively by City Engineer staff only in extreme situations, and may be placed to the side and/or rear of the parcel as far from a public street as possible.	Clarifies basin location and provides for administrative approval using stated criteria to meet intent of standard

3.3. Parking and Access			
3.3.2.2. Curb cuts	When a parcel fronts on two different streets, or a street and a rearage road, the curb cut must be from the street with the lower functional classification.	When a parcel fronts on two different streets, or a street and a rearage road, the curb cut must be from the street with the lower functional classification, unless otherwise administratively approved by Development Services staff.	To provide limited flexibility, if warranted and meets intent of this section
3.3.5. Stacking/Queing Areas			
3.3.5.1. Drive-through aisles	Drive-through aisles, elements and windows cannot be on a street-facing side of the building.	Drive-through aisles and pickup windows cannot be on a street-facing side of the building. Reduction of minimum length of queuing length may be approved by Development Services staff if it can be demonstrated that it is necessary and feasible.	Clarification of prohibition of pick-up window on street-facing facades (vs. regular windows) and provision for que length modification based on site specific use
3.3.6.2.1. Lots and Parcels Fronting along FM 685, Carl Stern Boulevard and SH 130	Frontage along FM 685, UP Railroad and SH 130	Lots and Parcels Fronting along FM 685, Carl Stern Boulevard and SH 130	This standard adds Carl Stern Boulevard to this category for parking location and provides for a new category for parking along the UP Railroad.
3.3.6.2.2. Lots and Parcels Fronting along internal streets	Parking for retail uses in buildings larger than 50,000 sf. is exempt from this parking space location requirement.	Parking for retail, commercial and industrial uses in buildings larger than 50,000 sf. is exempt from this parking space location requirement.	Adding commercial and industrial to retail is reasonable for for bldgs larger than 50K SF

3.3.6.2.3. Lots and Parcels Fronting along UP Railroad Right-Of-Way	Frontage along FM 685, UP Railroad and SH 130	Parking for non-residential uses may be located without limitation, provided that landscape screening is provided along the UP Railroad right-of-way that comply with requirements set forth with Section 3.5.3.4 Parking lot and vehicular use screening	Creation of a separate category of parking limitation along the UP Railroad ROW, given lack of vehicular access across the railroad. A provision for vegetative screening is added to meet intent of this Section.
3.3.7 Parking and Loading Space Number Standards			
3.3.7.1. Required parking spaces	Table 3.3.7.1 includes Maximum parking spaces category for all PUD uses	Maximum parking spaces category deleted from table	Land costs and construction costs within the compact PUD self-regulate parking spaces that users will build for the operation and convenience of employees and customers, given the higher standards required in this PUD. Placing a maximum parking space limitation is an overly restrictive standard. Minimum spaces requirements remain unchanged.
3.3.7.2. Variance to minimum parking requirements and parking space location	Exceeding maximum parking requirements may be approved by the Board of Adjustment if it can be demonstrated that the permitted maximum number of spaces will not meet the normal day-to-day needs of a proposed use. Exceeding parking space location requirements may be approved by the Development Services staff if it can be demonstrated that the permitted parking space location will not meet the normal day-to-day needs of a proposed use.	Reducing minimum parking requirements may be approved by the Board of Adjustment if it can be demonstrated that the permitted maximum number of spaces will not meet the normal day-to-day needs of a proposed use.	Removed "maximum parking requirements" and replaced with "reducing minimum requirements". Land and construction costs self-regulate the parking spaces that users will build, given costs associated with the higher standards in this PUD. Users need a regulatory avenue through the Board of Adjustments to request relief.

3.4. Architectural design			
3.4.1 Single Household and Two- to Four-Household Residence Design			
3.4.1.5.2. Garage doors -articulation	Paint colors and/or stain for garage doors shall be compatible with the building elevation	Paint colors and/or stain for garage doors shall be compatible with the color palette of the building elevation on which the garage door is located	Clarifies intent of color compatibility of garage door with the house elevation color palette
3.4.1.5.2. Garage doors -articulation	The use of garage doors for 3 cars on a street facing facade is discouraged; At least one of the garage doors must be recessed a minimum of 4 ft.	The use of 3 garage doors on a street facing facade is discouraged; At least one of the 3 garage doors must be side facing or recessed a minimum of 4 ft. from the other garage doors.	Clarifies intent to discourage 3 garage doors, and establishes how these doors must be arranged
3.4.1.5.4.3. Garage - flush with façade	Pronounced garage door detailing, windows are a preferred element	Garage door relief detailing and windows are a preferred element	Clarifies language and intent of standard to be met
3.4.1.6.1. Same plan, different elevation, same side of the street	When building different elevations of the same plan on the same side of the street, two lots must be skipped before repeating the same elevation.	When building different elevations of the same plan on the same side of the street, two lots must be skipped and the home (same plan, different elevation) shall be placed on the third lot.	Clarifies intent of standard to be met to match intent of pictorial diagram (note: staff clarified this language in memo format at earlier date)

3.4.1.6.2. Same plan, different elevation, opposite side of the street	When building different elevations of the same plan on the opposite side of the street, one and a half lots must be skipped before repeating the same elevation.	When the same plan, different elevation is on the opposite side of the street, the lot fronting the property, and the one beside it shall be skipped, for a total of two skipped lots, and the home (same plan, different elevation) shall be placed on the third lot. The lot fronting the subject lot is defined as a lot that has one or more side property lines directly across the street from the subject lot.	Clarifies intent of standard to be met to match intent of pictorial diagram (note: staff clarified this language in memo format at earlier date)
3.4.1.6.3. Same plan, same elevation, same or opposite side of the street	When building same or similar elevations of the same plan on the same or opposite side of the street, four lots must be skipped before repeating the same elevation. Same elevations may not be facing opposite one another.	When the same plan, same elevation is on the same side of the street, three lots shall be skipped and the home (same plan, same elevation) shall be placed on the fourth lot. When the same plan, same elevation is on the opposite side of the street, the lot fronting the property shall be counted as the first lot, then count an additional two lots and place the home (same plan, same elevation) on the fourth lot. The lot fronting the subject lot is defined as a lot that has one or more side property lines directly across the street from the subject lot.	Clarifies intent of standard to be met to match intent of pictorial diagram (note: staff clarified this language in memo format at earlier date)
3.4.2 Single Household Attached and Multiple Unit Household Residence Design			
3.4.2.4.1. Building materials	A waiver to building material standards may be considered.	Deviations up to 10% to building material standards may be administratively approved by Development Services staff if it can be demonstrated that the building material meets the design intent of this Section.	Clarifies language for intent and provides for a quantified deviation for administrative approval, provided it meets intent of PUD
3.4.3. Commercial, Office, Public, Institutional and Mixed-Use Building Design			
3.4.3.3.4. Exterior walls	Exterior walls cannot have a blank, uninterrupted length greater than 30 ft. without including two or more of these features: change in plane, change in texture or masonry pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use.	Exterior walls cannot have a blank, uninterrupted length. greater than 50 ft. without including one or more of these the following design features: change in plane, change in texture or masonry pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use. Deviations up to 10% to side or rear wall articulation may be administratively approved by Development Services staff if it can be demonstrated that the building wall design meets the design intent of this Section.	Clarifies language for intent and provides for a reasonable façade treatment, including pattern and rhythm, for design features in scale with commercial uses, with a quantified deviation for administrative approval, provided that it meets intent of PUD
3.4.3.3.6. Retail building entrances	Anchor stores, at least 25% of the stores in a shopping center; and freestanding, single-use buildings, must have a clearly defined, highly visible customer entrance with four or more of the following elements (but not limited to):	Anchor stores (defined as a retail building containing greater than 25,000 sf), and freestanding, single-use buildings, must have a clearly defined, highly visible customer entrance with four or more of the following elements (but not limited to):	Defines size of an anchor store and clarifies intent of standard to be met by providing language to address arrangement of a commercial center

3.4.3.3.8. Transparency in commercial buildings	At ground level, buildings must have a high level of transparency. Façades and walls that face a street, plaza and parking areas (excluding the building rear and service areas) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 75% of its length along the front facade. Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 50% of required transparent areas, except when fronting plaza areas.	At ground level floors, buildings must have a high level of transparency: façades and walls that face a public street, plaza, or primary customer parking areas (excluding the building rear and side facades and service areas) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 50% of its length along the front facade, except where the internal arrangement of a building makes it impractical to provide transparency along a portion of a wall. In these conditions, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 25% of required transparent areas, except when fronting on plaza areas.	Clarifies intent of the standard to create adequate transparency and/or building articulation for areas of commercial buildings that customers typically frequent
3.4.3.3.9. Garage doors	Vehicle service areas and bays must be screened or sited so visibility from the public right-of-way is as low as possible. Bay doors cannot face the street or be visible from residential zoning districts.	Vehicle service areas and bays must be screened or sited so visibility from a public street is as low as possible: landscape screening shall comply with requirements set forth with Section 3.5.3.4 parking lot and vehicular use screening	Clarifies that this standard applies to a unified, mixed-use PUD development and provides for compliance with screening standards established in the PUD
3.4.3.4.3. Roof lines	The continuous plane of a roof line must be no more than 100 ft.	The continuous plane of a roof line must be no more than 100 ft. unless it can be demonstrated it meets the intent of this Section. Exceptions may be administratively approved by Development Services staff.	Provides for flexible application of this Section to achieve variety and diversity of roof design
3.4.3.5.2. Canopy support poles	Canopy support poles must include decorative corbels consistent with the overall architectural theme of the site, or pole covers at least 18 in. wide with a similar surface material and architectural treatments as the dominant material on the main structure.	Canopy support poles must include design elements consistent with the overall architectural theme of the primary building, or pole covers at least 18 in. in diameter or width with a similar surface material and architectural treatments as the dominant material on the host building.	Provides for flexible application of this Section to achieve variety and diversity of canopy roof pole design
3.4.3.6.1. Building materials	Predominant building exterior materials must be high quality, and used in their natural context and color. Masonry (stone, brick, decorative CMU and similar materials) must be used as exterior materials (at least 40% of exterior surface area). Fiber-cement siding and textured concrete EIFS are examples of appropriate secondary exterior materials. Corrugated metal may be used to reinforce a vernacular design theme. Corrugated metal may have a cumulative surface area of no more than 50% of the area of all exterior walls for a building.	Predominant building exterior materials must be high quality and durable. Masonry (stone, brick, decorative CMU and similar materials) must be used as exterior materials for at least 40% of exterior facades, excluding doors, windows and trim. Wood, fiber-cement siding and textured concrete EIFS are examples of appropriate secondary exterior materials. Corrugated metal is an acceptable material. Corrugated metal and ACM panels are examples of acceptable accent materials, and may have a cumulative surface area of no more than 30% of the area of all exterior walls on a building.	Clarifies language to achieve high quality building material standards; allows for accent use of standard building materials typical in the region, and provides for use of durable accent materials of corrugated metal and ACM panels

3.4.3.6.4. Material or color changes	Material or color changes must occur only at a change of plane or reveal line.	Material or color changes must occur only at a change of plane or reveal line, unless when administratively approved by Development Services staff.	Provides for reasonable design flexibility to meet intent of this Section
3.4.4.4.1. Pattern	All elements must repeat at intervals of no more than 30 ft.	Design elements must repeat at intervals of no more than 60 ft. Deviations up to 10% to the interval repetition may be administratively approved by Development Services staff	Modifies an arbitrary standard and provides for resonable design flexibility to meet intent of this Section

3.5. Landscaping

3.5.3. Required landscaping: non-residential and 3+ household residential development

3.5.3.1. Landscaping areas	Parcels with a non-residential use or 3+ household residential structures must be landscaped as follows. Additional plants may be required per buffer yard standards in Section 2.3.5, and mechanical equipment screening requirements.	Parcels with a non-residential use or 3+ household residential structures must be landscaped as follows. Additional plants may be required per buffer yard standards in Section 3.1.6, and mechanical equipment screening requirements. Planting requirements set forth in this Section shall comply with standards set forth in Section 3.5.1. Minor deviations to the standards set forth in this Section may be administratively approved by Development Services staff if it meets the intent of this Section.	Strengthens minimum planting requirements, corrects citation (Section 3.1.6) and provides for minor deviations, provided the intent of the referenced Sections are met.
3.5.3.2. Minimum percentage	Former PUD landscape standards, in table format, based on previous version of UDC)	A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages: Commercial uses: 15% - Commercial pad sites: 5% - Multifamily dwellings: 20% - Office and professional uses: 15% - Institutional and civic uses: 15% - Industrial or manufacturing uses: 10%	(Note: this landscape standard replaces the adopted PUD landscape standard) Establishes minimum percent of landscape area associated with specific uses. Note that compliance with landscape standards cited elsewhere within the PUD must also be met, e.g., buffer yards)
3.5.3.4. Parking lot and vehicular use screening	Former PUD landscape standards, in table format, based on previous version of UDC)	The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows: - Vehicular use areas shall be screened from all abutting rights-of-way, including the UP railroad, by a continuous landscaped area not less than 10 ft. deep. - Vehicular use areas shall be screened from all abutting residential property by a continuous landscaped area not less than 5 ft. deep. - Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height. The large tree requirement may be omitted if large trees	(Note: this landscape standard replaces the adopted PUD landscape standard) Establishes minimum landscape screening requirements for parking lots and vehicular use area that adds landscape screening requirements along the UP railroad, to address views from US 79, and clarifies that residential property be screened

3.5.3.3. Tree and shrub placement	Trees and shrubs may be clustered in groups, to present a natural environment and ease maintenance. All trees must be placed on the parcel being developed, unless otherwise permitted.	Trees and shrubs may be clustered in groups, to present a natural environment and for ease maintenance. All trees must be placed on the parcel being developed, unless otherwise permitted. If Development Services staff finds that it is impractical to plant trees and/or shrubs on parcels being developed, those required trees and/or shrubs may be planted elsewhere in the PUD. Minor deviations may be administratively approved by Development Services staff in cases where necessary due to site constraints.	Provides some flexibility in meeting the landscape standards in the compact PUD development and clarifies the mechanism for planting in alternative locations if impractical on the parcel.
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3.5.5 Irrigation			
3.5.5.1 Automatic irrigation required	n/a	Includes Parkland or land designated for parkland in this PUD as not requiring automatic irrigation	The existing, natural condition of the parkland is consistent with the intent of this standard of native, xeriscape vegetation not requiring irrigation water.
3.5.6 Tree preservation and removal			
3.5.6.2.3. Healthy, protected trees (native, tall, and small trees)	Healthy native tall and small trees with a DBH of 2.5 in. or more that cannot be considered diseased, dangerous or dead may be removed if the gross DBH loss is replaced 1:1 (1 in. replaced for every 1 in. lost).	Healthy native tall and small trees with a DBH of 2.5 in. or more that cannot be considered diseased, dangerous or dead may be removed from a lot if the gross DBH loss is replaced at a 1:1 ratio (1 in. replaced for every 1 in. lost of caliper inches DBH). At least 50% of the total number of replacement caliper inches must be planted on the lot, to the extent practical, or may be planted elsewhere within the PUD as approved by Development Services staff. Required mitigation trees planted elsewhere in the PUD shall be noted on the site plan, as well as the other site plan, and may not be counted towards future mitigation tree requirements on the other site plan.	Clarifies the standard for tree replacement on a lot and, if impractical, the requirement for tree replacement within the PUD, and provides for a tracking method to account for tracking off-site mitigation trees
3.5.6.3. Tree removal and replacement: signs	Signs are considered nonconforming uses that should eventually be removed; trees are living things that are far more difficult to replace. Healthy trees of all species and sizes, except species defined as nuisance trees, cannot be removed with the intent of increasing the visibility of an existing sign.	Healthy trees of all species and sizes, except species defined as nuisance trees, may not be removed with the intent of increasing the visibility of an existing sign, unless with administrative approval of Development Services staff	Clarifies the standard by which a tree may be removed related to a sign
3.5.6.5.1. Tree protection zone	During construction, perimeter fencing must be erected around protected trees, at least 6 ft. from the trunk or one-half of the drip line, whichever is more.	During construction, perimeter fencing must be erected around protected trees, at least at one-half of the drip line to the greatest extent practical, to establish a tree protection zone, unless otherwise approved by Development Services staff.	Clarifies the standard for tree protection during construction

3.5.6.5.4. Trenching	Trenches or footings must be at least 8 ft. from trunk bases, to the greatest extent practical. In the drip line of protected trees, no cut or fill may be at least 4 in. deep unless a qualified arborist or forester evaluates and approves the disturbance. When trenching for utilities, tunneling under large diameter roots is required to prevent root damage. The developer is responsible for coordination with utility companies when trenching near protected trees.	Trenches or footings must be outside on-half of the dripline, to the greatest extent practical. Under the drip line of protected trees, no cut or fill may exceed 4 in. unless a qualified arborist or forester evaluates and approves the disturbance. When trenching for utilities, tunneling under roots greater than 8 in. diameter is required to prevent root damage. The developer is responsible for coordination with utility companies when trenching near protected trees, to the extent practical.	This standard is modified to eliminate an arbitrary 8 ft trenching setback and replace with a offset distance based on the size of the tree, defines a 'large diameter root' as 8 inches, thereby strengthening the standard
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3.7. Fences and Walls

3.7.3. Required fences, walls, and hedges	The following fence, wall and hedge types are required.	The following fence, wall and hedge types are required. Minor deviations to the fence standards set forth in this section may be administratively approved by Development Services staff.	Without altering the standard, provides for minor deviations based on site specific conditions
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3.8. Outdoor Lighting

3.8.3. Prohibited lighting	(not addressed)	Search lights	Adds search lights as a prohibited lighting type
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3.9. Signs

3.9.1.1. Undeveloped parcels	3.9.1.1. Agricultural uses	3.9.1.1. Undeveloped parcels	The PUD does not include any agricultural uses as permanet uses so this sign table category has been revised to delete agricultural uses and replaced to address temporary signs on undeveloped parcels within the PUD.
3.9.1.1. Undeveloped Parcels Sign Table	The following signs are permitted on lots with agricultural uses, and vacant parcels not subdivided for residential use.	The following signs are permitted on lots with agricultural uses, and vacant, and undeveloped parcels (see attached table 3.9.1.1).	Permanent signs have been deleted from this category, as this sign category addresses only vacant or undeveloped parcels. Temporary sign standards for vacant land within the PUD have been modified to address attracting future commercial uses, along with temporary wayfinding signs for user orientation to features within the development.
3.9.1.2. Residential uses	(See adopted Residential uses sign table 3.9.1.2)	(See amended Residential uses sign table 3.9.1.2)	Permanent sign types have been modified to reflect the new definitions (see Section 1.7 Definitions of this chart), including a new category for PUD identification signs that identify the name and/or logo of the PUD District without advertising individual developments within the PUD, development signs that identify individual developments within the PUD, and permanent wayfinding signs, new sign category, that provide orientation, information, direction or wayfinding within the PUD district. Temporary flags have been deleted. Temporary wayfinding sign standards have been established.

3.9.1.3. Institutional and civic uses	(See adopted Institutional and civic uses sign table 3.9.1.2)	(See amended Institutional and civic uses sign table 3.9.1.2)	Temporary wayfinding sign standards have been established.
3.9.1.4. Commercial, retail and industrial uses	(See adopted Commercial, retail, industrial and recreational uses sign table 3.9.1.4)	(See amended Commercial, retail and industrial uses sign table 3.9.1.4)	Recreational sign standards have been relocated to a new sign table category with open space uses, as a more compatible sign category (table 3.9.1.5.). Permanent sign types have been modified to include a PUD identification sign standard to identify the PUD District, permanent and temporary commercial development signs that attract and identify individual commercial, retail and industrial developments within the PUD have been modified to address the variety of potential commercial uses and orientation to adjacent roadways and permanent and temporary wayfinding sign standards have been added.
3.9.1.5. Open space and recreational uses	(not addressed, except that recreational signs were considered a commercial sign type, see Table 3.9.1.4. Commercial, retail, industrial and recreational uses)	(See new, amended category for Open space and recreational uses sign table 3.9.1.5.)	The PUD includes a substantial amount of open space. The PUD amendment recognizes sign standards not recognized in the existing PUD sign standards. Sign standards are established for this use, along with recreational use, consistent with permitted sign standards elsewhere in the PUD. Both permanent and temporary sign standards are established for these uses.
3.9.2. Exempted signs, not requiring a sign permit	Exempted signs includes address numbers and family name id on residences and City-owned/operated signs	Exempted signs, not requiring a sign permit is modified to also include wayfinding signs and A-frame signs, up to 12 SF in area	Wayfinding signs are a beneficial sign type in a 345-ac mixed use development to provide orientation, information, direction and wayfinding within the District. A-frame signs provide needed flexible advertisement for small retail and other uses
3.9.3. Prohibited signs	Signs placed in or over the public right-of-way or public property. The city may remove signs in the public right-of-way or on public property.	Temporary signs placed in or over the public right-of-way or public property require a sign permit. Permanent signs are not permitted in the right-of-way. The city may remove signs installed without a sign permit that are located in the public right-of-way or on public property. Temporary signs placed in or over the public right-of-way or public property are permitted with an approved R.O.W. permit and City license agreement.	The revised language clarifies the requirement for city approvals, requirements and permits for both temporary and permanent signs located within the R.O.W. or public property.
3.9.4.4. Temporary development sign display time	Temporary signs at developments may be displayed for up to one year, or until the last house or unit in the development is sold, whichever is later. Temporary development signs at rental communities may be displayed for up to one year, or until 90% of units are occupied, whichever is later.	Temporary signs within the PUD may be displayed as long as the sign is maintained in good repair and has a valid sign permit for up to 2 years, at which time a new permit application must be submitted.	The revised language establishes language that permitted temporary signs meet reasonable standards, be maintained adequately. and provides for a sign permit length, thereby providing the City greater control on temporary signs.

3.9.6.10. Sign master plans	Development Services staff may require a Sign Master Plan to be submitted and approved with a concept plan or site plan for a development. Sign type, color, scheme, size and illumination in the center must be coordinated and compatible with the architectural character on the site.	A Sign Master Plan is not required for the PUD, provided signs comply with provisions of this Section 3.9. If a lot contains multiple businesses and uses, the applicant may submit a Sign Master Plan. The plan shall be submitted with a site development plan permit for a parcel or site. Sign type, color, scheme, size and illumination of the signs being submitted for approval must be coordinated and compatible with the architectural character on the site.	The revised language clarifies the purpose, intent and description of a Sign Master Plan.
3.9.7.3. Sign permit not required	Sign permits are not required for the following sign types: exempted signs and window signs	Wayfinding signs added	Wayfinding signs are a beneficial sign type in a 345-ac mixed use development to provide orientation, information, direction and wayfinding within the District.

4. Subdivision Standards

4.7. Parkland Dedication

4.7.1.2. Parkland trail improvement	The developer shall be responsible improving the parkland with a 10 ft. wide concrete shared use trail that is consistent with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan. The shared use trail shall be located in the Brushy Creek 100-year floodplain and extend from the FM 685 ROW to the SH 130 ROW. The alignment of the trail shall be approved by the Parks and Recreation Director prior to construction. The trail alignment must be shown on the preliminary plat and final plat of the parkland. At the City's option, the trail may be constructed by the developer and conveyed to the City upon acceptance, or cash may be paid to the City in lieu of the trail construction. The cash amount will be based on a construction estimate of the trail. If constructed by the developer, the trail construction must be constructed and accepted prior to the completion of the first phase of residential development, unless an alternative date is agreed upon by both the developer and Parks and Recreation Director. Maintenance of the trail shall be the responsibility of the City of Hutto.	The developer shall be responsible improving the parkland with a 10 ft. wide concrete shared use trail that is consistent with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan. The 10 ft. trail shall be located in the Brushy Creek 100-year floodplain and extend from the FM 685 ROW to the SH 130 ROW. The trail improvements must be shown on a detailed exhibit accompanying the final plat of the parkland. At the City's option, the trail may be constructed by the developer and conveyed to the City upon acceptance, or cash may be paid to the City in lieu of the trail construction. The cash amount will be based on a construction estimate of the trail. If constructed by the developer, the trail construction must be constructed and accepted at a date mutually agreed upon by both the developer and Parks and Recreation Director. Maintenance of the trail shall be the responsibility of the City of Hutto upon City acceptance. The alignment of the trail shall be approved by the Parks and Recreation Director prior to construction.	The preliminary plat of the parkland already exists without the trail improvements and showing the trail improvements on the final plat would permanently fix the limits. It is more appropriate to show the developer installed trail improvements on a detailed exhibit accompanying the final plat, clarifies that the developer installed trail construction timing shall be at a date mutually acceptable to the City and developer, and that City maintenance of the trail shall be preceded by acceptance by the City.
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Hutto Crossing Planned Unit Development

April 16, 2013

Applicant's PUD Amendment: January 25, 2018

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1. GENERAL PROVISION

1.1. Title

This ordinance is known as “Hutto 465 Ac Tract Planned Unit Development Ordinance”, and may be cited as “Hutto 465 Ac Tract PUD” ~~or “this PUD”~~ or “the District”.

1.2. Purpose and Intent

Hutto 465 Ac Tract PUD Ordinance is intended to encourage innovative planning and flexibility in land use, density, site planning and design for development of the 465-acre property. This PUD accommodates development with a mixed of uses, and allows a degree of flexibility in the application of standards and rules based the Unified Development Code of the City of Hutto.

Designation of a single use zoning district and application of standard development provisions would be too rigid for practical application on the unique and bifurcated property, challenged with difficult access constraints, including the abutting Union Pacific Railroad ROW, Brushy Creek and SH130.

This ordinance is enacted to promote the following:

- Promote good planning practice, design, architecture and urban design; and orderly land use
- Preserve open space and prevent overcrowding.
- Provide the physical infrastructure needed to serve city residents and visitors
- Secure safety from fire and other dangers, and provide for adequate sun, light and air.
- Merge rules governing land use and development into one accessible and comprehensible document for the property.

1.3. PUD Criteria

The PUD plan and development standards set forth in this Ordinance are consistent with the following criteria:

- The PUD would not adversely affect property near the site, and it achieves the benefits of an improved design
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value
- The PUD will give benefits through providing City parkland, open space, harmonious design, and energy efficient site design
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation
- Architectural design, landscaping, hardscaping and signage parameters set forth in this PUD give evidence of compatibility with adjacent development and internal consistency of design.

1.4. Compatibility with Gateway Overlay

Hutto 465 Ac Tract PUD Ordinance acknowledges the design principles and intent of the Gateway Overlay District as stated in the Gateway Overlay intent statement. The PUD recognizes that the Gateway Overlay District goals set forth below are to be reflected in the PUD standards:

- Coordinate with ongoing planning efforts for the Hutto Gateway and to further goals, policies and objectives outlined in the Comprehensive plan.

- Ensure the integrity of the ongoing planning process so public discourse can take place involving affected property owners and city residents while still ensuring individual development proposals are consistent with Comprehensive plan goals, policies and objectives.
- Ensure new development incorporates the following:
 - Pedestrian-friendly environment with wide sidewalks, tree-lined streets, active shopfronts, short blocks and variety of uses
 - Variety of public gathering places such as squares and civic greens
 - Naturally calmed streets, shaded by rows of trees that allow for on-street parking
 - Streets and sidewalks that form a connected network, providing a variety of pedestrian and vehicular routes to any single destination in and out of the development
 - Variety of compatible uses, allowing people the opportunity to live, work and play near one another, including, specifically, residential uses above ground floor commercial uses, as appropriate
 - Opportunities for housing choice and variety, including attached and detached homes available for both rental and ownership
 - Buildings placed close to the local or internal collector streets, oriented to the sidewalk and street front, providing easy access for pedestrian activity
 - Building facades that create visual interest through horizontal and vertical articulation with windows, multiple entrances facing streets and sidewalks, and no blank walls
 - Parking located to the rear or side of buildings (to the extent practical)
 - Central Texas native landscaping and trees in parking areas and along bordering walkways
 - Protection and enhancement of the natural features of the site, using them as the framework in creation of any site plans
 - Internal principal (“main”) street as part of the organization of development on the site
 - Development that does not turn its back on arterial streets (to the extent practical), but instead focuses on taming the street edge with element such as slip roads, landscaping and pedestrian-oriented features

1.4.1. General applicability and interpretation

Hutto 465 Ac Tract Planned Unit Development Ordinance applies to all regulations and other matters regarding land use and development of land within the PUD boundary, including zoning, subdivision, platting and urban design.

This ordinance is referenced to 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”. In those cases where in conflict, this PUD shall take precedence over the UDC.

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

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 may approve

minor deviations if they 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 1.2 Intent and Purpose and Section 1.3 PUD Criteria above. The Development Services Department shall have the authority to approve or disapprove administratively a request for an administrative approval pursuant to regulations established by the Development Services Department and approved by the City Council. Where no specific criteria for granting of the modification are specified, an administrative approval may be granted only for a dimensional deviation of less than 10% of the specified standard.
- The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

1.7. Definitions

Definitions set forth in **Section 10.202 of the UDC**, including general abbreviations, terms, definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

Sign height: distance from the bottom of the sign face to the top of the sign.

Sign, PUD identification: sign identifying the name and/or logo of the Hutto PUD district without advertising individual developments within the PUD. A PUD identification sign is characterized by expressing a coherent character or features of the District and is distinct from a development sign internal to the PUD that identifies a neighborhood, apartment, residential subdivision or other development within the PUD.

Sign, wayfinding: sign which provides orientation, information, directions or wayfinding within or about the District. Wayfinding signs may be free standing (pole), kiosk, monument wall or other permitted sign type for the District.

Sign face area: area of the smallest rectangle enclosing the extreme limits of the sign lettering. The sign area calculated shall be measured on a single side. Sign face area does not include a supporting structure, monument, monument base, pole cover, or landscape feature unless used to convey a message.

Clear vision area: unobstructed view area at corner lots and curb cuts. The clear vision area is a triangle formed between points on flow lines following property lines 30 ft. from the point of intersection at a corner lot, and 20 ft. along a property line and a driveway edge of pavement at a curb cut.

Fence height: distance from the top of the fence or wall to the finish grade of the lot directly under it. Berms, walls or similar features constructed for increasing the height of a fence or wall are considered part of the fence or wall.

1.8. Development Review Process

The development review process for property within the boundary of this PUD shall comply with the **Section 10.203 the UDC**, except that applications under this PUD shall be eligible to utilize the following by right:

- Applications shall be processed with priority over those under the existing conventional zoning code or the UDC, including those with earlier filing dates.

1.9. 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**.

1.10. Reviewing and Administration Parties

The reviewing and administrative parties, their responsibilities and processes established in **Section 10.208 of the UDC** shall apply for development of this PUD.

Development Services staff as identified in this PUD shall include City of Hutto Planning, Engineering, Parks and Recreation and other City departments as appropriate.

1.11. Interpretation

Interpretation of this PUD shall follow the procedures established in **Section 10.209 of the UDC**.

Photos are not considered official, adopted parts of the PUD.

Photos and drawings used in this PUD are examples intended to explain certain design concepts. Some features shown in photos and drawings may not conform to other sections of this PUD. If there is a conflict of meaning or implication between the text of this PUD and any heading, drawing, table, figure or illustration, the text will control.

Images depicting a business are not considered an official endorsement.

2. DEVELOPMENT PLAN

2.1. Permitted Uses in the PUD

Permitted uses within the boundaries of the PUD are as follows:

2.1.1. Residential Uses

2.1.1.1. Single household detached, village, and zero lot line

The single household use is a setting for single household residential development of a medium density detached, village or zero lot line character, with support facilities and services that are compatible with single household residences. Density may range from four to eight dwelling units per acre, depending on the context of the development.

2.1.1.2. Two to four household

The two to four household use is a setting for two household, three household and four household residential structures of a medium density, suburban and village character, along with support facilities and services that are compatible with residential areas. Density may range from eight to 14 dwelling units per acre, depending on the context of the development.

2.1.1.3. Single Household attached (Townhouse and condominium)

The single household attached use is a setting for townhouse and condominium attached residential structures of a medium density character, along with support facilities and services that are compatible with a range of residential areas. Density may range from six to 20 dwelling units per acre, depending on the context of the development.

2.1.1.4. Multiple unit household

The multiple unit household use is a setting for development of multi-unit residential structures and developments, such as apartment and condominium complexes, garden and courtyard multifamily residential buildings, and residential loft buildings. Density may range from 14 to 25 dwelling units per acre, depending on the context of the development.

2.1.2. Commercial and retail use

2.1.2.1. Commercial and retail use

The commercial and retail use is a setting for low to mid intensity retail uses, offices and personal services intended to serve residents of a neighborhood and surrounding community. Additionally, commercial and retail use is a setting for development of a wide range of retail uses, offices and personal and business services. Commercial and retail use should be clustered at locations accessible to the community. Site and building design standards are intended to encourage high quality development, promote internal and external pedestrian connectivity, and prevent potential harm to adjacent residential uses.

2.1.3. Industrial Uses

2.1.3.1. Light industry

Light industry use is composed of land and structures used primarily to provide space for commercial enterprises involved in research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. Light industry uses should be grouped together in large, contiguous areas, close to transportation facilities, well separated or buffered from low density residential areas.

2.1.4. Recreational Uses

2.1.4.1. Recreation use

The recreation use accommodates recreation and resort uses that take advantage of the land, encourages large outdoor recreation uses that could not easily be provided in the already urbanized portions of the area, and permits commercial and service uses connected with recreational activities. Recreation use should be generally separated or buffered from low density residential areas.

2.2. Use Descriptions and Standards

Refer to **Sections 10.306 – 10.311 of the UDC** for definitions of uses and standards for residential uses, commercial and retail uses, industrial uses, institutional and civic uses, temporary uses and accessory uses permitted in the PUD.

2.2.1. General performance standards

The general performance standards for property within the boundary of this PUD shall comply with **Section 10.312 of the UDC**.

2.2.2. PUD uses

Permitted uses set forth in this section 2.2.2 in the PUD must conform to **Exhibit A, PUD Development Plan**.

2.2.2.1. Permitted Use table abbreviations

	Context
X	Permitted use permitted by right, subject to conditions and performance standards for the use. All permitted uses are subject to conditions set forth in Section 10.202 of the UDC .
-	Not a permitted use

Permitted Uses

2.2.2.2 Residential Uses

Residential Uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Assisted living facility	X	X	X	X
Boarding and rooming house	-	-	-	-
Dwelling: live-work	X	X	X	X
Dwelling: accessory unit	X	X	X	X
Dwelling: manufactured	-	-	-	-
Dwelling: multiple unit	X	X	X	X
Dwelling: single household attached	X	X	X	X
Dwelling: single household detached	-	X	X	X
Dwelling: single household village	-	X	X	X
Dwelling: single household zero lot line	-	X	X	X
Dwelling: two to four household	-	X	X	X
Group home	-	-	-	-
Halfway House	-	-	-	-
Independent living facility	X	X	X	X
Manufactured home park	-	-	-	-
Nursing home	X	X	X	X

2.2.2.3 Commercial and Retail Uses

Commercial and retail uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Adult oriented use	-	-	-	-
Bakery: retail	X	X	X	X
Bank	X	X	X	X
Campground, recreational vehicle park	-	-	-	-
Car wash	-	-	-	-
Club/lodge facility	X	X	X	X
Convenience store	X	X	X	X
Convenience store: with gasoline sales	X	X	X	X
Day care: child (1-6 children)	X	X	X	X
Day care: child (greater than 6 children)	X	X	X	X
Day care: adult (1-4 persons)	X	X	X	X
Day care: adult (greater than 4 persons)	X	X	X	X
Day care: pet	X	X	X	X
Day labor agency	-	-	-	-
Entertainment facility, theater	X	-	X	X
Farm product sales	X	X	X	X
Food catering	X	X	X	X
Funeral home	X	-	X	X
Gas station	X	-	X	X
Grocery store	X	X	X	X
Indoor recreation facility	X	-	X	X
Instructional facility	X	X	X	X
Kennel	-	-	-	-
Large item sales and rental: class 1	X	-	X	X
Large item sales and rental: class 2	X	-	X	X
Lodging establishment	X	X	X	X

Commercial and retail uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Lodging establishment: bed and breakfast	X	X	X	X
Manufactured home sales	-	-	-	-
Nightclub	X	-	X	X
Office: medical	X	X	X	X
Office: professional	X	X	X	X
Outdoor recreation facility	X	X	X	X
Personal and business service shop	X	X	X	X
Print shop	X	X	X	X
Restaurant, bar	X	X	X	X
Retail store (no more than 10,000 sq. ft.)	X	X	X	X
Retail store (greater than 10,000 sq. ft.)	X	-	X	X
Special services	-	-	-	-
Travel plaza, truck stop	-	-	-	-
Vehicle auction	-	-	-	-
Veterinary clinic	X	X	X	X

2.2.2.4 Industrial Uses

Industrial uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
General industrial use	-	-	-	-
Heavy industrial use	-	-	-	-
Junkyard	-	-	-	-
Light industrial use	-	-	X	X
Research laboratory	-	-	X	X
Self-storage facility	-	-	-	-
Trade use	X	-	X	X
Vehicle minor repair facility	X	-	X	X
Vehicle major repair facility	-	-	-	-
Vehicle storage facility	-	-	-	-
Warehouse and distribution facility	-	-	X	X

2.2.2.5 Institutional Uses

Institutional and civic uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Amenity center	X	X	X	X
Aquatic facility	X	X	X	X
Athletic facility	X	X	X	X
Cemetery	-	-	-	-
Community facility	X	X	X	X
Golf course	-	-	-	-
Hospital	X	-	X	X
Park	X	X	X	X
Park and ride lot (as principal use)	X	-	X	X
Place of worship or assembly	X	X	X	X
Public utility substation	X	X	X	X
School: no more than 5 students	X	X	X	X
School: at least 6 students	X	X	X	X
Transit station	X	-	X	-

2.2.2.6 Temporary Uses

Temporary uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Construction equipment storage lot	-	-	X	X
Construction field office	X	X	X	X

Temporary uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Garage sale	X	X	X	X
Model home / lot sales	X	X	X	X
Portable storage container	X	X	X	X
Temporary building	-	-	X	X

2.2.2.7. Accessory uses

Accessory uses and structures are intended to allow property owners the full use of their property while maintaining the character of the surrounding area. Accessory uses and structures must be built and used only for purposes that are secondary and normal to the principal use of the property and must be placed on the same lot with the principal use.

Accessory uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Antenna, radio hobbyist $\leq$ max ht in district	X	X	X	X
Antenna, radio hobbyist $\geq$ max ht in district	-	-	-	-
Antenna, non-residential: $\leq$ 15 ft. above roofline	X	X	X	X
Antenna, non-residential use: other	X	X	X	X
Wireless facility: attached	X	X	X	X
Wireless facility: concealed	X	X	X	X
Wireless facility: freestanding	-	-	-	-
Donation drop-off box	X	X	X	X
Drive through facility	X	X	X	X
Home occupation	X	X	X	X
Residential accessory structure	X	X	X	X
Satellite dish	X	X	X	X
Swimming pool	X	X	X	X
Vending machine (outdoor)	X	X	X	X
Free-standing cisterns	X	X	X	X
Wind energy system	X	X	X	X

2.2.3. Applicability and enforcement

2.2.3.1. New and undefined uses

As commerce and technology evolve, new types of land uses will develop and forms of land use not anticipated may seek locations in the city. To provide for contingencies, Development Services staff will consider the appropriateness of an undefined use in this PUD and may administratively approve such uses. Approval criteria include:

- Impacts of the use, including externalities and use of public services and infrastructure
- The use is similar in nature and impact to a use listed and defined as a permitted use in the PUD
- The use is not similar in nature and impact to a use defined and listed as a prohibited use in the PUD, or prohibited in the PUD but permitted in a different district
- The use conforms to the intent of this PUD
- The interpretation does not lower the protection given to the public by this PUD

- The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas
- Performance standards and conditions for uses similar in nature and impact are also considered

If Development Services staff finds the proposed land use is not appropriate for the district, the applicant may appeal the decision to the City Council within 60 days of determination.

2.3. Use Specific Design Standards

2.3.1. Large item sales and rental (Class 1, 2, and 3)

2.3.1.1. Architecture

Separate structures (service building, car wash, used car sales building, etc.) on a the site must share architectural detail and design elements similar or compatible to the host building to provide a cohesive project site.

Vehicle service areas and bays must be screened or sited so they are not visible from the street.

Garage doors cannot face the street.

Garage doors must be integrated into the overall design theme of the site with color, texture, and windows.

2.3.1.2. Parking, circulation, and stacking

Vehicle display parking and inventory areas are not exempt from site planning standards.

Large expanses of concrete or asphalt must be avoided. Unrelieved pavement in vehicle display areas and other areas often visited by customers must be limited by using landscaping, contrasting colors and banding or pathways of alternate paver material.

Vehicle/pedestrian conflict points must be clearly defined with textured and colored pavement or ~~brick~~ pavers.

Service areas must provide adequate stacking space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.

2.3.1.3. Landscaping

Vehicle display parking and inventory areas are not exempt from landscaping standards.

Inventory cannot be stored, parked or displayed in landscape areas.

2.3.2. Vertical mixed use

2.3.2.1. Definition

A single building containing more than one type of land use; or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary, cohesive whole. Vertical mixed use buildings are building where two or more different uses occupy the same building usually on different floors, for instance, retail on the ground floor and office and/or residential uses on the second and/or third floors.

2.3.2.2. Applicability

Vertical mixed use buildings and development containing residential uses permitted in table 2.2.2.2 and commercial and retail uses permitted in table 2.2.2.3 are permitted in designated areas conforming to **Exhibit A, PUD Development Plan.**

Exhibit A- PUD Development Plan



3. Site Design Standards

3.1. General Standards

3.1.1. Utilities

3.1.1.1. Utility lines

All new utility service lines must be placed underground. Transmission lines are exempted.

3.1.1.2. Utility boxes

- Utility boxes must be as small as practical.
- Utility boxes greater than 2 ft. tall cannot be placed in the clear vision area, or interfere with use of streets, alleys, sidewalks, and bicycle paths.
- Utility boxes in the front yard on a block must be painted a uniform earth tone color.

3.1.2. Lot dimensions and area

Required lot dimensions and area are as follows:

	Single Family				Two-to-Four Unit	Single Family Attached	Multifamily	Vertical Mixed Use; Institutional	Commercial and Retail	Industrial
	Detached	Detached alley load, cul-de-sac or detached garage	Zero Lot Line	Village						
Lot area (min)	5,175 sq. ft.	5,500 sq. ft.	4,950 sq. ft.	4,500 sq. ft.	4,500 sq. ft.	1,500 sq. ft. per unit	20,000 sq. ft.	10,000sq. ft.	10,000sq. ft.	43,560 sq. ft. (1 ac)
Lot width at building linefront setback line (min)	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	20 ft.	100 ft.	75 ft.	75 ft.	100 ft.

- Flag lots must have at least 30 ft. frontage along a public right-of-way.

3.1.3. Building envelope

3.1.3.1. General

If there is a conflict among the setback and landscape/buffer yard standards in this PUD when applied to a certain site, the setbacks set forth in this section will apply.

3.1.3.2. Primary and accessory structures

Default bulk standards for primary and accessory structures are as follows:

	Single Family			Two-to-Four Unit	Single Family Attached	Multifamily	Vertical Mixed Use; Institutional	Commercial and Retail	Industrial
	Detached	Zero Lot Line	Village						
Front yard (min)	15 ft.	15 ft.	15 ft.	15 ft.	15 FT	15 ft.	5 ft.	10 ft.	25 ft.
Front yard on loop lane (min)	15 ft.	10 ft.	10 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Front yard: garage door (min)	20 ft.; 20 ft. side load <u>yard</u>	20 ft.; 20 ft. side load <u>yard</u>	20 ft.; 20 ft. side load <u>yard</u>	20 ft.	20 ft.; 20 ft. <u>side load yard</u>	25 ft.	20 ft.	25 ft.	25 ft.
Side yard (min)	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for common walls	5 ft.; 0 ft. for common walls	15 ft.	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses	0 ft. for common walls or 10 ft.; 50 ft. from existing residential uses
Rear yard (min)	15 ft.	10 ft.	15 ft. (house and garage)	15 ft.	15 ft.	25 ft.	25 ft.; 50 ft. from existing residential uses or building height	25 ft.; 50 ft. from existing residential uses or building height	25 ft.; 50 ft. from existing residential uses
Side and rear yard for accessory building (min)	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	5 ft.	15 ft.	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	10 ft.	10 ft.	10 ft.	10 ft.; 0 ft. for common walls	10 ft.; 0 ft. for common walls	20 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, at least 20 ft.	0 ft. for common walls or 50% height of taller building, at least 20 ft.
Building height (max)	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	3 stories	3 stories	3 stories; 5 stories along US 79 <u>and</u> FM 685 <u>and</u> SH 130	3 stories; 5 stories along US 79 <u>and</u> FM 685 <u>and</u> SH 130	3 stories
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.

Accessory structures are prohibited between the front building line of the primary building and the public right-of-way.

The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located.

Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser.

Building permitting and setback standards do not apply to accessory structures no more than 20 sq. ft. in area

Required buffer yards may result in larger required setbacks.

3.1.4. Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands), wherein structures are defined as substantial impervious cover improvements, are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100 -year flood plains, and Category 3 wetlands: 0 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 5 ft.
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 10 ft.

3.1.5. Setback encroachment and exceptions

These uses and structures may encroach into a yard or required setback as follows:

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL	
Awnings	no more than 3 ft. into front, side or rear setback; may hang over easements	no more than 6 ft. into front, side or rear setback; may hang over easements; may hang over public ROW with approval of City Council
Backflow prevention devices	Any part of the side and rear yard	Any yard on the site
Bay windows, chimneys, entry vestibules less than 8 ft. wide and less than 33% of the wall length, overhanging eaves	no more than 3 ft. into any setback	
Newspaper vending boxes, pay telephones	n/a	Any yard on the site; property must be occupied by a principal building
Open deck and covered patio in which the finish grade is greater than 5 ft. above grade	at least 5 ft. into rear setback, if area underneath is left unscreened/unenclosed	n/a
Open deck and covered patios in which the finish grade is no more than 5 ft. above grade	No more than 10 ft. into rear setback	n/a
Ramps and other access devices required by the ADA.	Any yard on the site	
Retaining walls	Any yard on the site	
Satellite dishes at least 1m in diameter	Side and rear yard, at least 10 ft. from PL	

Encroachments across property lines, into the public right-of-way, or into utility, drainage, access, conservation or riparian easements are prohibited.

3.1.6. Buffer yard

3.1.6.1. Buffer yards between lots

Buffer yards planted and/or screened in conformance to landscape and fencing standards in this PUD, are required between adjacent lots as follows. A buffer yard shall be measured from property line of the adjacent development use. Sidewalks and internal walkways are a permitted use within a buffer yard.

Proposed development	Adjacent development				
	Residential 1-4 Units	Residential 4+ Units	Vertical Mixed Use, Institutional	Commercial and Retail	Industrial
Residential: 1-4 Units	n/a	5 ft.	5 ft.	25 ft.	50 ft.
Residential: 4+ Units	5 ft.	n/a	n/a	n/a	50 ft.
Vertical Mixed Use, Institutional	10 ft.	10 ft.	n/a	n/a	25 ft.
Commercial and Retail	25 ft	10 ft.	n/a	n/a	25 ft.
Industrial	50 ft. + 6 + ft. <u>min</u> tall masonry wall or 6 + ft. <u>min</u> tall earthen berm (<u>both</u> wall/berm and footage required)	50 ft. + 6 + ft. <u>min</u> tall masonry wall or 6 + ft. <u>min</u> tall earthen berm (<u>both</u> wall/berm and footage required)	25 ft.	25 ft.	n/a

A 6ft ht. min. tall masonry (brick, stone, decorative CMU, similar materials) wall or 6 ft. ht. min. tall earth berm may substitute for buffer yard up to 100 ft. in depth.

Buffer yards ~~s depth~~ must be landscaped per Section 3.5.

3.1.6.2. Landscape buffer yards between parking lots and streets

Landscape buffer yards, planted per landscaping standards in Section ~~2-183.5~~, are required between a parking lot and a street as follows:

- SH 130 and FM 685: 10 ft. from right-of-way.
- Other streets: 5 ft. from right-of-way.

3.1.6.3. Landscape buffer yards elsewhere

Landscape buffer yards, planted per landscaping standards in Section ~~2-183.5~~, are required ~~as follows:~~between a

- ~~D~~development perimeter walls along a street between wall and sidewalk or right-of-way edge: 5 ft. from sidewalk or right-of-way.

3.1.7. Residential adjacency

3.1.7.1. Loading area screening

Off-street loading areas must be ~~fully~~-screened from view, to the greatest extent practical of residential uses, using one or more of the following-: Wing walls, landscape screens, changes in building orientation, and/or other architectural elements ~~must be used to~~

buffer loading docks located ~~no more less~~ than 150 ft. from a residential use, lodging establishment, nursing home or assisted living facility.

3.1.7.2. Vehicle intensive use screening

One or more of the following: ~~W~~ing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to the greatest extent practical to buffer drive-through aisles and mechanical commercial uses when they are located ~~no more less~~ than 150 ft. from a residential use, lodging establishment, nursing home or assisted living facility.

3.1.7.3. Vehicle service bays

Vehicle service bays and loading area garage doors located less than 150 ft. from a residential use must face away from residential uses, unless separated by a building or permanent architectural feature ~~at least the height of the service bays~~. Walls -6 ft. ht. min. (or vegetative screening) separating service bays from a residential use must be masonry (stone, brick, decorative CMU, similar materials) with no openings.

3.1.7.4. Dumpster enclosures

Dumpster enclosures in nonresidential areas of the PUD must be located at least 50 ft. from a residential use.

3.2. Site Design

3.2.1. Siting and Orientation

3.2.1.1. One to Four Household, Attached Single Family Dwellings and Developments

3.2.1.1.1. Applicability

These standards apply to all development with residential uses other than multiple unit dwellings.

3.2.1.1.2. Building orientation

One and two household dwellings 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 of either fronting street.

3.2.1.2. Multiple Unit Household Development and Structures

3.2.1.2.1. Applicability

These standards apply to all residential development with multiple unit dwelling uses.

3.2.1.2.2. Building orientation

Buildings must be oriented towards the perimeter streets, or an internal drive or road network, rather than orientation only to internal parking lots.

3.2.1.2.3. Common open space

3.2.1.2.3.1. Common open space required

The minimum amount of common open space (as a percentage of net land area) for a multiple household development is 10%.

3.2.1.2.3.2. Common open space siting

Common open space must be amassed into meaningful, quality open spaces. Clustering of buildings is encouraged to minimize small, narrow, unassigned strips in front of and between buildings. Designated common open space may be in a natural, undisturbed state, landscaped for more formal courtyards or plazas, or developed for active or passive recreation.

Common open space land must be compact and contiguous to the maximum extent practicable, unless the land is used as a continuation of an existing greenway, trail, or other linear park, or unless specific topographic features require a different configuration.

Common open space must be reasonably accessible to all residents of the development.

3.2.1.2.3.3. Areas not considered as common open space

The following do not count towards required common open space:

- Private lots, yards, balconies and patios dedicated for use by a specific unit.
- Public right-of-way or private streets and drives.
- Parking areas and driveways for dwellings.
- Land covered by structures except ancillary structures associated with use of open space such as gazebos and picnic shelters.
- Designated outdoor storage areas.
- Land areas between buildings less than 30 ft., and land area between a building and parking lots or driveways, ~~of~~ less than 30 ft.
- ~~Required~~ rear and side yard ~~-perimeter~~ setbacks.
- Detention/retention facilities, including drainage swales, unless for use as accessible and useable year-round community amenities for residents of the development (e.g.,

picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, walking trails, etc.).

- Wetlands that are saturated for greater than 50% of the year.

3.2.1.3. Non-Residential Sites of Structures

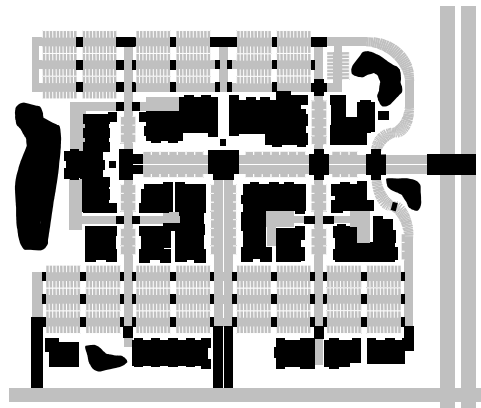
3.2.1.3.1. Applicability

These standards apply to all development with commercial and retail uses.

3.2.1.3.2. Orientation to streets

The primary façade and pedestrian entrance of a building must be oriented towards the public right-of-way when not facing an internal street or drive.

In shopping, commercial centers and developments with multiple buildings, buildings must be oriented towards either the perimeter streets or an internal drive or road network that orients buildings towards an internal street, rather than orientation only to internal parking lots.



Retail Village

3.2.1.3.3. Orientation to walkways

One ~~main~~ building entrance must open directly onto a connecting walkway with pedestrian frontage. Sides of a principal building facing a public street must have one or more customer entrances. ~~When a principal building faces more than two public streets, this requirement will apply only to two sides.~~

3.2.1.3.4. Plazas

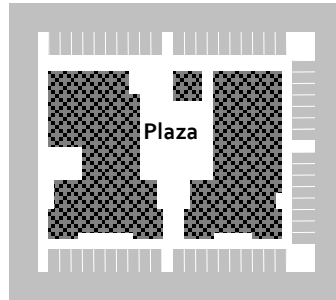
Commercial buildings 25,000 SF and larger must be placed in a way that creates plazas and/or pedestrian gathering areas that are large enough to encourage active pedestrian use and buffer pedestrians from street traffic ~~and circulation areas.~~

~~3.2.1.3.5. Views~~

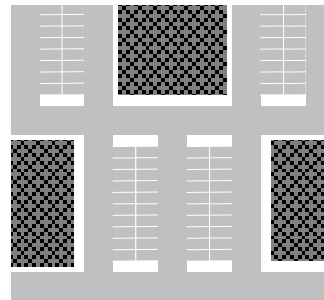
~~Commercial buildings must be oriented to promote views through and into each commercial development.~~

~~3.2.1.3.6.~~ ~~3.2.1.3.5.~~ -Clustering

Clustering of buildings in larger master planned and multiple building developments is required, to the greatest extent practical.



Do this: cluster buildings to create plazas and pedestrian gathering areas



Don't do this : separate buildings with parking lots

~~3.2.1.3.7.~~ ~~3.2.1.3.6.~~ Building perimeter wall spacing from driving surfaces

Building walls must be placed at least 5 ft. from drive aisles and parking areas ~~around the entire building perimeter~~. This buffer area may be breached for loading areas, drive-through windows, ~~and~~ garage access and similar uses.

~~3.2.1.3.8.~~ ~~3.2.1.3.7.~~ Solar orientation

When building orientation to the east and west is unavoidable, landscaping, canopies, arcades, roof overhangs, or similar features must be used to shade facades and building walls that face into the summer afternoon sun to the greatest extent practical.

3.2.2. Sidewalks

3.2.2.1. Sidewalks required

Sidewalks in conformance to Section 4.8 and Section 4.9 must be provided along both sides of public or private street frontages to promote an active pedestrian environment and reduce potential conflicts.

3.2.2.2. Sidewalks required for use change

Sidewalks in conformance to Section 4.8 and Section 4.9 must be constructed along the public right-of-way adjacent to any lot that changes use. A Certificate of Occupancy for

new construction will not be issued until the sidewalk is constructed and accepted by the city.

3.2.3. Internal Pedestrian Circulation

3.2.3.1. Applicability

The following standards apply to all development with residential uses with multiple unit dwellings, and commercial, retail and industrial uses.

3.2.3.2. Internal walkways

Internal walkways ~~extending the full length of a building~~ must be provided along all façades featuring a customer entrance and along all façades abutting public parking areas. Internal walkways must be placed at least ~~6-4~~ ft. or more from the façade or wall along at least 30% of its length, to provide opportunities for beds for foundation landscaping, outdoor seating and patios, and building articulation (except for storefronts ~~where with a zero setback, i.e. no planting beds~~). Sidewalks are not required ~~within~~ service areas, loading docks and other non-customer areas.

3.2.3.3. Pedestrian connectivity

Connecting walkways, at least ~~6-5~~ ft. wide for a commercial development and at least 5 ft. for MF development, must link perimeter public sidewalks ~~with to primary~~ building entries, including through parking areas, ~~all points in the development~~, and to buildings on adjacent parcels, to the greatest extent practical. Circulation patterns must be as obvious and simple as possible. All likely pedestrian routes must be considered to minimize shortcuts to the extent practical through parking and landscape areas.

3.2.3.4. Conflict points

Internal pedestrian walkways must be distinguished from driving surfaces by textured and colored pavement or similar contrasting technique, to emphasize conflict points and enhance pedestrian safety.



Well-defined conflict point

3.2.3.5. Aggregation of plazas

Pedestrian areas and plazas shall be aggregated in high activity areas to the greatest extent practical, and not distributed in low impact areas such as building peripheries, areas behind blank walls, ~~or where they are barely visible.~~

3.2.3.6. Orientation of plazas

Pedestrian areas and plazas shall be oriented to views of activities, architectural landmarks or useable open space wherever possible.

3.2.4. Public transit facilities

Commercial and residential developments that could generate high volumes of transit use must accommodate the potential for public transit facilities. If the development is in an existing transit service area, it must provide for an appropriately scaled transit facility; otherwise, the development must make accommodations for a potential future public transit facility.

Transit routes, access points and shelter locations should be addressed along city adopted transit streets in and on the perimeter of nonresidential projects. Bus stop areas and bus shelters within a city adopted transit service area must be placed close to significant clusters of buildings.

There must be an uninterrupted durable pedestrian path connecting transit stops and/or shelters with the nearest sidewalk or pedestrian path.

3.2.5. Service Areas

3.2.5.1. Applicability

These standards apply to all development with multiple unit residential dwellings, commercial, retail and industrial uses.

3.2.5.2. Orientation

Service entrances, loading docks, waste disposal areas and similar uses must be oriented toward service roads and drives to the greatest extent practical and away from the public right-of-way and residential areas, unless adequately screened.

Service areas ~~cannot may not~~ be ~~placed-located~~ where they will be readily visible from primary facades of adjacent buildings without appropriate screening to screen service area views from the primary facades of adjacent or where they will harm important or identified view corridors.

3.2.5.3. Screening

Service entrances, loading docks, waste disposal areas and similar uses must be screened from public streets, pedestrian gathering areas and primary building entrances with fencing, walls and/or landscaping, with design elements compatible with the architectural theme of the host building.



Effective use of wing wall used to screen loading dock

3.2.5.4. Coordination of service area locations

Service area location must be coordinated with adjacent developments wherever possible to promote use of shared service drives.

3.2.5.5. Access routes

Service circulation in a development must be designed to provide safe movement for anticipated vehicles.

Fire lanes and routes for service, emergency and utility access must be clearly marked.

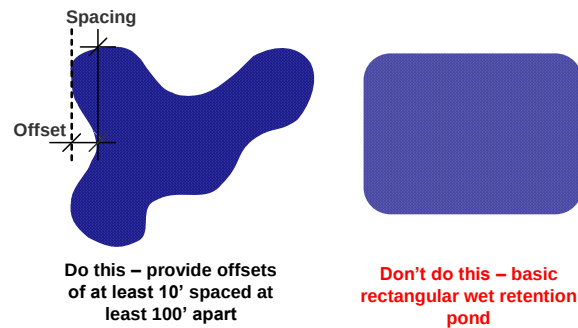
3.2.5.6. Gas tank bed pipes

Tank vent pipes must be screened, placed in an inconspicuous location and painted a dark color, or integrated into or adjacent to the building ~~architecture~~.

3.2.6. Water Bodies and Retention Areas

3.2.6.1. Shape

Permanent wet retention ponds visible from a street or other public area must be designed to appear natural by having edge alignment offsets to the greatest extent practical.



3.2.6.2. Project incorporation

Natural and manmade water bodies at least 20,000 sq. ft. that are ~~placed~~ located next to a public right-of-way must be integrated into the overall design of a development in one of the following ways:

- Provide a walkway at least 5 ft. wide, with native tall trees on average 30 ft. centers and a bench and/or picnic table next to the water body every 150 ft.
- Provide a plaza or ~~courtyard~~ pedestrian gathering area at least 200 sq. ft. with a bench and/or picnic table ~~next to~~ close to the water body.

3.2.6.3. Slope

Retention basins must be designed with at least 5:1 side slopes to 2 ft. below the normal water line.

Fenced retention basins will ~~only~~ be approved administratively by City Engineer staff, only in extreme situations, and ~~will~~ may be placed to the side and/or rear of the parcel as far from ~~the a public right-of-way~~ street as possible.

3.2.6.4. Fencing

Metal decorative fences may be used to fence manmade water bodies and retention basins.

3.2.7. Land Disturbance

New development should respect and maintain the natural topography on a site through sensitive site organization and minimizing land disturbance. Layout of new development should follow and respect the natural topography of the site to the maximum extent possible. Over lot grading to create a large level lot or site shall be limited to disturbed sites and in all cases minimized to the extent practical.

Extensive grading or unusual site improvements (e.g. large retaining walls) to force a preconceived design onto a particular piece of property is strongly discouraged. Berms, channels, swales, and similar man-made changes to the landscape must be designed and graded to be an integral part of the natural landscape and to provide a smooth transition in changes of slope.

3.3. Parking and Access

3.3.1. General standards

3.3.1.1. Applicability

Parking, access and design standards apply to all uses, unless otherwise stated. Vehicle display and storage areas at vehicle dealers, vehicle repair businesses and vehicle storage facilities, and areas intended for the storage or movement of vehicles on industrial sites are not exempt.

3.3.1.2. Large vehicles and equipment

Outdoor storage or overnight parking of semi-trucks, semi-trailers, and other vehicles having a gross vehicle weight rating of at least 17,000 pounds is prohibited in residential and commercial use areas, except within commercial service or storage yards and loading areas. Exceptions are pickup trucks, personal recreational vehicles not being used for habitation, and vehicles associated with a business on a commercial site. Construction equipment may only be stored on lots in residential and commercial use areas while construction is permitted.

3.3.2. Access

3.3.2.1. Shared access

- Shared and master planned access, rearage roads and/or access easements across parcels are permitted and encouraged and will be required where considered necessary by Development Services staff and/or city engineer, with administrative approval, to minimize potential congestion, decrease accident potential and reduce the number of curb cuts and conflict points along a street.
- Commercial and individual development must be designed to provide for shared access with adjacent commercial and industrial parcels to the greatest extent practical. Provisions must be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.
- Property owners cannot block access to parking lot connections on adjacent parcels.
- Vehicular access easements from one lot to adjacent lots and for private driveways within a lot may be provided on the subdivision plat or by separate recorded instrument. Such access easements may be specifically defined or blanket access easements.

3.3.2.2. Curb cuts

- Curb cuts and ramps must be placed at convenient and safe locations. Curb cuts must be limited to the fewest necessary to provide adequate circulation and workable access to a parking area.
- Commercial and industrial ~~Driveways~~ connections to public streets shall be designed to align with opposing driveways or be offset a minimum of 80 feet, measured from face of curb or edge of pavement to face of curb or edge of pavement on undivided streets.
- Curb cuts must be spaced at intervals of at least 250 ft., or at least 500 ft. along major arterials, unless this would prevent access to a separate property (not an outparcel) and a rearage road is not possible.
- When a parcel fronts on two different streets, or a street and a rearage road, the curb cut must be from the street with the lower functional classification unless otherwise administratively approved by Development Services staff.
- Curb cuts and ramps must avoid crossing or funneling traffic through loading areas, drive-through aisles and outdoor trash storage and collection areas.

3.3.2.3. Driveway throats

- Driveway throats to parking areas serving <50,000 sq. ft. of commercial, industrial or civic GFA accessing non-arterial streets must be at least 20 ft. long.
- Driveway throats to parking areas serving at least 50,000 sq. ft. of commercial, industrial or civic GFA, and those accessing arterial streets, must be at least 30 ft. long.
- Driveway throat length is measured from the right-of-way line.

3.3.2.4. Entry orientation

Entrance drives should align with focal points in a development such as landmark towers or landscape features, whenever practical.

3.3.2.5. Emergency access

Site design elements must reasonably accommodate access standards of emergency vehicles and services.

3.3.2.6. Service functions

Service functions must be integrated into the circulation pattern in a way that minimizes interaction with customer vehicles and pedestrians.

3.3.2.7. Connectivity for multi-family residential development

Multifamily residential development must not be planned as “pods”, isolated from surrounding development, but instead must be integrated into the larger grid of public streets and internal access driveways. Residential development with multiple unit dwellings must have pedestrian and vehicular connections to adjacent residential and commercial development.

3.3.3. Circulation

3.3.3.1. Circulation routes

- Circulation and parking areas in a development must be designed to be safe, efficient and attractive, considering use by all modes of available transportation.

- Parking lots must provide well-defined circulation routes for vehicles, bicycles and pedestrians that minimize conflicts to the greatest extent practical.
- Circulation routes must focus on main entries and exits, and ~~designate~~ provide for secondary access points to the greatest extent practical.
- Redundant circulation cannot reduce land available for landscaping or walkways.
- Vehicle circulation paths must be designed and sited to calm traffic where practical without the required need for vertical deflection devices such as speed bumps and humps. Horizontal deflection and psychological traffic calming (traffic circles, corner neckdowns, chicanes, tapers, landscape medians, small turn radii, decorative paving) is encouraged.

3.3.3.2. Safety and conflict points

Circulation areas must be designed so vehicles can proceed safely without posing a danger to pedestrians or other vehicles, and without interfering with parking areas. Standard traffic control devices and signs must be used to direct traffic where necessary.

To the maximum extent practicable, pedestrians and vehicles must be separated through walkways or sidewalks. Where complete separation of pedestrians and vehicles is not possible, landscaping, bollards, decorative paving, lighting and other permanent methods must be used to delineate pedestrian areas and other conflict points.

3.3.4. Parking Aisles

3.3.4.1. Aisle and curb cut dimensions

Access drive lanes and aisles must have the following widths (excluding added width from curb return areas) at the gutter line:

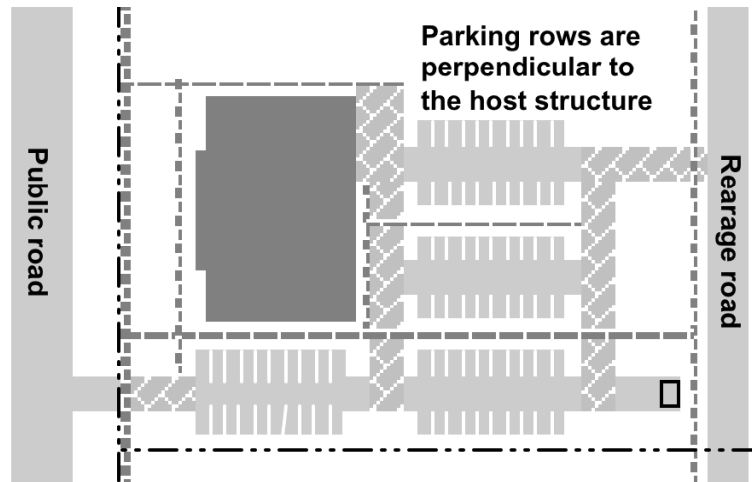
- Residential driveway: 8 ft. - 24 ft.
- Residential parking lot: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two-way
- Nonresidential parking lot to 99 spaces: 10 ft. - 14 ft. one way, 20 ft. - 24 ft. two-way
- Nonresidential parking lot 100 spaces or more: 10 ft. - 24 ft. one way, 24 ft. - 36 ft. two-way
- Service access driveways: drive width sized for adequate vehicular access and turning movement

Parking area aisles must have these minimum widths:

- Angle 0° / parallel to aisle: at least 12 ft. one way, at least 20 ft. two-way.
- Angle 30°: at least 11 ft. one way, at least 20 ft. two-way.
- Angle 45°: at least 13 ft. one way, at least 21 ft. two-way.
- Angle 60°: at least 18 ft. one way, at least 23 ft. two-way.
- Angle 90°: at least 24 ft.

3.3.4.2. Aisle orientation

In large parking lots, parking aisles must be oriented perpendicular to buildings where practical in order to minimize the need for pedestrians to walk parallel to moving cars and across landscaped areas.



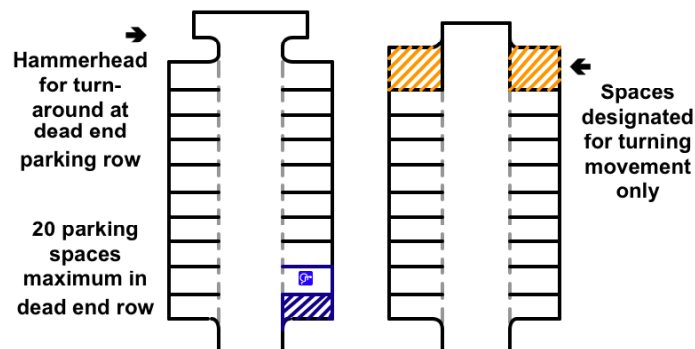
3.3.4.3. Mixture of angles and one-way and two-way aisles

Mixture of one-way and two-way parking aisles, or different degrees of angled parking in a parking area is prohibited, except when individual parking areas are separated by a landscape buffer at least 5 ft. wide, ~~with limited access.~~

3.3.4.4. Dead end aisles

Dead end aisles must be avoided wherever possible. Where a dead end aisle is unavoidable, adequate space for unimpeded turn-around must be provided.

Dead end aisles may contain no more than 20 parking spaces.



3.3.4.5. Head-in/head-out and parallel parking from the public right-of-way

Parking areas larger than 12 spaces fronting on residential local street or lower must be designed so vehicles can leave without backing or fronting out onto a public street, or having to reenter a public street to access another aisle on the same lot. Driveways for single household dwelling units are exempted.

3.3.5. Stacking/Queuing Areas

3.3.5.1. Drive-through aisles

Minimum length of Off-street stacking lanes for drive-through aisles must be provided as follows:

Bank teller window, ATM: at least ~~60~~50 ft. measured from teller, window or ATM.

Restaurant drive-through: at least ~~40~~50 ft. measured from order box, at least ~~60-30~~ ft. between order box and first payment or pick-up window.

Other uses with drive-through windows (pharmacy, dry cleaners, etc.): at least ~~60-50~~ ft. measured from window.

Drive-through aisles must be physically separated from parking and circulation areas, and:

- Cannot interfere with the on-site parking and circulation for other vehicles on the site.
- Cannot interfere with on-site parking.
- Cannot result in traffic queuing into a drive aisle, adjacent property or street.

Drive-through aisles must be 10 ft. - 12 ft. wide.

Drive-through aisles, ~~elements~~ and pickup windows cannot be on a street-facing side of the building.

Reduction of minimum length of queuing length may be approved by Development Services staff if it can be demonstrated that it is necessary and feasible.

3.3.5.2. Gas pumps

There must be at least 20 ft. space for one vehicle stacked behind the vehicle at the far end of a row of gas pumps, and room for other vehicles to bypass stacked vehicles at fueling areas.

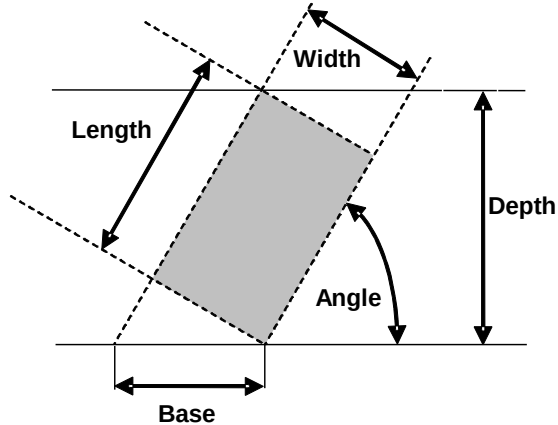
3.3.6. Parking and Loading Space Bulk Standards

3.3.6.1. Parking space dimensions

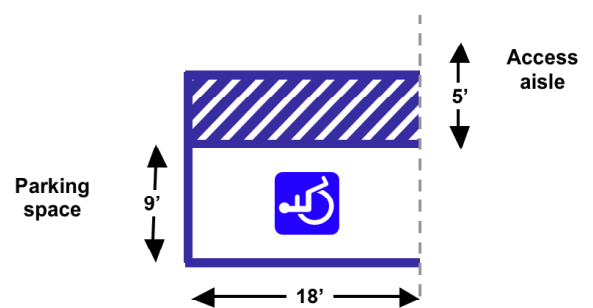
Parking spaces must have the following dimensions:

- Standard parking space (perpendicular or angled to the aisle): 9 ft. x 18 ft.
- Standard parking space (parallel to the aisle): 8 ft. x 23 ft.
- Handicapped parking space: 9 ft. x 18 ft., plus a clear 5 ft. x 18 ft. loading area to the side. Two handicapped spaces may share one loading area.
- Motorcycle space: 4.5 ft. x 9 ft.
- Off-street loading space: 12 ft. x 25 ft.
- Bicycle space: a stationary object where a user can secure both wheels and the frame of the bicycle with a 6 ft. cable and lock. The stationary object may be a freestanding bicycle rack, a wall-mounted bracket; an enclosed bicycle locker; a three point bicycle rack; or a fenced, covered, locked or guarded bicycle storage area.

Parking space measurements



Handicapped parking space



3.3.6.2. Parking space location

3.3.6.2.1. Lots and Parcels Fronting ~~Frontage~~ along FM 685, Carl Stern Boulevard UP Railroad and SH 130

Parking for non-residential buildings on non-corner lots must have at least 50% of the parking spaces placed behind the front building line.

Parking for non-residential buildings on corner lots must have at least 30% of the parking spaces placed behind the front building line.

Parking for non-residential buildings larger than 50,000 sf. is exempt from this parking space location requirement.

3.3.6.2.2. Lots and Parcels Fronting ~~Frontage~~ along internal streets

Parking for non-residential buildings on non-corner lots must have at least 70% of the parking spaces placed behind the front building line.

Parking for non-residential buildings on corner lots must have at least 50% of the parking spaces placed behind the front building line.

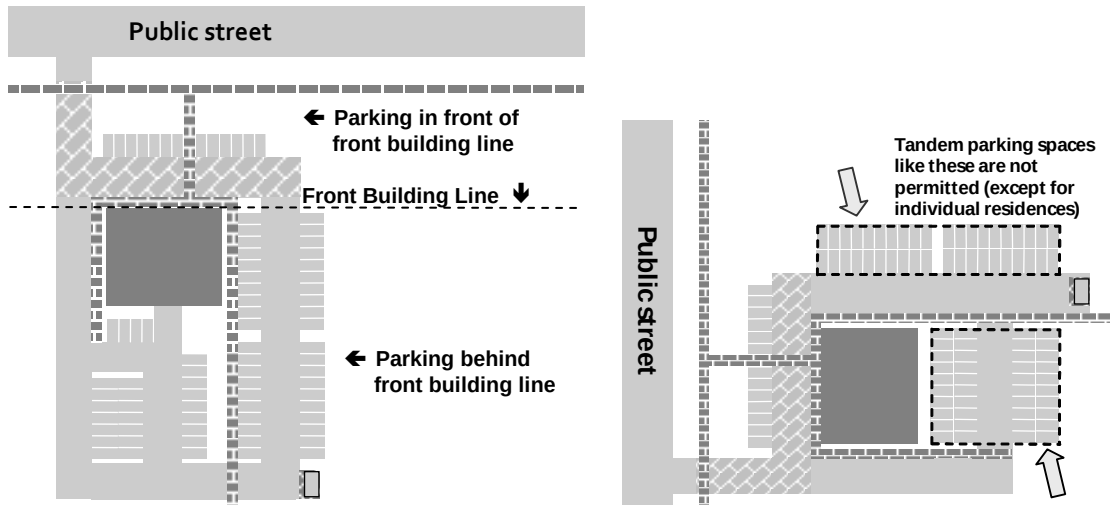
Parking for retail, commercial and industrial uses in buildings larger than 50,000 sf. is exempt from this parking space location requirement.

3.3.6.2.3 Lots and Parcels Fronting along UP Railroad Right-Of-Way

Parking for non-residential uses may be located without limitation, provided that landscape screening is provided along the UP Railroad right-of-way that comply with requirements set forth with Section 3.5.3.4 Parking lot and vehicular use screening.

3.3.6.3. Tandem parking

Tandem parking spaces, where the only access to a parking space is from another parking space, are permitted only for individual residential units.



Parking for non-residential buildings

3.3.7. Parking and Loading Space Number Standards

3.3.7.1. Required parking spaces

Uses should offer only the minimum amount of parking that is necessary to meet anticipated normal demand. The number of required off-street parking and truck loading spaces for a use is as follows.

Residential use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Dwelling unit: single household	2 per dwelling	n/a	n/a
Dwelling unit: single household + accessory unit, at least 2 units	1.5 per dwelling	n/a	n/a

Commercial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Multi-tenant retail buildings (shopping centers); indoor recreation facility	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA <u>n/a</u>	1 per tenant; may be waived by Development Services staff
Restaurant, bar/tavern, adult oriented use (live entertainment), nightclub, club/lodge	1 per 150 sq. ft. GFA	1 per 75 sq. ft. GFA <u>n/a</u>	1
Retail uses, including: art studio, performing; art studio, visual; bank; bakery, retail; convenience store; funeral home; gas station; grocery store; instructional facility; large item sales and rental; personal and business service shop; print shop; retail store; vehicle minor repair.	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA <u>n/a</u>	1 per tenant; may be waived by Development Services staff
Office uses, including medical office, professional office, veterinary clinic	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA <u>n/a</u>	1 per building
Child day care facility, pet day care and boarding, elderly day care facility	1 per employee + 3 (n/a for child day care in a home)	1 per employee + 6 (n/a for child day care in a home) <u>n/a</u>	n/a
Lodging establishment (all) (restaurants, bars, nightclubs and other accessory uses computed separately)	1.2 per guest room + 1 per 100 sq. ft. GFA meeting/banquet room	1.5 per guest room + 1 per 50 sq. ft. GFA meeting/banquet room <u>n/a</u>	1 + 1 per 5000 sq. ft. GFA meeting room area
Entertainment facility: theater	1 per 4 seats	1 per 2 seats <u>n/a</u>	1
Farm product sales, flea market, kennel, plant nursery, greenhouse	No requirements	n/a	n/a

Industrial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Light industrial use, trade use, vehicle major repair	1 per 1000 sq. ft. GFA	1 per 333.3 sq. ft. GFA <u>n/a</u>	1 per 2500 sq. ft. GFA or 2 per user/tenant, whatever is more
Research laboratory	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA <u>n/a</u>	1 per building
Warehouse and distribution facility	1 per 2000 sq. ft. GFA	1 per 1000 sq. ft. GFA <u>n/a</u>	1 per 5000 sq. ft. GFA
Vehicle storage facility	1 per 400 sq. ft. GFA office space + 1 per stored vehicle	1 per 200 sq. ft. GFA office space + 1 per stored vehicle <u>n/a</u>	n/a

Institutional use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Community facility, amenity center	1 per 500 sq. ft. GFA	1 per 100 sq. ft. GFA n/a	n/a
Hospital (excluding general medical office space)	0.5 per bed + 1 per 500 sq. ft. GFA inpatient treatment area + 1 per 400 sq. ft. GFA outpatient treatment area	0.75 per bed + 1 per 250 sq. ft. GFA inpatient treatment area + 1 per 200 sq. ft. GFA outpatient treatment area n/a	1 per 20,000 sq. ft. GFA
Place of worship or assembly	1 per 5 seats in primary sanctuary or assembly area	1 per 3 seats in primary sanctuary or assembly area n/a	Required for accessory uses (school, etc.)
School: elementary, middle and high	1 per 10 seats in auditorium/cafatorium	1 per 3 seats in auditorium/cafatorium n/a	1 per cafeteria + 1 per gymnasium + 1 per assembly hall + 1 bus per 2 classrooms

Temporary use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Christmas tree lot, carnival, construction equipment field storage lot, vehicle sales-off site	No set minimum; parking plan requires approval by CD staff	No set maximum; parking plan requires approval by CD staff n/a	No set minimum; parking plan requires approval by CD staff
Construction field office	3 per facility	6 per facility n/a	n/a
Garage sale, lot sales office, model home	No requirements	No requirements	No requirements

Accessory use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Agricultural activity, antenna-radio hobbyist, antenna-non-residential use, boat house, CMRS facility (attached), dock, home occupation, satellite dish, swimming pool	No requirements	No requirements	No requirements
CMRS facility (freestanding), public utility substation	No requirements	No requirements	1 per site
Drive-through facility	Refer to queuing area standards	n/a	n/a

3.3.7.2. Variance to ~~maximum-minimum~~ parking requirements and parking space location

~~Exceeding maximum~~Reducing minimum parking requirements may be approved by the Board of Adjustment if it can be demonstrated that the parking space location or required permitted maximum-minimum number of spaces will are not necessary to meet the normal day-to-day needs of a proposed use.

~~Exceeding parking space location requirements may be approved by the Development Services staff if it can be demonstrated that the permitted parking space location will not meet the normal day-to-day needs of a proposed use.~~

3.3.7.3. Handicap designated parking spaces

Handicapped designated parking spaces must be placed on the shortest possible accessible route of travel to an accessible building entrance. The number of handicapped designated parking spaces required for nonresidential uses is:

Total spaces	<25	36-50	51-75	76-100	101-150	151-200	201-300	301-400	401-500	501-1000	greater than 1000
Handicapped spaces	1	2	3	4	5	6	7	8	9	2%	20 + 1 per additional 100 total spaces

3.3.7.4. Motorcycle parking spaces

One or more motorcycle parking spaces must be provided for every 100 standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than 50 spaces.

3.3.7.5. Bicycle parking

One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals.

3.3.7.6. Shared parking facilities

Agreements which share parking between uses with non-conflicting parking demands (eg. a church and a bank) are encouraged as a means to reduce the amount of land area devoted to parking if the applicant can demonstrate that shared parking is feasible. Where different uses create staggered parking demand periods, shared parking calculations among adjacent parcels is permitted to justify reducing the amount of required parking.

3.3.7.7. On-street parking

Designated on-street parking spaces no more than 200 ft. from the main entrance of a building with a commercial use may be counted towards the required amount of parking spaces for commercial and retail use. These spaces do not count towards the permitted parking space location requirements. Designated on-street parking spaces no more than 100 ft. from the entrance of a building may be counted towards the required amount of parking spaces for residential use with multi-unit dwellings. On-street parking being counted towards the required amount of parking spaces for any use or business, other than a residential amenity center, recreation use, common open space use, or parkland must not encroach into single family detached residential areas.

3.3.7.8. Building or use enlargement

When a building or use is enlarged 25% or more, additional parking and loading spaces, in compliance with Section 3.3.7, minimum required parking, must be provided based on the building area associated with the enlargement.

3.3.7.9. Space computation and fractions

Fractional results will be rounded up when computing the number of required parking and loading spaces.

3.3.8. Landscaping Areas

3.3.8.1. Applicability

These standards do not apply to single household dwellings, two to four household dwellings, single family attached dwellings, or parks and ~~green-common open~~ spaces ~~over 5 acres in area.~~

Specific plant material standards are detailed in the landscaping standards in this chapter. Parking setback and ~~buffer yard~~ buffer yard standards are detailed in the bulk standards section in this ~~chapter~~ PUD.

3.3.8.2. Parking lot interior landscaping

Landscape areas must consist of at least 10% of the interior ~~space-area~~ of a parking lot. Landscaped islands may be clustered or evenly distributed.

3.3.8.3. Parking lot entrances

Landscape islands at least 10 ft. wide must be used to define primary parking lot entrances.

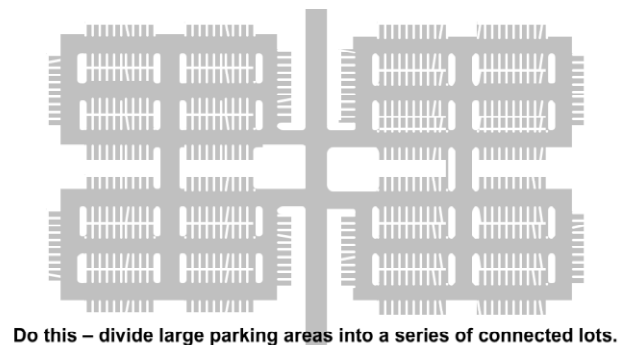
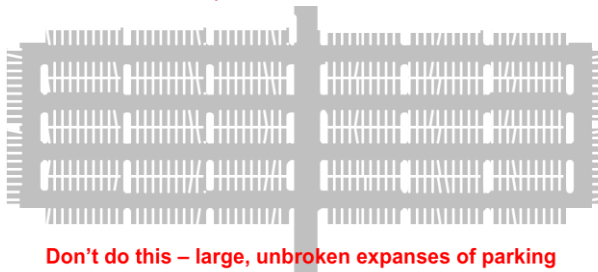
3.3.8.4. Parking rows

Landscape islands of at least 180 sq. ft. must be placed at both ends of a parking row.

Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 180 sq. ft.

3.3.8.5. Division of large parking lots

Large parking lots must be visually and functionally segmented into smaller lots with no more than 150 parking spaces, by landscape islands at least 10 ft. wide, to the greatest extent practical.



3.3.8.6. Connecting walkways

The landscape area following a connecting walkway within a commercial center must be at least 5 ft. wide.

3.3.8.7. Parking overflow to landscape areas

Parking cannot overflow onto areas outside of the designated parking area that does not meet the minimum pavement standards for the use. Parking and vehicle display on pedestrian and landscaped areas is prohibited.

3.3.8.8. Street corners

A corner landscape area must be provided if parking or a drive aisle is between a building and the street corner. Parking spaces and drive aisles must be at least 30 ft. from the intersection point of property lines at the corner.

3.3.9. Development Standards

3.3.9.1. Surface standards and paving materials

3.3.9.1.1. Permanent surfacing

- Parking and loading areas must have a permanent surface of asphalt, concrete, brick, paver blocks or a solid surface of similar or better durability and performance characteristics.
- Porous pavement and concrete may be used for individual parking spaces and lightly used drive aisles. Porous pavement and concrete is discouraged for busy drive aisles, service drives and truck/freight loading areas. Porous pavement cannot be used for handicapped parking spaces.

3.3.9.1.2. Permanent surfacing exception: single and two-household dwellings

- Porous pavement may be used as a parking surface for single and two household dwellings.
- Driveways may have a "Hollywood driveway" design, where the driving surface is broken up into paved tracks at least 2.5 ft. wide for the wheels, separated by a planted strip.
- Driveway width shall be no wider than a 2-door garage at property line; driveways for 3rd garage door must flare out.
- Parking on an unpaved surface is prohibited.



Separated Hollywood driveway strips

3.3.9.1.3. Permanent surfacing exception: temporary uses

Permanent parking surfaces are not required for temporary uses. A parking plan must be approved for temporary uses, subject to Development Services staff review.

3.3.9.2. Grading and drainage

Parking and loading areas must be graded and drained to dispose of all surface water, in conformance to the approved drainage plan for the site.

3.3.9.3. Markings

Parking spaces, aisles, entryways, loading spaces and queue spaces surfaced in permanent materials must be marked to show their location.

Handicapped parking spaces must be marked with the international symbol of accessibility on the space and on a sign at the head of the parking space.

Motorcycle parking spaces must be marked with a sign at the head of the space, from 3 ft. and 5 ft. above the parking surface.

Parking space markings for one, two and three household dwellings are not required.

3.3.10. Shopping cart return areas

Shopping cart return areas must be defined by curbs and landscaping.

3.4. Architectural design

3.4.1. Single Household and Two- to Four-Household Residence Design

3.4.1.1. Mandatory homeowner association

A mandatory homeowner association shall be created and maintained for all single household and two-to-four-household residential development.

3.4.1.2. Required elements

Single household and two to four household dwellings must include at least one of the following elements:

- Side, detached, rear or alley-loaded garage
- Masonry (brick, stone) wainscot at least 4 ft. on ~~all front and side~~ exterior walls, if the side ~~and rear~~ walls are not those materials
- One story scaled entries recessed or covered with a porch, canopy, or other shading device
- Functional front porch at least 72 sq. ft.
- 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.

3.4.1.3. Exterior Wall Standards:

- Exterior surface area (all stories) of primary buildings shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit, cementitious-fiber planking (not panels) or similar material approved by the Development Services staff.
- Solid wood planking, decorative cementitious-fiber panels and other materials approved by the Development Services staff may be used for accent features.
- A minimum of fifteen percent (15%) of the front primary building façade for buildings shall consist of window or door openings.
- ~~All building fronts shall have at least four different design features to break the wall plane. The following are examples of the types of design features that shall be utilized~~meet this requirement: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical "elevation" off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Development Services staff.-
- Windows shall have a maximum exterior reflectivity of twenty percent (20%).
- Design elements and detailing, including the presence of windows and window treatments, trim detailing, and exterior wall materials, must be continued around the structure. The percentage of design elements and detailing are not required to be consistent on all facades.



Façade with elevation design features, first floor articulation and detached rear garage



Example of façade with elevation design features, individual garage doors (projecting), and articulation of first story



Example of façade treatment through first and second floor articulation, elevation design features, color selection of garage doors (projecting)



Example of elevation design features



Example of elevation design features, first floor articulation, and individual garage doors (flush)



Avoid - flat and boxy 2-story facade with low-pitched roof and lacking elevation design features



Avoid – façade with flat pitch roof, lack of pedestrian-scaled entry and elevation design features

3.4.1.4. Facades - corner

Houses on corner lots shall be articulated on both street facades; continue siding material palette on both street-facing facades and incorporate architectural elements such as side porches, bay windows, gable roofs and similar design elements and detailing treatment on side street facing façade. The percentage of design elements and detailing are not required to be consistent on both facades.



Corner lot/street facing facades - example of elevation detailing continued on both façades



Corner lot/ street facing facades – continuation of elevation design features



Avoid: Side street facing façade that lacks elevation design features



Avoid: Side street-facing facade that lacks elevation design features

3.4.1.5. Garages

3.4.1.5.1. Front-loaded garages

A front-loaded garage may occupy no more than 70% of the house frontage.

3.4.1.5.2. Garage doors - articulation

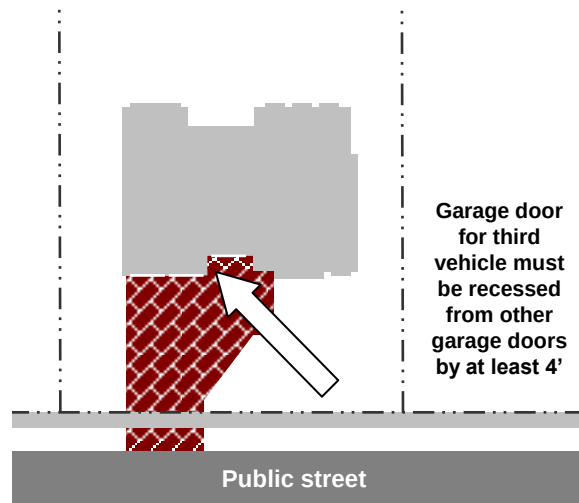
- Garage doors articulation shall include detailing and/or relief in the surface using wood or wood-like finished materials, windows are a preferred element
- Paint colors and/or stain for garage doors shall be compatible with the color palette of the building elevation on which the garage door is located
- Individual garage doors are preferred on street facing facades; garage doors are limited to 2-car garage size.
- The use of 3 garage doors ~~for 3 cars~~ on a street facing facade is discouraged; At least one of the 3 garage doors must be side facing or recessed a minimum of 4 ft. from the other garage doors.



Detailing of the wooden garage door provides required garage door articulation on street facing facades



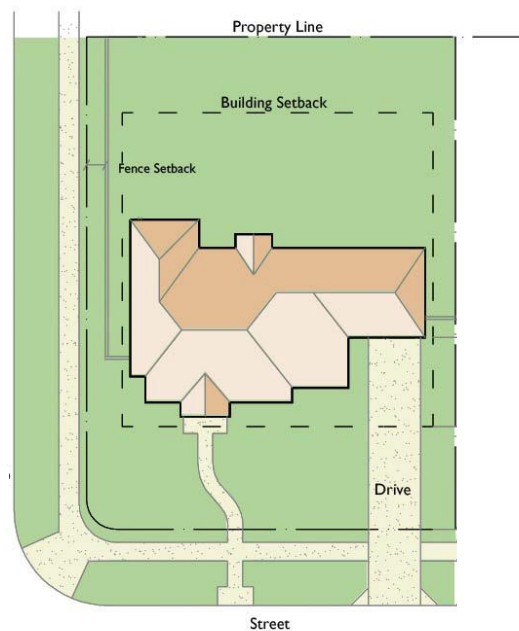
Three-car garage with detailed, individual garage doors; note required recess of two doors on right



Driveway flares out are required from the property line to accommodate the 3 garages

3.4.1.5.3. Orientation: corner lots and open space lots

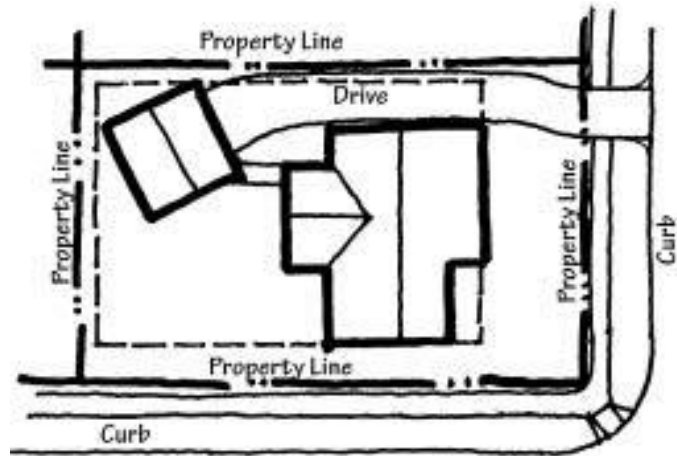
Garages for one and two household dwellings accessed from the fronting street must be located on the interior lot line side of the lot, opposite from the corner or open space lot.



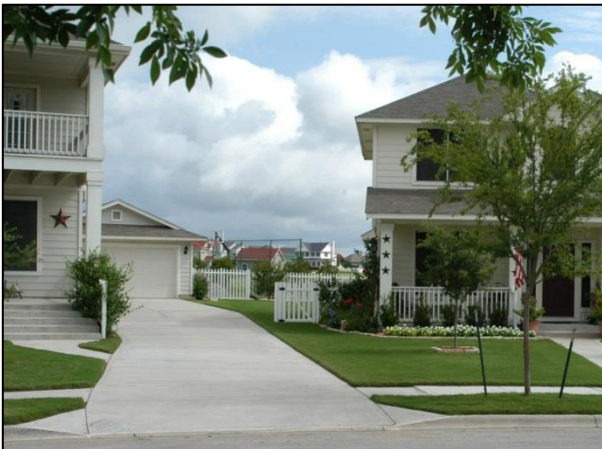
Corner lot: locate garage/driveway away from the corner

3.4.1.5.4. Types of garages

3.4.1.5.4.1. Garage – detached rear



A detached rear garage is a permitted garage type.



Example of detached rear garage



Example of detached rear garage



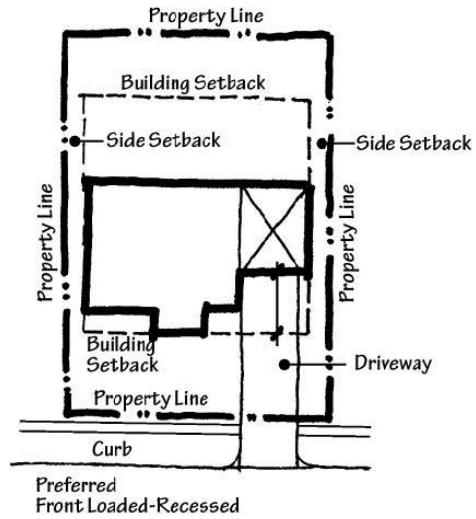
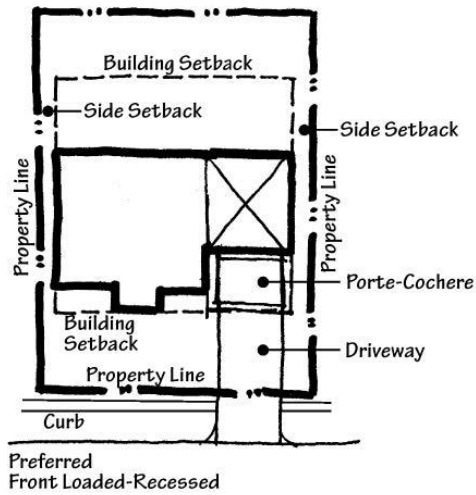
Example of detached rear garage



Example of detached rear garage

3.4.1.5.4.2. Garage - recessed

A garage door recessed from the face of the front façade is a permitted garage type. An overhead eave is a preferred detail element above the garage



Street facing garage with a large eave and individual garage doors



Recessed, tandem garage with individual garage door and detailing above



Recessed front garage creates a shadow line and emphasis on the rest of the facade

3.4.1.5.4.3. Garage - flush with façade

Garage doors flush with the street facing façade require detailing on the façade to de-emphasize the visual impact of the garage, including the following:

Trim or banding around the garage door

~~Pronounced~~ Garage door relief detailing, and windows are a preferred element

~~Careful~~ Coordinated color selection to de-emphasize the garage door

Individual garage doors are preferred



Avoid - flush garage with completely flat 2- car garage door, no detailing or relief, highlight paint color on door inadvertently attracts attention, lack of trim around door, lack of first floor façade articulation above garage

3.4.1.5.4.4. Garage – projecting

Garages projecting in front of the street facing façade may protrude in front of the façade provided that detailing is provided on all exposed garage facades to de-emphasize the visual impact of the garage. Windows and individual garage doors are preferred element.

The following are required on projecting garage:

- Integrated trim or banding around the garage door that matches the residential building
- Detailing and articulation of the door facade
- Color selection that does not emphasize the garage door
- An architectural top to the garage, such as a gabled roof



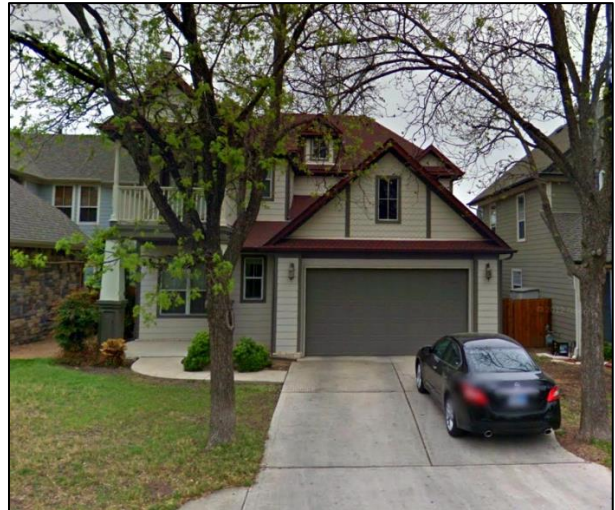
Projecting garage- example of integration of matched house/garage siding, trim detailing above, garage door detailing, accent colors, articulation of first floor level above garage, and use of gable above



Projecting garage – example showing windows on door, detailing and trim and good color selection



Projecting garage – example integration of masonry siding matching façade, good detailing, trim and color selection (note: garage door lacks adequate detail)



Projecting garage- example of integration of siding on garage trim, accent lights, accent colors, articulation of first story level, detailing on garage door, gable and centered window above

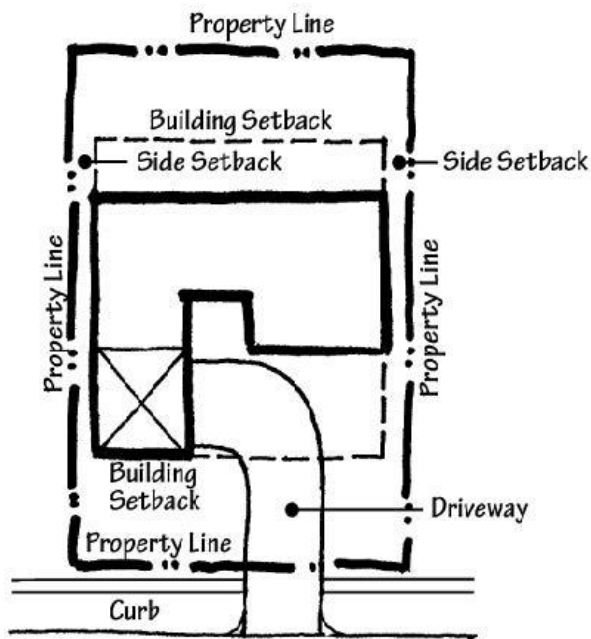


Avoid - projecting garage with completely flat 2-car garage door, no detail, paint color not complimentary to house façade. Light color masonry poor selection choice as it highlights the garage

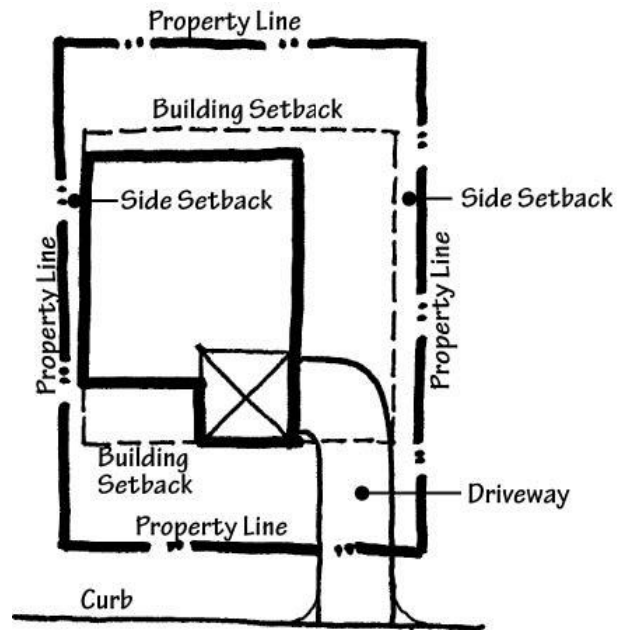
3.4.1.5.5. Garage - side-loaded

Garages that are side-loaded (in relation to the street) are a preferred and permitted garage type provided the following requirements are incorporated:

- Garage door articulation requirements are incorporated
- Placement of driveway pavement meets setback restrictions
- Driveway pavement is limited to the minimum necessary for safe vehicular movement



Inside Swing Side Loaded



Outside Swing Side Loaded



Side-loaded garage with individual doors and windows

3.4.1.5.6. Garage – Rear alley loaded

Alley loaded garages is a permitted garage type. Alley loaded garages may be attached or detached from the home.

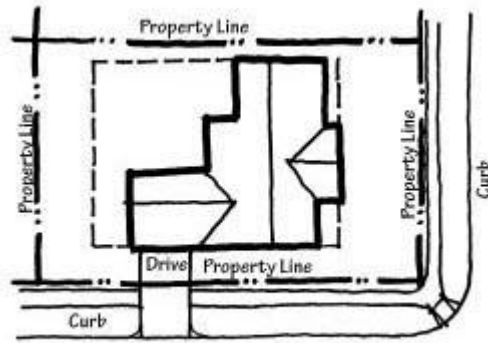


Garages access from rear alley

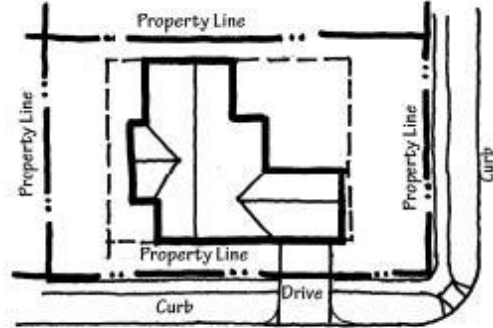
3.4.1.5.7. Corner lot garage placement

Minimize the visual prominence of garage and driveway placement on corner lots by incorporating the following:

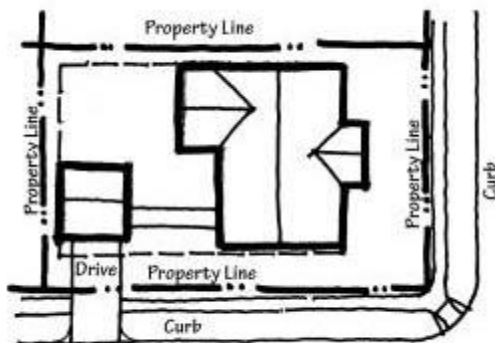
- Avoid garage placement/driveway access from a side street that is:
 - Centered on an approaching street. It is visually prominent
 - Placed close to the street corner
- Avoid garage placement/driveway access from the fronting street that is:
 - Placed close to the street corner



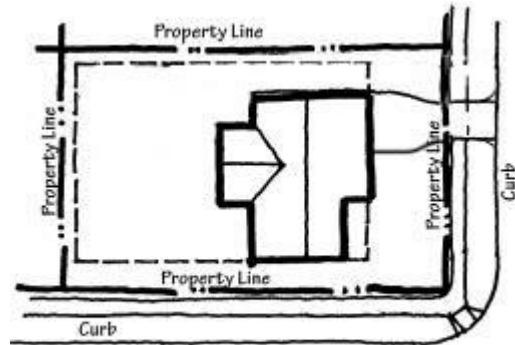
Permitted



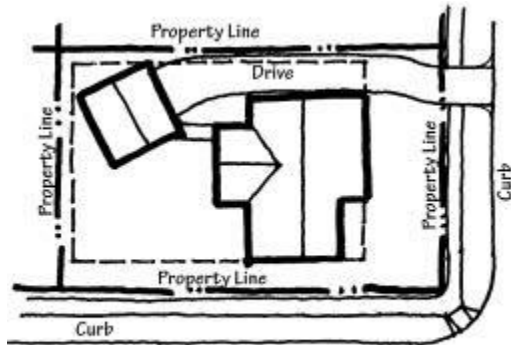
Prohibited



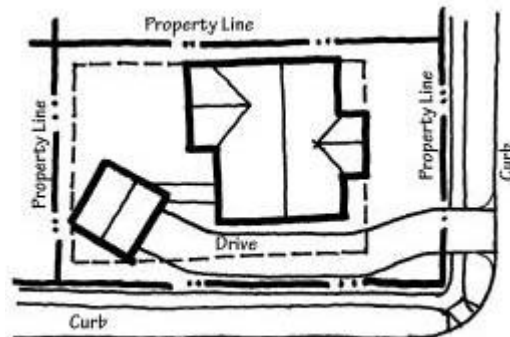
Acceptable



Acceptable



Preferred



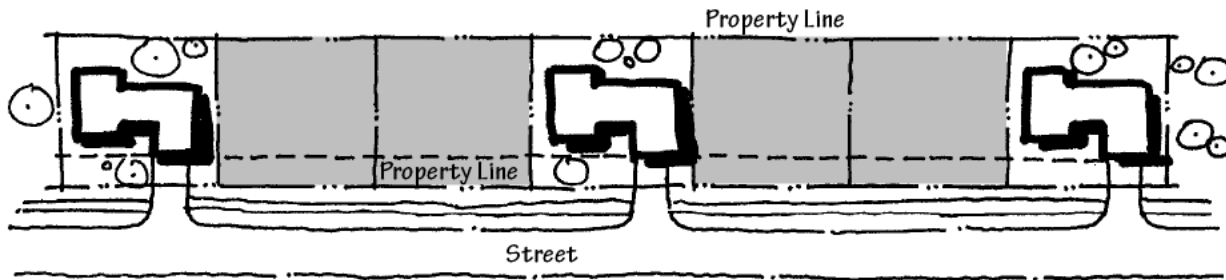
Prohibited

3.4.1.6. Plan spacing and repetition

No two elevations of the same style and plan type are permitted side-by-side within a given block face. Developments with single household and two household dwellings must adhere to the following minimum standards:

3.4.1.6.1. Same plan, different elevation, same side of the street

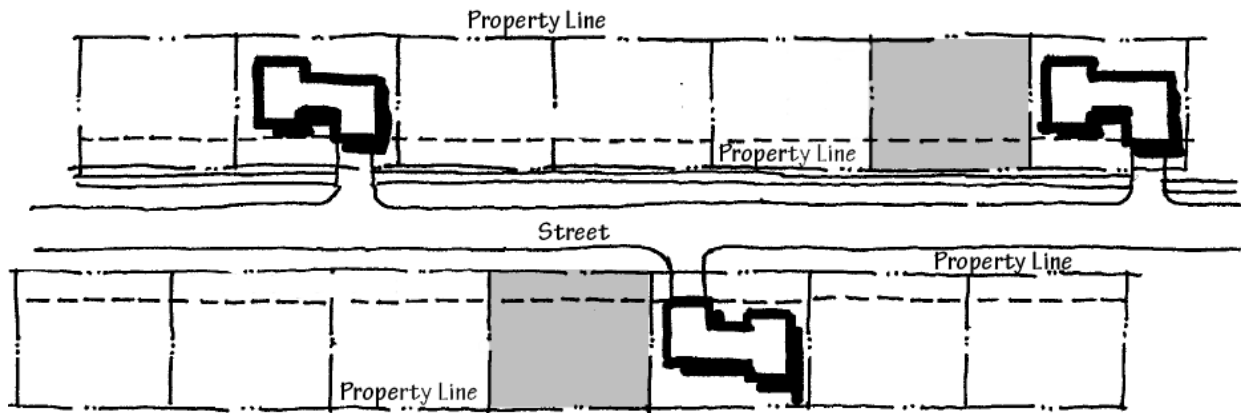
When building different elevations of the same plan on the same side of the street, two lots must be skipped ~~and the home before repeating the same elevation.~~ (same plan, different elevation) shall be placed on the third lot.



Same Plan, Different Elevation, Same Side of the Street

3.4.1.6.2. Same plan, different elevation, opposite side of the street

~~When building different elevations of the same plan on the opposite side of the street, one and a half lots must be skipped before repeating the same elevation.~~ When the same plan, different elevation is on the opposite side of the street, the lot fronting the property, and the one beside it shall be skipped, for a total of two skipped lots, and the home (same plan, different elevation) shall be placed on the third lot. The lot fronting the subject lot is defined as a lot that has one or more side property lines directly across the street from the subject lot.



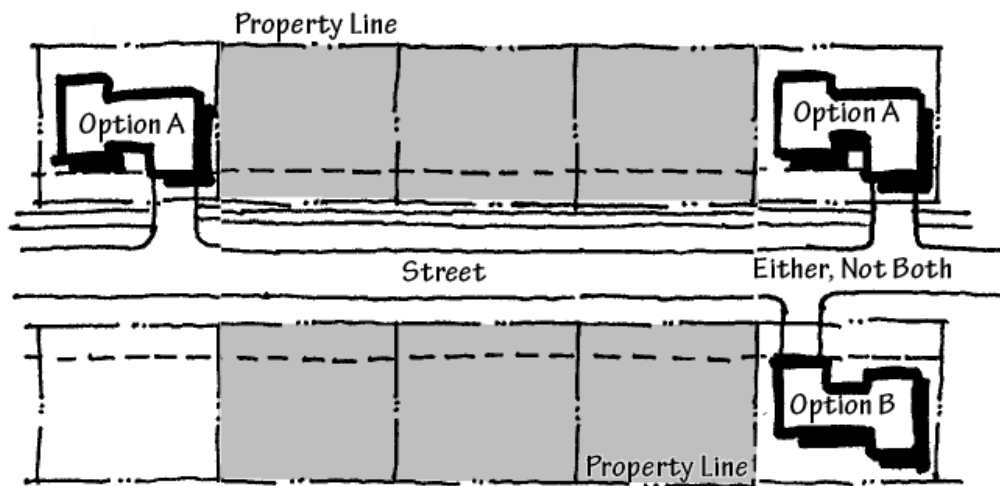
Same Plan, Different Elevation, Opposite Side of Street

3.4.1.6.3. Same plan, same elevation, same or opposite side of the street

~~When building same or similar elevations of the same plan on the same or opposite side of the street, four lots must be skipped before repeating the same elevation. Same elevations may not be facing opposite one another.~~

When the same plan, same elevation is on the same side of the street, three lots shall be skipped and the home (same plan, same elevation) shall be placed on the fourth lot.

When the same plan, same elevation is on the opposite side of the street, the lot fronting the property shall be counted as the first lot, then count an additional two lots and place the home (same plan, same elevation) on the fourth lot. The lot fronting the subject lot is defined as a lot that has one or more side property lines directly across the street from the subject lot.



Same Plan, Same Elevation, Same or Opposite Side of Street



Same elevation on non-adjacent lots (2 lots must be skipped)



Diversity in elevations (even within the same architectural style), no duplicate elevations adjacent

3.4.1.7. Roofs

On buildings with pitched roofs, the minimum roof pitch is 6:12. Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity galvanized metal roofing materials.

3.4.1.8. Mechanical equipment screening

Rooftop mechanical equipment is prohibited unless placed where they are not visible from the public ROW.

Ground mounted mechanical equipment (air conditioning units, utility boxes, etc.) must be hidden or screened with architecturally integral wing walls or landscape living screening material that will grow to the same height as the equipment being screened, or placed where they are not readily visible from the public right-of-way street, to the greatest extent practical.

Solar panels and rain collection tanks are exempt from mechanical equipment screening standards.

3.4.2. Single Household Attached and Multiple Unit Household Residence Design

3.4.2.1. Architectural style

Distinct groups of buildings on a site must share ~~a~~ common, identifiable, complementary design elements and/or detailing or style in a multiple household residential development. This includes non-residential structures in the development such as amenity centers, laundry and maintenance buildings, garages, carports, and dumpster enclosures.

3.4.2.2. Form and mass

A single, large, dominant building mass should be avoided.

Multiple household residential building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base.

Changes in mass or form should be related to entrances, the integral structure and/or the interior space organization ~~and activities~~, and not just for cosmetic effect.

3.4.2.3. Exterior walls

3.4.2.3.1. Pattern

Facades must be articulated with bays, insets, balconies, porches, ~~or~~ stoops or other similar design elements related to entrances and windows.

3.4.2.3.2. Four-sided design

All walls viewed must include materials and design characteristics consistent with those on the front. Lesser quality materials for side or rear walls are prohibited.

3.4.2.3.3. Long walls and facades

- The maximum length of a multiple household residential building is 200 ft.
- Wall and roof planes must have offsets or setbacks with a differential in horizontal plane of at least 2 ft. every no more than 50 ft.
- Up to six townhouse units may be attached in a single row.

3.4.2.3.4. Building entries

- Common balconies on perimeter walls providing access to two or more units are prohibited.
- Building entries next to a public street, private drive or parking area must be articulated to provide an expression of human activity or use in relation to building size ~~through the use of - Doors~~, windows, entranceways, and other design features such as corners, setbacks, and offsets can be used to create articulation.

3.4.2.3.5. Garage doors

Front loading garage doors on multiple household residential building must include the following elements:

- Front-loaded garage doors may comprise no more than 50% of the total length of the front façade of a multiple residential building's front façade. Every two single-bay garage doors or every double garage door must be offset by at least 4 ft. from the plane of an adjacent garage door,
- Garage doors must integrate into the overall building design of the site with color, ~~and~~ texture or other similar design elements.

3.4.2.3.6. Windows and transparency

- All walls and elevations on all floors of multiple household buildings must ~~have include~~ windows, except when necessary to assure privacy for adjacent property owners.
- Exterior Windows should be located to ~~maximize the possibility of~~ promote occupant surveillance of entryways and common areas.

3.4.2.3.7. Building roofs

- On buildings with pitched roofs, the minimum roof pitch is 6:12.
- Roof forms must be designed to correspond and denote building elements and functions such as entrances and arcades
- On buildings where flat roofs are the predominant roof type, parapet walls must vary in height and/or shape at least once every no more than 50 ft. along a wall façade. Exceptions to the parapet standards may be administratively approved by Development Services staff if it can be demonstrated that the building design character meets the intent of this Section.
- On buildings where sloping roofs are the predominant roof type, each building must have a variety of roof forms

3.4.2.4. Materials and color

3.4.2.4.1. Building materials

- Building exterior materials must be high quality and durable, ~~and used in their natural context and color.~~ Masonry, stone and/or brick must be used as exterior materials for (at least 40% of exterior surface area ~~facades, excluding doors, windows and trim~~). Wood, fiber-cement siding, corrugated metal, and stucco are suitable examples of appropriate secondary exterior materials.
- A waiver-Deviations up to 10% to building material standards may be considered administratively approved by Development Services staff if it can be demonstrated that the building material meets the design intent of this Section.
- .
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered buildings are prohibited.

3.4.2.4.2. Roof materials

- Roof materials must be high quality, and durable, and consistent with local architectural themes. Acceptable roof materials include concrete tile, high-profile architectural asphalt shingles, metal shingles and split seam metal.
- Flat roofs may utilize any roofing material but must include a parapet.

3.4.2.4.3. Material or color changes

- Material or color changes must only occur at a change of plane or reveal line.
- Exceptions to location of material or color change standards may be administratively approved by Development Services staff if it can be demonstrated that the location meets the design intent of this Section.

. Piecemeal embellishment and frequent material changes are prohibited.

3.4.2.4.4. Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.

Mechanical equipment must be located where their acoustics will not be disruptive to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standards.

3.4.3. Commercial, Office, Public, Institutional and Mixed Use Building Design

3.4.3.1. Architectural style

~~Attached or~~ Distinct groups of buildings on a site must share a common identifiable, complementary design ~~elements and/or detailing or style~~. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

A building must have a single definitive, consistent style; ~~M~~ixing of various architectural styles on the same building is discouraged.

3.4.3.2. Form and mass

A single, large, dominant building mass must be avoided in new buildings ~~and projects additions~~ involving changes to the mass of existing buildings. Changes in mass should be related to entrances, tenant spaces, the integral structure and/or the interior space organization and activities, ~~and not just for cosmetic effect. False fronts incorporating only changes in color and/or parapet treatment are prohibited.~~

3.4.3.3. Exterior walls

3.4.3.3.1. Base and top

- Façades and walls must have a recognizable base, with design examples achieving this criteria including ~~with~~ (but not limited to):
 - thicker walls, ledges or sills;
 - integrally textured materials such as stone or other masonry;
 - integrally colored and patterned materials such as smooth-finished stone;
 - lighter or darker colored materials, mullions or panels; or
 - planters;
 - wainscoting or plinth course

Façades and walls must have a recognizable top, with design examples achieving this criteria including (but not limited to):

~~And a recognizable top with (but not limited to):~~

- cornice treatments, other than colored stripes or bands alone, with integrally textured materials such as stone or other masonry or differently colored materials;
- sloping roof with overhangs extending a minimum of 18 inches ~~and brackets;~~
- stepped parapets.



Example of sloping roofed building with recognizable base and top.



Example of flat roofed building with recognizable base and top.

3.4.3.3.2. Four-sided design

All walls must include use materials and general design characteristics consistent those on the front.



Example of four sided design



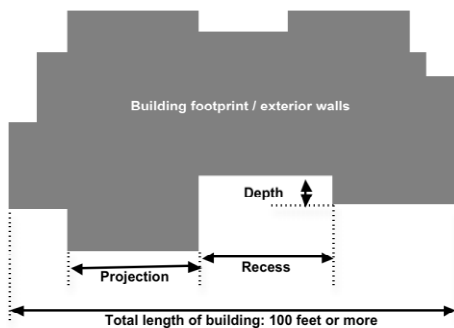


Example of four-sided design



3.4.3.3.3. Long walls and façade; projections and recesses

- Walls at least 100 ft. long must include wall plane projections or recesses having at least 3% depth of the façade length, and extending at least 20% of the façade length.
- Deviations up to 10% to wall plane projections or recesses may be administratively approved by Development Services staff if it can be demonstrated that the building wall design meets the design intent of this Section.



Projections/recesses must comprise 20% or more of the façade length with a minimum depth of 3% of the façade length



Large retail store with projections and recesses

3.4.3.3.4. Exterior walls

- Exterior walls cannot have a blank, uninterrupted length greater than 50 ft. greater than 30 ft. without including two one or more of these the following design features: change in plane, change in texture or masonry pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Side or rear walls

may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use. Deviations up to 10% to side or rear wall articulation may be administratively approved by Development Services staff if it can be demonstrated that the building wall design meets the design intent of this Section.

3.4.3.3.5. Primary building entrances

Primary building entrances must be clearly defined and shall be ~~and~~ recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.



Well-defined building entrance

3.4.3.3.6. Retail building entrances

Anchor stores (defined as a retail building containing greater than 25,000 sf), at least 25% of the stores in a shopping center; and freestanding, single-use buildings, must have a clearly defined, highly visible customer entrance with four or more of the following elements (but not limited to):

- Arcades
- Arches
- Canopies or porticos
- Details such as tile work and moldings integrated into the building structure and design

- Display windows
- Integral planters or wing walls that include landscaped areas and/or places for sitting
- Outdoor patios
- Overhangs
- Peaked roof forms
- Raised corniced parapets over the door
- Recesses and/or projections
- Clinging vines
- Bas-relief artwork or mosaics
- Trellis

At least 25% of the additional stores in a shopping center must have two or more of the elements listed above.



Projections, arches, raised cornice parapet, integrated tile work and molding



Outdoor patio, display windows



Peaked roof form, canopy, display windows, projections



Peaked roof form, projections, arcade, display window, arches

3.4.3.3.7. Awnings

Awnings may only be used in detached increments above individual windows, doors and entries.



Separate awnings above individual windows

3.4.3.3.8. Transparency in commercial buildings

- At ground level floors, buildings must have a high level of transparency:-
Façades and walls that face a public street, plaza, or and primary customer parking areas (excluding the building rear and side facades and service areas) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 75~~50~~% of its length along the front facade-, except
 - ~~Where~~ where the internal arrangement of a building makes it impractical impossible to provide transparency along a portion of a wall. In these conditions-, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 50~~25~~% of required transparent areas, except when fronting on plaza areas.



Good door and window coverage on prominent elevations

3.4.3.3.9. Garage doors

- ~~Garage bay doors viewed from fronting on a public street: design elements shall include the following: right-of-way doors~~ must be segmented, with windows covering at least ~~50~~²⁵% of the garage surface. Roll-up garage doors are prohibited. Garage doors must be recessed at least 2 ft. behind the building façade. Garage bay doors must be integrated into the overall design of the host building with color, texture, windows and similar or compatible design elements. Bay doors may not be visible from a residential use.
- ~~Vehicle service areas and bays must be screened or sited so visibility from the a public street right-of-way is as low as possible:- landscape screening shall comply with requirements set forth with Section 3.5.3.4 Parking lot and vehicular use screening.~~
- ~~Roll-up garage doors are permitted in vehicle service areas and bays. Bay doors cannot face the street or be visible from residential zoning districts.~~
- ~~Garage bay doors must be integrated into the overall design of the site with color, texture, and windows.~~



Garage doors integrated into building architecture

3.4.3.4. Building roofs

3.4.3.4.1. Roof form design

Roof forms must correspond to and denote building elements and functions such as entrances, arcades and porches. Roof forms should relate to adjacent buildings to the greatest extent practical ~~or developments.~~

3.4.3.4.2. Required features

Sloping roofs must have one of the following features:

- Overhanging eaves, extending at least 1.5 ft. past the supporting walls s_or facade.
- Sloping roofs that do not have an overhanging eave, or with an eave less than 1.5ft past the supporting wall or facade exceed the average height of the supporting walls, with must have an average slope of at least 1 ft. of vertical rise for every 3 ft. of horizontal run and no more than 1 ft. of vertical rise for every 1 ft. of horizontal run.

3.4.3.4.3. Roof lines

The continuous plane of a roof line must be no more than 100 ft. unless it can be demonstrated it meets the intent of this Section. Exceptions may be administratively approved by Development Services staff.



Example of varied roof line plane

3.4.3.4.4. Drive through facilities

Drive though facilities must be architecturally integrated into the host structure.

Drive through facilities must be located to minimize or avoid conflict with internal pedestrian routes. Pedestrian paths must be distinguished from vehicular driving surfaces by textured and colored pavement or other contrasting design element to emphasize conflict points and enhance pedestrian safety.



Drive-through architecturally integrated into host structure

3.4.3.5. Canopies

3.4.3.5.1. Architectural integration

Canopies must include design elements found on the main building, including such as color, exterior materials and /or roof pitch.

3.4.3.5.2. Canopy support poles

Canopy support poles must include decorative corbels design elements consistent with the overall architectural theme of the site primary building, or pole covers at least 18 in. in diameter or width, wide with a similar surface material and architectural treatments as the dominant material on the main host structure building.

3.4.3.5.3. Canopy fasciae

Canopy fasciae must be the same color as the dominant color of the main host building. Striping and banding on canopies is prohibited.



Canopy design integrated into site

3.4.3.6. Materials and color

3.4.3.6.1. Building materials

- Predominant building exterior materials must be high quality and durable, and used in their natural context and color. Masonry (stone, brick, decorative CMU and similar materials) must be used as exterior materials for (at least 40% of exterior facades, excluding doors, windows and trim surface area. Wood, Fiber-cement siding and textured concrete EIFS are examples of appropriate secondary exterior materials.
- Corrugated metal may be used is an acceptable material to reinforce a vernacular design theme. Corrugated metal and ACM panels are examples of acceptable accent materials, and may have a cumulative surface area of no more than 5030% of the area of all exterior walls for on a building.
- Building-integrated photovoltaics (BIPV) may substitute for any amount of predominant and secondary exterior materials.
- Smooth-faced concrete block, painted masonry, and tilt-up and precast concrete panels are prohibited.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated metal buildings and panels are prohibited.

3.4.3.6.2. Roof materials

- Roof materials must be high quality and, durable-and-consistent with local architectural themes. Acceptable roof materials -include concrete tile, high-profile-architectural asphalt shingles, metal shingles, split seam metal, photovoltaic roof tiles and shingles, and solar panels.
- Planted green roofs are permitted and strongly encouraged.
- Flat roofs may utilize any roofing material but must have a continuous parapet.

3.4.3.6.3. Building colors

- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors should be muted and compatible with the dominant building color.

- High intensity colors, metallic colors, black ~~or grey~~, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- High intensity colors, and black or grey, may be used on building trim and accents.

3.4.3.6.4. Material or color changes

- Material or color changes must occur only at a change of plane or reveal line, unless when, —administratively approved by Development Services staff.



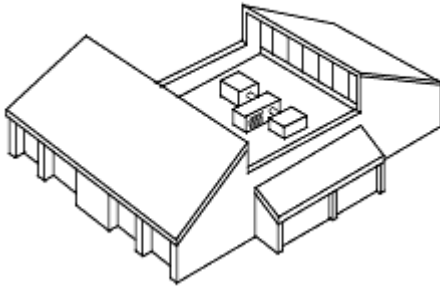
Change in materials at a change in plane.

3.4.3.7. Mechanical equipment screening

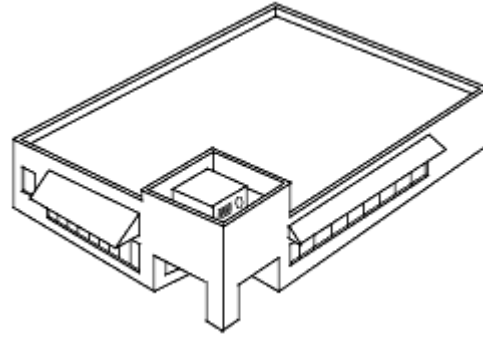
Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at a height least as high as the equipment to be screened. Makeshift equipment screens, such as wood or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping to the greatest extent practical.

Solar panels and rain collection tanks are exempt from mechanical equipment screening standards.



Example of appropriate screening for rooftop mechanical equipment



Example of appropriate screening for rooftop mechanical equipment

3.4.3.8. Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location possible practical.

Utility equipment must be painted or coated to match the color of the mounting surface, to the greatest extent practical.

Utility equipment located in an area that may be frequently seen by the general public must be screened to the extent practical with landscape screening or a wing wall architecturally integrated into the host building structure.



Utility equipment at back of building painted to match wall



Utility equipment in more visible location screened by wing wall

3.4.3.8.1. Cobranded uses

Co-branded uses such as restaurants and convenience stores must be well integrated into the host structure. Using disharmonious architectural elements, such as a different-non-compatible façade materials or disharmonious roof pitch from the rest of the host building structure, to emphasize the presence or corporate identity of a co-branded use, is

prohibited, unless it can be demonstrated that it meets the intent of this Section.



Cobranded uses with harmonious architectural elements

3.4.4. Industrial building design

3.4.4.1. Intent

This section shall not apply to industrial structures over 200,000 sq. ft. in area.

3.4.4.2. Character and image

In industrial parks/developments located on a single site, each building must include predominant-compatible building design characteristics shared by all buildings in the development, such as façade materials and colors, so the development forms a cohesive place.

Distinct groups of buildings on a site must share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

3.4.4.3. Form and mass

A single, large, dominant building mass should be avoided in new buildings and, as much as possible, in projects involving changes to the mass of existing buildings. Changes in mass must be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

3.4.4.4. Exterior walls and facades

3.4.4.4.1. Pattern

Façades and walls must include a repeating pattern with an expression of architectural or structural bays through a change in plane, such as an offset, reveal, pilaster, projecting ribs, fenestration patterns, or piers; and any of the following elements:

- color change
- texture change
- material module change

All ~~Design~~ elements must repeat at intervals of no more than ~~30-60~~ ft. Deviations up to 10% to the interval repetition may be administratively approved by Development Services staff.

3.4.4.4.2. Four-sided design

All façades and walls must include materials and design characteristics consistent with those on the front façade. Inferior or lesser quality materials for side or rear walls are prohibited.

3.4.4.4.3. Garage doors

Bay doors must be screened using wing walls, carefully placed berms on the site, or other effective screening and site planning techniques, or otherwise sited so visibility from the public ~~right-of-way~~streets is minimized. Bay doors must be integrated into the overall design ~~theme~~ of the ~~site-host building~~ with color, texture, ~~and~~ windows and similar or compatible design elements. Segmented garage bay doors with windows are preferred to roll-up garage doors.

3.4.4.4.4. Primary building entrances

Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

3.4.4.5. Building roofs

3.4.4.5.1. Planted green roofs

Planted green roofs, ~~and~~ solar panels and rain collection tanks are strongly encouraged

3.4.4.6. Materials and color

3.4.4.6.1. Building colors

- Building colors must be low reflecting, muted and neutral or earth toned. Roof colors must be muted and compatible with the dominant building color.

- High intensity colors, metallic colors, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.
- Brighter colors, and black or grey, may be used on building trim and accents.
- An exception to the color standards may be administratively approved by Development Services staff if it can be demonstrated that the color selection meets the design intent of this Section.
-

3.4.4.6.2. Building materials

Durable, high quality building materials must be used. Brick, stone, split-face CMU, EIFS, detailed tilt-up concrete panels, and building-integrated photovoltaics (BIPV) are examples of appropriate building materials.

- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered metal buildings and panels are prohibited.

3.4.4.6.3. Material or color changes

- Material or color changes must occur only at a change of plane or reveal line.
- An exception to the location of material or color change standards may be administratively approved by Development Services staff if it can be demonstrated that the location meets the design intent of this Section.
- Piecemeal embellishment and frequent material changes are prohibited.



Industrial building design: appropriate



Industrial building design: appropriate



Industrial building design: appropriate



Industrial building design: appropriate

3.4.4.7. Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at a height at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping to the greatest extent practical.

Solar panels and rain collection tanks are exempt from mechanical equipment screening standards.

3.4.4.8. Utility equipment screening

Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location possiblepractical.

Utility equipment must be painted or coated to match the color of the mounting surface to the greatest extent practical.

Utility equipment located in an area that may be frequently seen by the general public must be screened to the extent practical with landscape screening or with a wing wall architecturally integrated into the host building structure.

3.5. Landscaping

3.5.1. General standards

3.5.1.1. Visibility

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections.

3.5.1.2. Utilities

Trees trunks must be placed at least 10 ft. from streetlights and 5 ft. from wet utilities. Trees trunks must be placed at least 4 ft. from gas lines.

3.5.1.3. Clear zone at intersections

Trees in tree lawns must be at least 15 ft. from the curb return corner at street intersections.

3.5.2. Required landscaping: single and two-household dwellings

3.5.2.1. Tree number

Lots with single household and two household dwellings must have at least the following number of trees:

- Street tree - one native tall tree shall be installed per 25 ft. - 30 ft. of linear street frontage within the tree lawn area ~~or in the front yard,~~ provided trees are set back from utilities. Required street trees may be installed in the front yard only if inadequate tree lawn area is available to meet the street tree frontage requirements. It is the responsibility of the installer to insure there are no conflict with utilities and complies with clear vision area requirements. Intersection clear zones and curb cut visibility areas are not included in the street frontage calculations.
- One native tall tree or two ~~more~~-native short trees for every 3,000 sq. ft. of lot area.

Existing native tall and short trees conforming to Section 3.18.3.3 may be used to meet minimum tree planting requirements.

3.5.2.2. Shrub number

Lots with single household and two household dwellings must have one or more native shrubs for every 1,000 sq. ft. of lot area. All of the required shrubs must be placed in the front half of the lot. Lots at least 50,000 sq. ft. do not need more than 100 shrubs.

3.5.2.3. Tree and shrub size

Native tall trees must have a trunk of at least 2 in. caliper and 10-12 ft. ht. Native short trees must have a caliper of at least 1.5 in. and 8-10' ht. Planted shrubs must have at least 1 gallon container or be at least 2 ft. tall, and grow to a height of at least 2 ft.

3.5.2.4. Groundcover

Ground-cover must be planted on areas of developed parcels that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.

3.5.3. Required landscaping: non-residential and 3+ household residential development

3.5.3.1. Landscaping areas

Parcels with a non-residential use or 3+ household residential structures must be landscaped as follows. Additional plants may be required per buffer yard standards in Section ~~2-3-53.1.6~~, and mechanical equipment screening requirements.

-Planting requirements set forth in this Section shall comply with standards set forth in Section 3.5.1. Minor deviations to the standards set forth in this Section may be administratively approved by Development Services staff if it meets the intent of this Section.

3.5.3.2. Minimum percentage

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

- Commercial uses: 15%
- Commercial pad sites: 5%
- Multifamily dwellings: 20%
- Office and professional uses: 15%
- Institutional and civic uses: 15%
- Industrial or manufacturing uses: 10%

3.5.3.3. Tree and shrub requirement

For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

3.5.3.4. Parking lot and vehicular use screening

The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- Vehicular use areas shall be screened from all abutting rights-of-way, including the UP Railroad, by a continuous landscaped area not less than 10 12 ft. deep.
- Vehicular use areas shall be screened from all abutting residential property by a continuous landscaped area not less than 8 ft. deep.
- Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.
- In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.
- Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.
- Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.
- Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.
- Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.
- Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 3.5.3.2.

3.5.3.5. Tree and shrub standards applicable to this Section

The following standards apply to trees and shrubs:

- Planting areas for each tree provided shall have a minimum undisturbed pervious area of at least 100 square feet and shall be planted or covered with grass, mulch, or other appropriate ground cover.
- Each development shall provide at least three (3) different species. No more than 50% of all trees, per development, shall be of the same species.
- Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

Area	Native tall trees (minimum)	Native short trees (minimum)	Native shrubs (minimum)
Yards/landscape buffers along major arterials	1 per 40 ft. of linear buffer	1 per 40 ft. of linear buffer	1 per 5 ft. of linear buffer
Yards/landscape buffers along other streets, including internal private and village roads	1 per 40 ft. of linear buffer	1 per 40 ft. of linear buffer	1 per 5 ft. of linear buffer
Yards/landscape buffers at sides and rear of parcel	1 per 40 ft. of linear buffer	1 per 40 ft. of linear buffer	1 per 5 ft. of linear buffer
Building perimeter and wing walls	1 per 50 ft. of linear building perimeter and wing wall	1 per 50 ft. of linear façade and rear perimeter; 4 per 100 ft. of linear side building perimeter and wing wall	Required to cover 50% of a at least 3 ft. deep area along 50% of linear building and wing wall perimeter
	Building perimeter landscaping must be located no more than 20 ft. from the building unless prevented by loading areas.		
Parking lots: landscape areas at entry throats	1 per 30 ft. of linear landscape area on both sides of entry	1 per 30 ft. of linear landscape area on both sides of entry	1 per 2.5 ft. of linear buffer
Parking lots: landscape islands in rows and at row ends	1 per island if terminating or interrupting one row; 2 per island if terminating or interrupting two rows	Optional	2 per island if terminating one row; 4 per island if terminating or interrupting two rows
Parking lots: landscape islands/buffers that segment lots or separate rows	1 per 30 ft. of linear landscape area	1 per 30 ft. of linear landscape area	1 per 5 ft. of linear landscape area
Connecting internal walkways	1 per 40 ft. of linear walkway	1 per 40 ft. of linear walkway	1 per 5 ft. of linear walkway
	Not applicable for sidewalks, building perimeter walkways, and walkways in landscape islands/buffers that segment lots or separate rows		
Medians	1 per 30 ft. of linear median	1 per 30 ft. of linear median	Optional
Tree lawns, or front yard	1 per 30 ft. of linear tree lawn, if utilities are not under the tree lawn.	Optional, if utilities are not under the tree lawn.	Optional
Other areas (retention and detention basins, open space, etc.)	1 per 500 sq. ft.	1 per 500 sq. ft.	Optional

3.5.3.2-3.5.3.6. Tree and shrub size

Native tall trees must have a caliper of at least 2 in. and 10-12 ft. ht. Native short trees must have a caliper of at least 1.5 in. and 8-10' ht. Planted shrubs must have minimum 1-gallon container or be at least 18 in. tall.

3.5.3.3-3.5.3.7. Tree and shrub placement

Trees and shrubs may be clustered in groups, to present a natural environment and ease maintenance. All trees must be placed on the parcel being developed, unless otherwise permitted. If Development Services staff finds that it is impractical to plant trees and/or shrubs on parcels being developed, those trees and/or shrubs may be planted elsewhere

in the PUD. Minor deviations may be administratively approved by Development Services staff in cases where necessary due to site constraints.

3.5.3.4.3.5.3.8. Groundcover

Ground-cover must be planted on areas on a developed parcel that are not part of an impervious surface, covered with porous paving, occupied by shrubbery or gardens, or under a tree drip line.

3.5.4. Materials, maintenance, and replacement

3.5.4.1. Plant materials

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

3.5.4.2. Native tall trees

Native and adapted tall trees that can be planted or used to meet landscaping requirements include the following.

Anaqua	(Ehretia anacua)
Bald Cypress	(Taxodium distichum var. distichum)
Bigtooth Maple	(Acer grandidentatum)
Black Walnut	(Juglans nigra)
Blackjack Oak	(Quercus marilandica)
Bur Oak	(Quercus macrocarpa)
Cedar Elm	(Ulmus crassifolia)
Chinquapin Oak	(Quercus muhlenbergii)
Durand Oak	(Quercus sinuate)
Escarpment Live Oak	(Quercus fusiformis)
Lacebark Elm	(Ulmus parvifolia)
Monterey Oak	(Quercus polymorpha)
Montezuma Cypress	(Taxodium mucronatum)
Pecan	(Carya illinoensis)
Red Maple	(Acer rubrum)
Red Oak	(Quercus lobatae)
Sawtooth Oak	(Quercus acutissima)
Shumard Oak	(Quercus shumardii)
Southern Live Oak	(Quercus virginiana)
Texas Ash (female only)	(Fraxinus texensis)
Texas Red Oak	(Quercus texana)
Western Soapberry	(Sapindus drummondii)
Winged Elm (female only)	(Ulmus alata)
Yellow Buckeye	(Aesculus pavia var. flavescens)

Established deciduous and semi-deciduous (not coniferous or palm) canopy trees at least 30 ft. tall with a trunk of at least 4 in. caliper of other species, that are not on the nuisance tree list.

3.5.4.3. Native short trees

Native and adapted short trees that can be planted or used to meet landscaping requirements include the following.

American Smoke Tree	(Cotinus obovatus)
Anacacho Orchid Tree	(Bauhinia lunarioides)
Big Tooth Maple	(Acer grandidentatum)
Blackhaw Viburnum	(Viburnum prunifolium)
Carolina Buckthorn	(Frangula caroliniana)
Cherry Laurel	(Prunus caroliniana)
Chitalpa	(Chitalpa)
Crape Myrtle	(Lagerstroemia indica)
Desert Willow	(Chilopsis linearis)
Downy Serviceberry	(Amelanchier arborea)
Eve's Necklace	(Styphnolobium affine)
Evergreen Sumac	(Rhus virens)
Goldenball Lead Tree	(Leucaena retusa)
Kidneywood	(Eysenhardtia texana)
Lacey Oak	(Quercus laceyi)
Mexican Buckeye	(Ungnadia speciosa)
Mexican Plum	(Prunus Mexicana)
Mexican Poinciana	(Caesalpinia mexicana)
Mexican Redbud	(Cercis canadensis var. Mexicana)
Mountain Laurel	(Calia secundiflora)
Possumhaw Holly	(Aquifoliaceae Ilex decidua)
Red Buckeye	(Aesculus pavia)
Rough Leaf Dogwood	(Cornaceae Cornus drummondii)
Rusty Blackhaw Viburnum	(Viburnum rufidulum)
Saucer Magnolia	(Magnolia x soulangiana)
Smokeberry	(Cotinus coggygria)
Soapberry	(Sapindus drummondii)
Spicebush	(Lauraceae Lindera benzoin)
Texas Mountain Laurel	(Sophora secundiflora)
Texas Persimmon	(Diospyros texana)
Texas Pistachio	(Pistacia texana)
Texas Redbud	(Cercis canadensis var. texensis)
Western Soapberry	(Sapindus drummondii)
Yaupon Holly	(Ilex vomitoria)

Established deciduous and semi-deciduous trees 10 ft. to 30 ft. tall with a trunk of at least 3 in. caliper of other species, that are not on the nuisance tree list.

3.5.4.4. Native shrubs

Recommended native and adapted shrubs that can be planted or used to meet landscaping requirements include the following.

Abelia	(Abelia)
Agarita	(Mahonia trifoliolata)
Agave	(Agavaceae)
American Beautyberry	(Callicarpa Americana)
Bamboo Muhly	(Muhlenbergia dumosa)
Barbados Cherry	(Malpighia glabra)
Beautybush	(Kolkwitzia amabilis)
Big Muhly	(Muhlenbergia lindheimeri)
Black Dalea	(Dalea frutescens)
Burford Holly	(Ilex cornuta 'Burfordii')
Bush Germander	(Teucrium fruticans)

Butterfly Bush	(Buddleja davidii, Buddleja marrubiifolia)
Caellia	(Camellia)
Cenizo/Texas Sage	(Eucophyllum frutescens)
Coralberry	(Symhoricarpos orbiculatus)
Cotoneaster	(Cotoneaste)
Deer Muhly	(Muhlenbergia rigens)
Dwarf Chinese Holly	(Ilex cornuta Rotunda)
Elaeagnus	(Elaeagnus pungens)
Flame Acanthus	(Anisacanthus quadrifidus)
Flowering Senna	(Senna corymbosa)
Forsythia	(Forsythia x intermedia)
Fragrant Mimosa	(Mimosa borealis)
Fragrant Sumac	(Rhus aromatica)
Germander	(Teucrium fruticans)
Gulf Muhly	(Muhlenbergia capillaris)
Inland Sea Oats	(Chasmanthium latifolium)
Japanese Barberry	(Berberis thunbergii)
Mexican Feather Grass	(Nassella tenuissima)
Mock Orange	(Philadelphus coronarius)
Mountain Sage	(Salvia regal)
Nandina	(Nandina domestica compacta)
Primrose Jasmine	(Jasminum mesnyi)
Rose of Sharon	(Hibiscus syriacus)
Sage	(Salvia)
Sideoats Grama	(Bouteloua curtipendula)
Skull Cap	(Leguminosae Scutellaris)
Sweet Mockorange	(Philadelphus coronarius)
Texas Dwarf Palmetto	(Sabal minor)
Texas Lantana	(Lantana horrida)
Texas Sage	(Leucophyllum frutescens)
Texas Sotol	(Dasylirion texanum)
Turk's Cap	(Malvaviscus arboreus)
Upright Rosemary	(Rosmarinus officinalis)
Viburnum (all)	(Viburnum)
Witch Hazel	(Hamamelidaceae Hamamelis)
virginiana)	
Wooly Butterfly Bush	(Buddleia marrubiifolia)
Yellow Bells	(Tecoma stans)
Yucca	(Yucca)

3.5.4.5. Nuisance plants

Nuisance plants include the following. Nuisance plants ~~cannot~~may not be planted or used to meet the City's landscaping requirements, and are not protected by tree preservation, replacement, protection and removal standards.

Trees:

American Sweetgum	(Liquidambar styraciflua)
Arizona Ash	(Fraxinus velutin)
Bois d'arc	(Maclura pomifera)
Boxelder Maple	(Acer negundo)
Bradford Pear	(Pyrus calleryana bradfordii)

Brazilian Pepper
 Chinaberry
 Chinese Parasol Tree
 Chinese Tallow
 Elephant Ear
 Eucalyptus (all)
 Euonymus (all)
 Hackberry
 Honey Locust
 Honeysuckle (all)

(Schinus terebinthifolius)
 (Melia azedarach)
 (Firmiana simplex)
 (Sapium sebiferum)
 (Alocasia spp., Colocasia spp.)
 (Eucalyptus)
 (Euonymus)
 (Celtis occidentalis)
 (Gleditsia triacanthos)
 (Lonicera)

Japanese Zelkova
 Juniper (males)
 Leland Cypress
 Lombardy Poplar
 Mesquite
 Mimosa, Silk Tree
 Monkey Puzzle
 Mulberry (all)
 Olive
 Paulownia
 Red-Tipped Photinia
 Silver Maple
 Tree of Heaven
 Vitex

(Zelkova serrata)
 (Juniperus)
 (Cupressocyparis leylandii)
 (Populus nigra)
 (Prosopis glandulosa)
 (Albizia julibrissin)
 (Araucaria araucana)
 (Morus)
 (Olea, Elenganus)
 (Paulownia tomentosa)
 (Photinia x fraseri)
 (Acer saccharinum)
 (Ailanthus altissima)
 (Vitex agnus-castus)

Shrubs:

Chinese Photinia
 Common Privet
 Japanese Ligustrum
 Nandina (berrying varieties)
 Photinia (all)
 Pyracantha, Firethorn
 Russian Olive
 Wax Leaf Ligustrum

(Photinia spp.)
 (Ligustrum sinense, L. vulgare)
 (Ligustrum lucidum)
 (Nandina domestica)
 (Photinia)
 (Pyracantha spp.)
 (Elaeagnus angustifolia)
 (Ligustrum japonicum)

Vines:

Cat's Claw Vine
 English Ivy
 Japanese Honeysuckle
 Kudzu
 Poison Ivy
 Vinca

(Macfadyena unguis-cati)
 (Hedera helix)
 (Lonicera japonica)
 (Pueraria lobata)
 (Toxicodendron radicans)
 (Vinca major, V. Minor)

Other:

Eurasian Watermilfoil
 Giant Cane
 Hydrillia
 Johnson Grass

(Myriophyllum spicatum)
 (Arundo donax)
 (Hydrilla verticillata)
 (Sorghum halepense)

Running Bamboo
Water Hyacinth

(Phyllostachys aurea)
(Eichhornia crassipes)

All plants listed in Texas Administrative Code Section 19.300 (Noxious and Invasive Plant List), and listed as Invasive and Noxious Weeds by the USDA Natural Resources Conservation Service, are also considered nuisance plants. Other plants may be prohibited at the discretion of Development Services staff on a case-by-case basis.

3.5.4.6. Low water use plants

Low water use trees, shrubs and groundcovers shall be used to the greatest extent practical.

3.5.4.7. Planting beds

Shrub and ground cover planting beds must be separated from turf grass with edging, and must have open surface areas covered with mulch or gravel.

3.5.4.8. Topsoil

Topsoil removed during construction activity must be conserved for later use on areas requiring re-vegetation and landscaping, to the maximum extent practicable.

3.5.4.9. Plant quality

Landscape plants must be free of defects, and of normal health, height, leaf density and spread appropriate to the species, as defined by American Association of Nurserymen standards.

3.5.4.10. Installation

Landscaping must be installed using sound horticultural practices, in a way that encourages quick establishment and healthy growth. Landscaping in each phase must either be installed or the installation must be secured with a letter of credit, escrow or performance bond for 150% of landscaping value before a certificate of occupancy for any building in a phase is issued.

3.5.4.11. Maintenance

Trees and vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of all landscaping elements in good condition. Landscaping must be maintained free from disease, pests, weeds and litter.

3.5.4.12. Replacement

Required Landscape elements that are removed or dead must be promptly replaced.

3.5.5. Irrigation

3.5.5.1. Automatic irrigation required

All plants on newly developed parcels, except those developed for single household and two household dwellings, must be irrigated with underground or drip irrigation, with these exceptions:

- Plants that do not require irrigation for establishment.
- Mature xeriscape areas, with established plants that do not require irrigation for survival.
- Trees established for two years or more.
- Parkland or land designated for parkland in this PUD

3.5.5.2. Irrigation plan required

An irrigation plan must be included in the landscape plan for site plan review, if applicable.

3.5.6. Tree preservation and removal

3.5.6.1. Tree preservation, removal and replacement: undeveloped and redeveloped sites

3.5.6.1.1. Nuisance trees

Nuisance trees, as defined in Section 3.6.4.5, may be removed from a developed or undeveloped lot anytime. Replacement of nuisance trees is not required.

3.5.6.1.2. Diseased, dangerous and dead trees

Diseased, dangerous and dead trees of all species may be removed from an undeveloped lot anytime. Replacement of removed diseased, dangerous and dead trees is not required.

3.5.6.1.3. Healthy, protected trees (native, tall, and small trees)

Protected trees (trees with a DBH of at least 18 in. which are not nuisance trees) that are healthy and located on a vacant parcel or redevelopment site may only be removed when the parcel is developed or redeveloped. A tree inventory and survey, showing the location, size, species and condition of existing protected trees on a lot, must be submitted and approved with a preliminary subdivision, site plan or building permit for a development, whichever comes first.

Site features must be designed to minimize disturbance to protected trees. Tree wells or cut areas may be used to preserve the original grade around ~~the~~ an existing tree to the extent practical.

At least 50% of the total number of healthy protected trees must remain on the site or be relocated on a site within the PUD. Gross DBH loss of protected trees to be removed must be replaced at a 1:1 ratio. Replacement trees must be planted either on the development site or elsewhere in the PUD, in areas approved by Development Services staff. Replacement trees must have a DBH of at least 2 in.

A protected tree may be designated for removal if it meets one of the following criteria.

- It is in an existing or proposed easement or stormwater management system and cannot practically be saved.
- It is ~~placed-located~~ where it will create a potential safety or health hazard, or a nuisance to existing or proposed structures or vehicle or pedestrian routes.
- It is ~~placed-located~~ where it interferes with the installation, delivery, or maintenance of existing utility services to the site.

3.5.6.2. Tree preservation, removal, and replacement: developed lots

3.5.6.2.1. Nuisance trees

Nuisance trees may be removed from a developed lot anytime.
Replacement of nuisance trees is not required.

3.5.6.2.2. Diseased, dangerous, and dead trees

Diseased, dangerous and dead trees of all non-nuisance species may be removed from a developed lot anytime. -

3.5.6.2.3. Healthy, protected trees (native, tall, and small trees)

Healthy native tall and small trees with a DBH of 2.5 in. or more that cannot be considered diseased, dangerous or dead may be removed from a lot if the gross DBH loss is replaced at a 1:1 ratio (1 in. replaced for every 1 in. lost of caliper inches DBH). At least 50% of the total number of replacement caliper inches must be planted on the lot, to the extent practical, or may be planted elsewhere within the PUD as approved by Development Services staff.
Required mitigation trees planted elsewhere in the PUD shall be noted on the site plan, as well as the other site plan, and may not be counted towards future mitigation tree requirements on the other site plan.

3.5.6.3. Tree removal and replacement: signs

~~Signs are considered nonconforming uses that should eventually be removed; trees are living things that are far more difficult to replace.~~ Healthy trees of all species and sizes, except species defined as nuisance trees, ~~cannot may not~~ be removed with the intent of increasing the visibility of an existing sign, unless with administrative approval of Development Services staff.

3.5.6.4. Tree replacement conditions

3.5.6.4.1. Replacement plant types

Replacement trees ~~must may~~ be any combination of native tall and short trees that keeps or brings the site in conformance with minimum required landscaping standards.

3.5.6.4.2. Replacement trees

Replacement trees must be placed on site, or in areas approved by Development Services staff within the PUD.

3.5.6.4.3. Landscape requirements

Existing and replacement trees may be used to meet landscape requirements. After tree removal and replacement, the number and placement of trees on a parcel must continue to conform to landscaping requirements.

3.5.6.4.4. Maintenance

Replacement trees must be maintained in good condition for one year after planting. In that year, the property owner must guarantee survival.

3.5.6.4.5. Unauthorized removal

The gross DBH loss of trees that are removed in violation of this section by the property owner, developer or any party acting on their behalf must be replaced at a 2:1 ratio (2 in. replaced for every 1 in. lost of caliper inches) with native tall trees. For illegal vegetation clearance to increase the visibility of signs per Section 3.5.6.3, replacement native tall trees must be planted in the cleared area, with 1 in. DBH for every 10 sq. ft. cleared.

3.5.6.5. Tree protection during construction

3.5.6.5.1. Tree protection zone

During construction, perimeter fencing must be erected around protected trees, at least ~~6 ft. from the trunk or at~~ one-half of the drip line to the greatest extent practical, whichever is more, to establish a tree protection zone, unless otherwise approved by Development Services staff. Large parcels with protected trees ~~and that are~~ separated from construction or land clearing areas, street rights-of-way and utility easements may be “ribboned off,” by placing post stakes at least 50 ft. apart and tying ribbon or rope from stake to stake along the perimeter. Storage or movement of equipment, material, debris or fill in the tree protection zone is prohibited.

3.5.6.5.2. Storage near trees

During construction, equipment cleaning or storage or disposal or waste material such as paints, oils, solvents, asphalt, concrete, motor oil or other material harmful to trees cannot be placed in the drip line of protected trees or group of trees.

3.5.6.5.3. Attachment to trees

Damaging attachments, wires, signs or permits cannot be fastened to protected trees.

3.5.6.5.4. Trenching

Trenches or footings must be ~~at least 8 ft. from trunk bases~~outside the inner one-half of the dripline, to the greatest extent practical. ~~Under~~ the drip line of protected trees, no cut or fill may ~~be at least exceed~~ 4 in. ~~deep~~ unless a qualified arborist or forester evaluates and approves the disturbance. When trenching for utilities, tunneling under ~~large diameter~~ roots greater than 8 in. is diameter is required to prevent root damage. The developer is responsible for coordination with utility companies when trenching near protected trees, to the extent practical.

3.5.6.5.5. Root preservation

During grading, roots at least 1 in. in must be cut off cleanly with a handsaw about 12 in. behind the line of excavation. Exposed roots must be protected with moist backfill soil.

3.5.6.5.6. Grades

Raising the grade more than 6 in. around tree trunks is prohibited. This can causes trunk rotting, and serious damage or death to the tree. Finished grades must slope away from trunks to avoid water concentrated at tree bases.

3.5.7. Required site furniture

A parcel with a non-single family residential and a non-industrial use must have the following furniture installed, provided the condition(s) described in this Section exist on the site. Furniture must be functional. All amenities located on a site shall be owned, operated and maintained by the private property owner.

- ~~Sidewalks along a street: (choose 1 of the following) 1 bench, 1 trash can, 1 bike rack, or 1 masonry planter per 100 ft. linear sidewalk.~~
- Internal walkways: (choose 1 of the following) 1 bench, 1 trash can, 1 bike rack, or 1 masonry planter per 100-150 ft. linear walkway.
- Plazas: 1 bench per 50 sq. ft. and 1 trash can per 100 sq. ft. plaza area.
- Colonnades, loggias: 1 bench and 1 trash can per 50 ft.
- Bus stops: 2 benches and 1 trash can per stop (applicable to city adopted transit streets only).

3.6. Common Open Space

3.6.1. Required common open space

The PUD shall provide for a collection of privately owned, common open space lots set within a street system with access to the Brushy Creek park land. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for

interaction within the community and (iii) provide opportunities for interaction with the natural environment.

A minimum of 5 acres of land located within the Carmel Creek 100-year floodplain shall be established and maintained as common open space. An additional 15 acres of common open space shall be established within the PUD at locations within or adjacent to residential areas.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Property Owner's Association (POA) or other responsible entity approved by the Director. The POA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Each lot designated as common open space shall include at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the affected lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer. On-street parking will be credited toward the required parking spaces of the affected lot.

Except for undisturbed and reestablished native landscape areas, common open space shall be maintained by one of the following watering methods: an underground irrigation system; a drip irrigation system; or a hose attachment within two hundred (200) feet of all landscaping. Watering may be suspended in times of drought.

Common open space may include detention ponds that are primarily earthen, planted with plants, and functionally serve as an aesthetic and/or recreational amenity for residents. Such elements may include trails on the pond lot, water aeration fountains, shade trees and other plantings and seating. Such detention or wet ponds do not require screening.

3.6.2. Access

Common open space must be reasonably accessible to all residents of the PUD. Convenient pedestrian and vehicular access to open space must be provided. Green links and trails must be provided to common open space not readily accessible to a public street.

3.6.3. Common open space design

Common open space must be configured as a meaningful and functional space. Common open space land must be compact and contiguous to the maximum extent practicable, unless the land is used as a greenway or other linear park. Small, narrow, or unassigned strips ~~in~~ behind or between buildings is unacceptable. Designated common open space may be in a natural, undisturbed state, landscaped for more formal, open play areas, or developed for active and/or passive recreation.

Common open space lots shall include park improvements, such as trails, lighting, ~~seating benches~~, landscape planting, irrigation and accessory buildings and shade structures that are appropriate for the intended use and site conditions of that site. Access for police, fire or ambulance emergency providers shall be provided to private and common open spaces.

3.6.4. Areas not considered as common open space

The following do not meet the requirement for common open space:

- Private lots or yards not available for common use
- Public right-of-way or private streets and drives.
- Land covered by structures except ancillary structures associated with use of open space such as gazebos, picnic shelters or meeting rooms
- Detention/retention facilities, including drainage swales, unless designed for use as accessible and useable year-round community amenities by the residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, walking trails, etc.).

Good Open Space Examples	Open Space Examples to Avoid
 Functional common open space, including shade trees, jogging trail, sports court, and irrigated grass turf fronting on a public street	 Avoid - expansive, unmaintained area with scattered play structures, lack of shade, trees and walking paths and perimeter fence separating residents from open space
 Wide concrete trail graded for bike and pedestrian use within linear open space area accessible from street, undisturbed wooded and natural area and perimeter stone wall	 Avoid - left over strip of land between street ROW and perimeter fence, lack of tree cover and perimeter fence separating residents from open space
 Concrete trail, native tall trees, natural wooded area, play area, seating, planted trees, and neighborhood pool and pool house	 Avoid - expansive area with limited improvements, lack of shade trees, poorly located bike parking

3.7. Fences and Walls

3.7.1. General standards

3.7.1.1. Placement

3.7.1.1.1. Public right-of-way

Fences and walls cannot be placed in the public right-of-way.

3.7.1.1.2. Tree preservation

Fences must be placed where they will not threaten significant vegetation.

3.7.1.2. Materials

3.7.1.2.1. Finished side out

Fences with an unfinished or rough side and a finished or smooth side must be placed so the finished or smooth side faces out.

3.7.1.2.2. Prohibited materials

Materials not originally intended for use in constructing a fence are prohibited as fencing and screening materials. Examples of prohibited materials include plywood, particleboard, corrugated metal sheets (not incorporated into a frame), railroad ties, tires, door panels, and other makeshift materials.

3.7.1.2.3. Barbed wire and electric fences

Electrically charged, barbed wire and razor wire fences are prohibited. Exceptions are fences used to enclose livestock on farms, serve a public or quasi-public institution for public safety or security purposes, and temporarily securing construction vehicles and materials on a construction site.

3.7.1.2.4. Columns

Columns, pilasters, piers, finials and posts may be no more than 6 in. taller than the fence it joins.

3.7.1.3. Maintenance

3.7.1.3.1. General maintenance

Fences and adjacent landscaping must be maintained by their owners in good structural condition and repair. This includes general maintenance, painting and staining, and the replacement of broken, warped or missing portions with materials of equal or better quality that are consistent in design. Fences, walls and hedges must be vertically aligned and maintained upright; and in good structural or living condition. Angled or non-vertical fence support posts are prohibited.

3.7.1.3.2. Development perimeter walls

Individual property owners cannot alter development perimeter walls that are owned or controlled by a property owner's association without prior permission of the property owner's association.

3.7.1.4. Landscaping

Landscaping at a fence or wall may be required per landscape requirements in Section 3.1875.

3.7.2. Permitted fences, walls, and hedges

The following fence, wall and hedge types are *permitted* and optional. Minor deviations to the fence standards set forth in this Section may be administratively approved by Development Services staff.

Permitted fence Area / purpose	Height	Linear Fence transparency	Acceptable types/materials
Agricultural use	no more than 5 ft.	at least 50% along at least 50% of height, excluding columns; at least 75% along entire height in clear vision area	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Chain link Pipe Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubby hedge
Residential front yard	no more than 3 ft. (36 in.)	At least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, similar materials) Shrubby hedge
Residential side and rear yard	no more than 6.0 ft. (72") except that 8.0 ft. permitted on rear and side fences: <u>1) to stair step in height to finish grade at the base of the fence or slope changes and 2)</u> where adjacent to a commercial or other non-single family use.	at least 30 25% along <u>at least 50% of height</u> , excluding columns, when next to trail or park; otherwise, may be solid	Wood frame wire Chain link (plastic coated; no slats. Ornamental (metal, plastic) Picket (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Masonry (stone, brick, similar materials) Shrubby hedge
Tennis / basketball court	no more than 12-15 ft.	at least 50%	Ornamental (metal, plastic) Chain link (plastic coated only)
Cannot substitute for other fence types when forming a boundary fence.			
Perimeter security fencing (Industrial and recreational uses only)	no more than 8 ft.	at least 75%, excluding columns in front yard; may be solid behind the building line	Ornamental (metal) Masonry (stone, brick, split face CMU, similar materials)
Masonry must be used adjacent to outdoor storage areas <u>fencing requirements apply to equipment storage yards and similar areas visible from a street.</u>			

Permitted fence Area / purpose	Height	Linear Fence transparency	Acceptable types/materials
Temporary perimeter security fencing (construction sites only)	no more than 8 ft.	Any	Wire (smooth, high-tensile, woven, mesh, hog wire, cable rail) Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Privacy (wood, plastic) Chain link
The fence must be removed when construction ends.			
Park, open space	no more than 4 ft. 5 ft. for dog park	at least 50 25%, excluding columns	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Masonry (stone, brick, decorative CMU, similar materials) Shrubbery hedge Chain link (plastic coated, for dog parks and athletic fields only)
Outdoor storage area fencing requirements apply to equipment storage yards and similar areas <u>visible from a street</u> .			
Parking area: non-residential and 3+ household residential development	no more than 3.5 ft. (42 in.)	at least 75% along entire height in clear vision area	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Ranch (wood, plastic) Bollard and chain Masonry (stone, brick, decorative CMU, similar materials) Shrubbery hedge
Retention and detention pond or basin	no more than 6 ft.	at least 50%, excluding columns	Ornamental (metal)
Development perimeter walls along SH 130, FM 685 and UP Rail Road	6 ft. to 12 ft.	may be solid	Masonry (stone, brick, split face CMU, similar materials) <u>or</u> Shrubbery hedge

3.7.3. Required fences, walls, and hedges

The following fence, wall and hedge types are required. Minor deviations to the fence standards set forth in this section may be administratively approved by Development Services staff.

Required fence Area / purpose	Height	Linear Fence transparency	Acceptable types/materials
Swimming pool	4 ft. - 6 ft.	at least 50%	Wood frame wire Ornamental (metal, plastic) Picket, lattice (wood, plastic) Chain link (but not at a public pool)
	Openings or gaps in the fence must be no more than 4 in. If the perimeter fencing on the lot meets these standards, an added fence surrounding the swimming pool is not required. Construction of fence must comply with ICC Building Code requirements, as adopted.		

Required fence Area / purpose	Height	Linear Fence transparency	Acceptable types/materials
Outdoor storage area	6 ft. - 8 ft.; may be taller if it screens tall objects	no more than 25%; must be solid when next to or visible from residential district or area use	Privacy (plastic) Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same, <u>similar or compatible</u> materials, finishes and detailing as the host structure. Masonry (stone, brick, decorative CMU, similar materials) is required when the storage area is next to or visible from a residential district or area use .		
Vehicle inventory area next to residential districts	6 ft. - 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Should include the same materials, finishes and detailing as the host structure.		
Residential development RV storage area	8 ft. - 10 ft.	Must be solid; gate may have transparency	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same materials, finishes and architectural detailing as the development perimeter wall; otherwise, must conform to development perimeter wall design standards.		
Dumpster and utility area	7 ft. - 8 ft.	Must be solid	Masonry (stone, brick, decorative CMU, similar materials)
	Must include the same, <u>similar or compatible</u> materials, finishes and detailing as the host structure. Gates must be visually and structurally solid; must be metal. Dumpsters and compactors cannot be unscreened, unless they are used for a construction or demolition project on the site.		
Loading area wing wall	Up to the building parapet; height determined in site plan review	Must be solid	Masonry (stone, brick, decorative CMU, similar <u>or compatible</u> materials)
	Must include the same, <u>similar or compatible</u> materials, finishes and detailing as the host structure.		
Utility substation or facility	6 ft. - 12 ft., or sufficient to conceal the substation <u>or height required by the utility provider</u> .	Must be solid	Masonry (stone, brick, decorative CMU, similar <u>or compatible</u> materials)
Development perimeter wall	6 ft. min. 8 ft. max. 4ft. max. <u>(or 6 ft. ht. max with 10% fence transparency)</u> when adjacent to open space	Any	Ornamental (metal) Masonry (stone, brick, decorative CMU, similar <u>or compatible</u> materials) Ornamental metal <u>or combination metal and wood</u> must be used in areas adjacent to common open space to preserve public <u>promote</u> views. Precast concrete walls (h-post and single panel) may only be used to replace existing stockade fence-based perimeter walls.
	Required for residential subdivisions with more than one double frontage or corner lot, where the adjacent street at the rear or side of the lots is a collector , minor arterial or major arterial street. Walls must include masonry columns with a cross-section of at least 18 in. x 18 in. at no more than 50 ft. intervals, and turning and end points <u>of the wall</u> .		

Fencing may also be required under buffer yard requirements in Section 2.3.5.

3.7.4. Gated communities

Gated communities are prohibited.

3.8. Outdoor Lighting

3.8.1. General Standards

3.8.1.1. Display levels and light pollution

Lighting must be designed to minimize light pollution and spillage on adjacent properties.

Illumination at the property line must be no more than 5 lux for non-cut-off lights, and no more than 15 lux for cut-off lights. Streetlights are exempted.

Illumination spillover onto adjacent residential zoned properties must be no more than 5 lux. Streetlights are excepted

Streetlights in public right-of-way shall be solar-powered wherever possible.

3.8.1.2. Shielding

Outdoor lighting must be shielded, except ~~that~~ at athletic fields. Shielding is achieved when light rays are not emitted above the horizontal plane of a fixture. The cone of illumination must be at least 30° downward from the horizontal plane.

3.8.1.3. Illumination of background and foreground spaces

Background spaces such as parking lots must be illuminated as unobtrusively as possible to meet the functional needs of circulation, security and safety.

Foreground spaces, such as building entrances and plaza seating areas, must use proximate lighting that defines the space without glare to the extent practical.

3.8.1.4. Confusion with warning devices

Lighting devices that may be confused with warning, emergency or traffic signals are prohibited.

~~3.8.1.5. —Lighting as advertising~~

~~Lighting cannot be used for advertising or attracting attention.~~

3.8.2. Permitted on-site lighting sources

The following light sources are permitted:

- Incandescent. Fluorescent. Warm white and natural lamps must be used to reduce detrimental effects.
- Metal halide. Light must be filtered with a glass, acrylic or translucent enclosure of the light source.
- High-pressure sodium. Must be color corrected.
- Light-emitting diode. Warm white and natural lamps must be used to reduce detrimental effects.

- Glass tubes filled with neon, argon, or krypton. Limited decorative lighting only.

Types of light sources must be ~~compatible consistent~~ throughout a commercial center lot, to the extent practical or master-planned development.

Street light source shall be consistent throughout each development within the PUD, to the extent practical and as permitted by the utility provider.

3.8.3. Prohibited lighting

The following light sources are prohibited:

- Laser source light.
- Strobe light.
- Flashing, blinking, or variably intense light, intentional or resulting from a defect.
- Search lights

Exceptions are:

- Traditional holiday lighting not used to draw attention to a sign.
- Flashing or blinking lights required by law.
- Beacon or searchlight, including temporary display. Beacons are permitted on structures where the Federal Aviation Administration requires them.

3.8.4. Light poles

3.8.4.1. Height

Maximum light pole heights ~~is~~ are as follows: Streetlight light pole height shall be coordinated with the utility provider.

Parking areas: 20 ft.

Pedestrian areas and drive aisles: 16 ft.

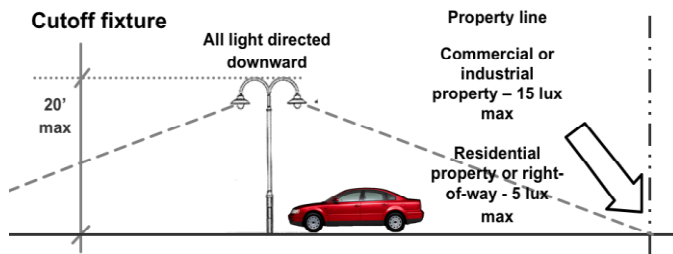
Sports fields: 50 ft.

Temporary lighting at construction sites: 50 ft.

Alley: 12 ft.

Street-local and collector: 16 ft.

Street-arterial: 24 ft.



3.8.4.2. Design

Light poles should have a base, middle and top.

Light pole design must be consistent or compatible with the style and, character and ~~period~~ of ~~architecture~~ the building design on the site.

Cobra head light poles are prohibited on pedestrian-oriented commercial streets, unless required by the utility provider. Decorative cobra head street light poles may be used on arterial streets, and streets in vehicle-oriented commercial and industrial areas. Where used, cobra head street light poles must incorporate a supplemental non-cobra style light mounted at a 12 ft. - 14 ft. height to illuminate the sidewalk, to the extent practical and as permitted by the utility provider.

Bare metal poles are prohibited.

Elevated form bases greater than 4 in. above grade are prohibited.

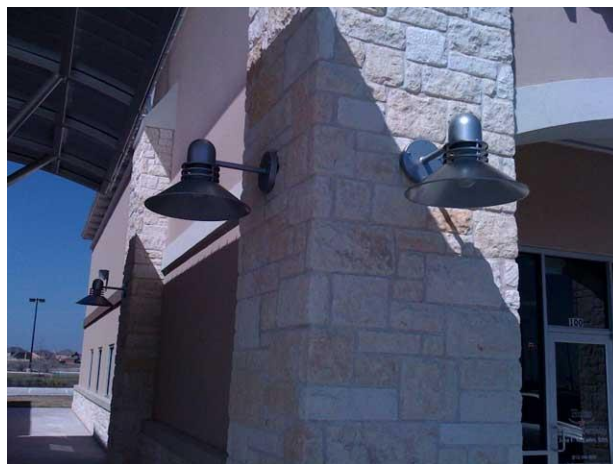
Light poles must be placed in landscape areas wherever ~~possible~~ practical. Light poles must not obstruct sidewalks or bicycle paths.

3.8.5. Attached light features

3.8.5.1. Sconces

Sconces or gooseneck lighting fixtures may be used to illuminate areas near building walls. Sconces must direct light downward against the building wall and immediately adjacent areas.

Light fixture design must be ~~consistent~~ compatible with the style and, character and ~~period~~ of the host structure.



An example of contemporary gooseneck lighting.

3.8.5.2. Wall packs

Wall packs may only be used at the rear of industrial buildings to light ~~unsafe-security~~ areas. They cannot be used to draw attention to the building or provide general building or site lighting.

Wall packs must be fully shielded to direct the light downward.

Source output per wall pack must be no more than 1500 lumens.

3.8.5.3. Awnings

Awnings and canopy fascia~~e~~ cannot be internally illuminated.

3.8.6. Gas station canopies

3.8.6.1. Design

Lighting fixtures, including lenses, must be completely recessed into to the canopy ceiling if it is flat or no lower than 1 ft. above the lowest point of the canopy roof or fascia if it is sloped.

Source output per fixture must be no more than 3750 lumens.

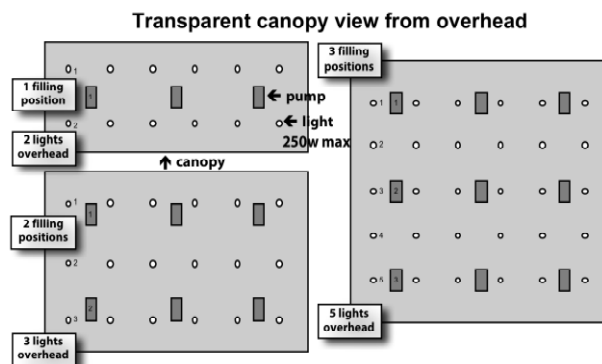
Canopy fascia~~e~~ cannot be illuminated, except logo signs permitted by sign requirements in Section 3.229.

3.8.6.2. Number

Canopies one pump deep may have up to two lighting fixtures per filling space.

Canopies two pumps deep may have up to three lighting fixtures per two filling spaces.

Canopies three pumps deep may have up to five lighting fixtures per three filling spaces.



3.8.7. Flood lights

Floodlights may be used only to light sports fields, outdoor recreation areas and construction sites.

Floodlights must be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare.

3.8.8. Accent lighting

Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.

Pole mounted accent lighting greater than 1 ft. tall is prohibited.

Roof-mounted and rooftop accent lighting is prohibited.

Banding of building plane changes (cornices, building corners, column edges, etc.) with neon or other illumination is prohibited.

3.8.9. Signs

Signs may be illuminated internally.

~~Bottom-Ground~~ mounted lights may illuminate a monument sign ~~no more than 8 ft. tall~~. Lighting should not spill over the edge of the sign wall face and must be shielded from oncoming traffic.

Exposed bulbs that outline a sign are prohibited.

Blinking, chasing, or other changes in illumination intensity, color, or direction, intentional or not, are prohibited. This includes electronic message centers.

Open faced neon channel letters are prohibited.

3.8.10. Alternative conformance

Development Services staff may ~~consider~~ administratively approve an alternative lighting plan. Alternative lighting plans must clearly identify and discuss modifications, proposed alternatives, and how the alternative plan will meet the intent of this section better than a plan conforming to this section. Development Services staff will consider whether the proposed alternative lighting design protects natural areas from light intrusion, enhances neighborhood continuity and connectivity, and shows innovative and creative design.

3.9. Signs

3.9.1. Permitted signs

3.9.1.1. ~~Agricultural uses~~ Undeveloped parcels

The following signs are permitted on lots with agricultural uses, and vacant or undeveloped parcels ~~not subdivided for residential use~~:

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Permanent	Attached (wall) or freestanding (monument, pole), at farm stands, or retail operations selling products produced on site	1	32 sq. ft.	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (monument, pole), at farms, ranches, or similar operations	1 per driveway entrance	32 sq. ft.	6 ft.; 10 ft. to bottom if arched over driveway entrance	5 ft. from property lines
	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: real estate property with construction	Freestanding (pole) or attached (wall)	1 per 1,000 ft. of street frontage	3264 sq. ft. per sign	Freestanding: 610 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft. per sign	Freestanding: 6 ft.	n/a
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per 1,000 ft. of street frontage	32 sq. ft. 64 sq. ft. per sign	Freestanding: 610 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary displays	Allowed only for agricultural usesAs permitted in Section 3.9				

3.9.1.2. Residential uses

The following signs are permitted on lots with residential uses:

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Permanent: PUD development identification	Freestanding (pole, monument or integrated into entry feature)	2 per entrance into the PUD and 1 along each PUD property frontage development	32-128 sq. ft. per sign	6-12 ft.; may be taller 40 ft. ht if integrated into entry feature, sculpture, (monument wall, fountain, etc.)	5 ft. from property lines n/a
Permanent: development	Freestanding (pole, monument or attached (wall))	1 per each entrance into the development	32 sq. ft.	6 ft.	n/a
Permanent: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft.	6 ft.	n/a
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. Attached – below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property with model home	Freestanding (pole)	1 per house	4-16 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: new residential development	Freestanding (pole) or attached (wall)	1 per each entrance into the development	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (flag)	1 per 50 linear feet of project frontage; up to 6 for the development	15 sq. ft. per flag	20 ft.	5 ft. from property lines
	Freestanding (pole)	1 per 50 linear feet of project frontage; up to 6 for the development	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft. per sign	6 ft.	n/a
Temporary displays	Only for multiple unit household dwelling developments, subject to Section 3. 22-49				

3.9.1.3. Institutional and civic uses

The following signs are permitted on lots with institutional and civic uses.

Type		Number	Maximum sign face area	Maximum height	Minimum setback
Permanent	Freestanding (pole, monument)	1	32 sq. ft.	6 ft.	5 ft. from property lines
	Attached (awning, canopy, projecting, wall, window)	2 per wall	Building total = 0.5 sq. ft. per façade frontage ft.	Below roofline	n/a
Temporary: property with construction	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary: Wayfinding	Freestanding (pole, monument or attached (wall))	50 ft. min. separation	32 sq. ft. per sign	Freestanding: 6 ft.	n/a
Temporary displays	Subject to Section 3.22.49				

3.9.1.4. Commercial, retail and, industrial, ~~and recreational~~ uses.

The following signs are permitted on lots with commercial, retail and, industrial ~~and recreational~~ uses.

Type		Number	Maximum sign face area	Maximum height	Minimum setback
<u>Permanent: PUD identification</u>	<u>Freestanding (monument, pole or integrated into project entry feature)</u>	<u>2 per entrance into the PUD and 1 along each PUD property frontage</u>	<u>128 sq. ft. per sign</u>	<u>12 ft.; 40 ft. if integrated into entry feature (wall, architectural or sculptural feature, fountain, etc.)</u>	<u>n/a</u>
Permanent	Freestanding (monument): single use/building sites and outparcels	1, or 2 (1 per street frontage) if on corner lot with <u>≥1,000 ft. of linear frontage</u>	64 sq. ft. per sign	8 ft.	5 ft. from property lines. n/a 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/ retail commercial or industrial center <100,000 sq. ft. GFA	1 per street frontage <u>and 1 per 500 ft. of property frontage</u>	96 sq. ft. per sign	12 ft.	5 ft. from property lines. n/a 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/ retail commercial or industrial center ≥100,000 sq. ft. GFA	1 per street frontage or <u>and 1</u> per 1000 ft. of linear frontage	128 sq. ft. per sign	18 ft.	5 ft. from property lines. n/a 100 ft. from other freestanding signs on the site.
	Attached (awning, canopy, projecting, wall and window): single use/building sites	Any, up to maximum permitted area for the wall	Front/façade: 1.0 sq. ft. per linear wall frontage ft. Side and rear walls: 0.50 sq. ft. per linear wall frontage ft. 32 sq. ft. minimum signage allocation	Below roofline	n/a
	Attached (awning, canopy, projecting, wall and window): multi-tenant building/shopping center sites	Any, up to maximum permitted area for the tenant frontage of the wall where the signage will be placed	Same permitted area as single use/building sites, allocated by tenant frontage for an individual façade or wall. May be further restricted by master sign plan	Below roofline	n/a
	Attached (gas station canopy; instead of in addition to freestanding signs)	1 on each side	no more than 32 sq. ft. per sign. <u>(including logo)</u>	n/a	n/a

Type		Number	Maximum sign face area	Maximum height	Minimum setback
	Attached (sculptural)	1 per building or tenant space	no more than 64 sq. ft. (height at tallest point x width at widest point)	at least 50% of sculpture height below roofline or parapet wall	n/a
Permanent: <u>Wayfinding</u>	<u>Freestanding (pole, monument or attached (wall))</u>	<u>50 ft. min. separation</u>	<u>32 sq. ft.</u>	<u>6 ft.</u>	<u>n/a</u>
Temporary: property with construction	Freestanding	2 per vehicle entrance	32 sq. ft. per sign	6 ft.	5 ft. from property lines
Temporary: <u>A-frame</u>	<u>A-frame</u>	<u>1; display only during business hours</u>	<u>12 sq. ft.</u>	<u>ft.4</u>	<u>As close to the building entrance as possible</u>
Temporary: <u>Wayfinding</u>	<u>Freestanding (pole) or attached (wall)</u>	<u>50 ft. min. separation</u>	<u>48 sq. ft. per sign</u>	<u>Freestanding: 6 ft.</u>	<u>n/a</u>
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	1 sq. ft. per acre <u>1,000 sq. ft.</u> per sign, 32 sq. ft. per sign minimum allocation, not to exceed 128 sq. ft. per sign.	Freestanding: 6-8 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to provisions of Section 3. 22-49				

3.9.1.5. Open space and recreational uses.

The following signs are permitted on common open space lots and lots with recreational uses.

<u>Type</u>		<u>Number</u>	<u>Maximum sign face area</u>	<u>Maximum height</u>	<u>Minimum setback</u>
<u>Permanent</u>	<u>Attached (wall) or freestanding (monument, pole), within open space lot and recreational uses</u>	<u>1 per street frontage</u>	<u>32 sq. ft.</u>	<u>Freestanding: 6 ft.</u> <u>Attached: below roofline</u>	<u>Freestanding: 5 ft. from property lines</u>
<u>Permanent: District-oriented</u>	<u>Freestanding (pole) or attached (wall)</u>	<u>Unlimited; 50 ft. min. separation</u>	<u>32 sq. ft.</u>	<u>6ft.</u>	<u>n/a</u>
<u>Temporary: Wayfinding</u>	<u>Freestanding (pole) or attached (wall)</u>	<u>50 ft. min. separation</u>	<u>32 sq. ft.</u>	<u>6ft.</u>	<u>n/a</u>
<u>Temporary: property with construction</u>	<u>Freestanding (pole) or attached (wall)</u>	<u>1 per street frontage</u>	<u>32 sq. ft. per sign</u>	<u>Freestanding: 6 ft.</u> <u>Attached: below roofline</u>	<u>Freestanding: 5 ft. from property lines</u>
<u>Temporary displays</u>	<u>Allowed only for open space or recreational uses Subject to Section 3.9</u>				

3.9.2. Exempted signs, not requiring a sign permit

These signs are permitted in all development areas, unless noted. A sign permit is not required for exempt signs provided the sign complies with the standards set forth in this Section 3.9:

Wayfinding signs

A-frame signs, up to 12 SF in area

Address numbers and family name identification on residences.

City-owned/operated signs.

On and Off-site directional kiosk signs authorized by the City of Hutto.

Directional sign: one freestanding sign per curb cut in commercial, retail and industrial uses. Signs may be no more than 6 ft. tall and no more than 18 sq. ft. in area.

For sale, for rent and for lease signs on vehicles, boats, trailers and other personal property.

Garage sale signs: up to three signs, each no more than 4 sq. ft., may be displayed only while the garage sale is in progress. Garage sale signs must be placed outside of the right-of-way and public property. Garage sale signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said garage sale sign must be removed before 5:00 PM on the last day of the sale. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.

Hippopotamus statues no more than 3 ft. tall painted with the name, logo and/or trademark colors of the business or sponsor displaying them.



Native hippopotamus statue

Historical markers, plaques, grave markers, cornerstones and commemorative tablets.

Works of fine art that in no way identify or advertise a product or business.

National, state, local and decorative non-commercial flags, each no more than 50 sq. ft. in area, flown for their intended purpose under generally accepted flag protocol, on a flagpole or building mounted staff no taller than the maximum permitted building height in the underlying zoning district, and not acting as a form of advertising.

Open house signs: up to three signs may be used, displayed outside the public right-of-way and public property. Open house signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said open house sign shall be displayed only while the open house is in progress or for 16 hours in a one-week period, whichever is shorter. The sign must be removed immediately after the open house. Signs may be no more than 4 sq. ft. in area, and no more than 4 ft. tall.

Public Information Signs, provided such signs are removed no more than 3 days after event.

Public utility warning and underground utility identification signs.

Religious symbols (cross, Star of David, star and crescent, etc.). Signs where the shape of a religious symbol is an integral part of the sign design are not exempted.

Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial, public or semi-public use, including telephone booths, mail and newspaper boxes, vending machines, automated teller machines, gas pumps and vacuums.

Signs, notices, placards, certificates and official papers authorized or required by statute, government agency or court.

Signs for rest rooms, accepted credit cards, business organization membership (Chamber of Commerce, Better Business Bureau, etc.), meetings of civic groups, and business hours, displayed at a business.

Signs identifying zones in parking lots, no more than 6 sq. ft. in area.

Signs on concessions and rides at special events such as fairs and festivals.

Signs painted on vehicles and trailers that are operating and registered, used in everyday business activities, parked in areas appropriate for their use as vehicles normally used during business hours, and not being used only for attracting business.

Temporary decorations and displays that are clearly associated with a national, local, or religious holiday or celebration, provided there are no fire, traffic, or pedestrian hazards.

3.9.3. Prohibited signs

The following signs are prohibited in all areas of the PUD, unless noted.

Off-premise signs, except for directional kiosk signs.

Signs with changing light, color or motion effects, intentional or resulting from a defect. This prohibition includes, but is not limited to:

- Blinking, flashing, chasing, strobe and alternating color lights, integrated into a sign or not.
- Electronic message centers.
- Signs incorporating “eye catchers” and similar shiny devices designed to reflect light and create a glimmering or flashing effect.
- Signs with animated or rotating parts.
- Signs emitting flame, smoke, steam or other visual matter.

This prohibition does not apply to:

- Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated; messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.
- Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals.
- Holiday decorations and light strings displayed during November, December and January. Light strings cannot outline or highlight a sign.
- Rotating barber poles at a legitimate barber or beauty shop.
- Rudimentary time and temperature displays that are not potentially distracting to drivers.
- Warning signs and markers placed by, or authorized by and on behalf of government agencies.

Temporary signs placed in or over the public right-of-way or public property require a sign permit. Permanent signs are not permitted in the right-of-way. The city may remove signs installed without a sign permit that are located in the public right-of-way or on public property. Temporary signs placed in or over the public right-of-way or public property are permitted with an approved R.O.W. permit and City license agreement.

This prohibition does not apply to:

- ~~Permanent development signs.~~
- Signs placed by government authorities.
- Banners placed on a light pole, utility pole, or over a street, as part of a special event of general civic interest.
- Kiosk ~~and way-finding~~ signs.
- Wayfinding signs
- Temporary garage sale and open house signs in compliance with Section 3.22.4 and this PUD.
- Signs placed on vehicles and trailers that are parked and used primarily as a sign.
- Signs and posters placed on trees, fences, light poles and utility poles, except parking lot zone signs on light poles.
- Banners, pennants, balloons, streamers, and other temporary signs, except on a temporary basis as permitted in Section 3.22.4.

Attached signs placed on a roof or above a parapet wall of a building. This prohibition does not apply to sculptural signs.

Attached domed, bullnose and bubble-style awning signs.

Freestanding signs placed where they might obscure a clear view of traffic on intersecting streets, and traffic warning and control signals and signs.

Signs that closely resemble or imitate official signs and traffic control devices.

Signs blocking doors, windows, vents, stairs and ramps.

Signs built and displayed without a sign permit, if a sign permit is required.

Signs built from materials usually used for temporary signs (cloth, thin plastic, corrugated plastic, etc.) displayed as permanent signs, except for no more than 30 days or less in place of a damaged, removed or permitted but unbuilt sign

Portable signs, including signs originally built as portable signs permanently mounted on a building or the ground.

Snipe, spam, and bandit signs.

Large objects such as motor vehicles, boats, aircraft, engine blocks, home appliances, heavy equipment, industrial machinery, and similar objects used as or included in signs.

Signs not expressly permitted in this section or elsewhere in this PUD.

3.9.4. Temporary signs and displays

3.9.4.1. Temporary displays

Temporary displays may include these items, ~~only as permitted in Section 3.22.4:~~

Banners, no more than 32 sq. ft.

Banners placed over the street to identify special events of general civic interest. The banners cannot be used for commercial advertising. Sponsor identification may be displayed on no more than 25% of the banner face area.

Pennants, streamers, and small (no more than 12 in. diameter) balloons.

Balloons and other inflatable objects no more than 12 ft. in height. Balloons and inflatable objects cannot be placed on top of a building. Inflatable objects cannot have flailing or animated elements.

New development marketing flags.

A business may have up to six temporary displays in a calendar year, with a time of no more than 30 days for each display.

3.9.4.2. Construction sign display time

Temporary signs on property under construction must be removed in ~~48 hours~~ **7 days** after construction is complete.

3.9.4.3. Real estate sign display time

Temporary signs on property for sale or rent must be removed in ~~48 hours~~ **7 days** after the lease or sale of the identified property.

3.9.4.4. Temporary development sign display time

Temporary signs ~~within the PUD may be displayed as long as the sign is maintained in good repair and has a valid sign permit~~ **for up to 2 years, at which time a new permit application must be submitted.** ~~at developments may be displayed for up to one year, or until the last house or unit in the development is sold, whichever is later.~~

Temporary development signs at rental communities may be displayed ~~for up to one year, or until 90% of units are occupied, whichever is later.~~ **as long as the sign is maintained in good repair and has a valid sign permit for up to 2 years, at which time a new permit application must be submitted.**

3.9.5. Substitution of non-commercial message

Noncommercial copy may be substituted for commercial copy on any permitted sign. If noncommercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign under this code and will not be treated as an outdoor advertising display. Content of noncommercial copy on a sign otherwise permitted by this code may be changed without complying with provisions required for sign copy or design approval.

3.9.6. Sign design

3.9.6.1. Color

Colors for permanent on-site sign frames and supports must match, ~~or~~ compliment or be compatible with the primary finish and colors of buildings on the site.

3.9.6.2. Illumination

Illumination must be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so it does not point towards the sky.

Illumination must be steady and even over the entire sign face, to the greatest extent practical. The full number of lighting elements must be kept in working condition.

3.9.6.3. Materials

Internally lit channel letters and halo lit letters are preferred for attached signs. Domed, bullnose and bubble-style awning signs, and internally illuminated box signs, are prohibited as attached signs.

The sign base of permanent freestanding signs must match, compliment or be compatible with the dominant ~~masonry~~ surface material of the main building on the site.

3.9.6.4. Attached sign placement

Attached signs cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements, except with administrative approval of Development Services staff.

Signs must be placed at least 3 ft. from the vertical edge of a wall and other attached signs.

3.9.6.5. Attached sign height

Attached signs must be placed entirely below the lowest point of a building's parapet wall, except signs on water towers and smokestacks.

The lowest point of a projecting or awning sign must be at least 8 ft. above the sidewalk.

3.9.6.6. Window sign area

Window signs may cover no more than 25% of a window area.

Window signs are not considered in measuring the overall sign face area on a wall.

3.9.6.7. Free-standing sign placement

Freestanding signs cannot be placed where they obscure important architectural features such as entrances, display windows or decorative elements when seen from the public right-of-way.

Freestanding signs cannot be placed in or project over the public right-of-way, or create a visual obstruction in a vertical space between 3 ft. and 10 ft. above the curb in the clear vision area of a public street.

3.9.6.8. On-site ~~Free-standing~~ sign landscaping

Landscaping must form a cluster or massing at the base of freestanding signs, in an area at least 25% of the sign height around the footprint, except with administrative approval of Development Services staff.

3.9.6.9. A-frame signs

A-frame signs must be secured firmly in place, to the extent practical. ~~Securing may include anchoring to the wall of the building or weighing down with sandbags. Sandbags cannot protrude from the sides of sign.~~

3.9.6.10. Sign master plans

~~Development Services staff may require a~~ A Sign Master Plan is not required for the PUD, provided signs comply with provisions of this Section 3.9. If a lot contains multiple businesses and uses, the applicant may submit a Sign Master Plan. The plan shall to be submitted and approved with a with a concept plan or site development plan- permit for a parcel or site. for a development. Sign type, color, scheme, size and illumination in the center of the signs being submitted for approval must be coordinated and compatible with the architectural character on the site.

3.9.7. Sign permits

3.9.7.1. Sign permit required

Sign permits are required for the following sign types:

- New permanent signs, excluding window signs.
- New development signs.
- New real estate, construction and temporary development signs at least 12 sq. ft.
- Temporary displays.
- ~~A-frame signs (permit duration one year; may be renewed)~~
- Expansion to the face area or height, or change in the dimensions of an existing sign
- Change in the location of an existing sign.
- Change in the logo, name or message displayed on an existing sign, except altering the copy on changeable copy faces.

3.9.7.2. Sign permit and specific use permit approval required

Specific use permit review and approval, and a sign permit, is required for a sculptural sign.

3.9.7.3. Sign permit not required

Sign permits are not required for the following sign types:

- Wayfinding signs
- Exempted signs
- Window signs

3.9.7.4. Revocation

Sign permits will be revoked if there is any violation of this code or misrepresentation of any information in the permit application.

3.9.7.5. Pending violations

Sign permits will not be issued for businesses or locations where existing signs violate this PUD, except to replace an illegal sign with a legal sign.

3.9.7.6. Expiration

Sign permits expire six months after permit issuance, if the signs are not built.

3.9.8. Sign maintenance

3.9.8.1. Building code conformance

Signs must be built and maintained in conformance to structural, electrical and safety standards of the most current International Building Code, as adopted by the City.

3.9.8.2. Condition

Signs must be kept clean and in good repair, visually and structurally. Braces, bolts, clips, fastenings and supporting frames must be securely affixed to the support structure or wall. Signs must be kept free of rust, rot, insect infestations, bird nests and other deterioration.

3.9.8.3. Blank signs

Sign faces that are unreadable, not maintained, or removed, leaving only the shell or support structure, must be replaced in 30 days or the sign must be removed. This is not an exception to the prohibition of nonconforming sign replacement.

3.9.8.4. Unsafe signs

Signs that are unsecured, unsafe or in danger of falling; or damaged, destroyed, taken down or removed for any purpose other than copy change, must be removed or repaired to conform to this PUD.

3.9.8.5. Removal

When sign removal is required, the entire sign, supporting structure and any exposed foundation must be removed.

Signs painted directly on an exposed masonry wall must be removed by a process that strips the entire sign from the wall, not by painting over the sign. Signs declared historic by the Historic Preservation Commission are exempt.

3.9.9. Non-conforming and abandoned signs

3.9.9.1. Non-conforming signs

Provisions for nonconforming and abandoned signs are in **Section 10.206 of the UDC**.

3.9.9.2. Abandoned signs

Signs are considered abandoned if they:

Advertise or identify an object, person, institution, business, product, service, event or location that no longer exists or is no longer relevant; or

Abandoned signs must be removed by the sign owner, property owner or the city at the owner's expense. Abandoned signs cannot be reused. Signs declared historic by the Historic Preservation Commission are exempt.

3.9.10 On-premise signs

All permanent and temporary signs located within the PUD shall be considered on-premise signs.

4. SUBDIVISION STANDARDS

4.1. Lot Division and Adjustment Processes

4.1.1. Amended plat

4.1.1.1. Applicability

The amended plat process may be used for the following in the PUD:

- Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.
- Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.
- Correct an error or omission on an approved plat.
- Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.
- Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.

4.1.1.2. Criteria and process

The amended plat process and review criteria are described in **Section 10.203.2 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.2. Major subdivision

4.1.2.1. Applicability

A major subdivision permits the division of a parcel into two or more lots and/or tracts. The major subdivision process may be used to subdivide legal lots, if the subdivision is not eligible for the short form subdivision process.

4.1.2.2. Criteria and process

The major subdivision process and review criteria are described in **Section 10.203.7 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.3. Short form subdivision (short form final plat, minor subdivision)

4.1.3.1. Applicability

A short form subdivision provides for the timely review of proposed land division that does not discernibly impact surrounding properties, environmental resources, city character or public facilities. The short form subdivision process may be used for the following land divisions:

- Division of existing legal uses with separate utilities, except nonconforming billboards. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.
- Division of an unplatted lot into four lots or less, with no new streets, with the condition that further subdivision must be approved through the major subdivision process.
- Divisions of land for public utilities, open space, schools or other public uses.

4.1.3.2. Criteria and process

The short form subdivision process and review criteria are described in **Section 10.203.14 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.4. Plat vacation

4.1.4.1. Applicability

Plat vacation provides for the vacation of an entire subdivision plat if development will not occur consistent with the approved plat.

4.1.4.2. Criteria and process

The plat vacation process and review criteria are described in **Section 10.203.11 of the UDC**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.1.5. Right-of-way vacation

4.1.5.1. Applicability

Right-of-way vacation permits the vacation of rights-of-way and easements that are no longer needed. Subject to review criteria, City Council may grant a right-of-way or easement vacation for any right-of-way or easement of record where the city has jurisdiction. Right-of-way vacation results in a new lot configuration, and also requires an amended plat.

4.1.5.2. Criteria and process

The right-of-way vacation process and review criteria are described in **Section 10.203.13**. Submittal material requirements and internal review procedure is determined by Development Services staff, and will be consistently applied for all similar projects.

4.2. Plat Types

4.2.1. Preliminary plat

4.2.1.1. Purpose

A preliminary plat provides detailed graphic information and associated text showing property boundaries, easements, land use, streets, utilities, drainage, and other information required to evaluate proposed subdivisions of land. The preliminary plat includes the location of required by this article and other applicable city ordinances, codes and policies. Preliminary plats cannot be recorded or used as a plat of record.

4.2.1.2. Criteria and process

Information required for preliminary plat submittal is described in the **City of Hutto Development Administrative Guide Manual**.

4.2.2. Final plat

4.2.2.1. Purpose

A final plat provides detailed graphic information and associated text showing property boundaries, easements, streets, utilities, drainage, and other information required for the maintenance of public records of the subdivision of land. Final plats are recorded and used as a plat of record, subject to the regulations in this chapter.

4.2.2.2. Criteria and process

Information required for concept plan submittal is described in the **City of Hutto Development Administrative Guide Manual**.

4.3. General Provisions

4.3.1. Required improvements

4.3.1.1. Required features

The developer or applicant must make all of the following improvements.

- Dedicate right-of-way necessary to achieve the width required by applicable transportation-related plans for streets adjoining the property.
- Reserve, but not dedicate, right-of-way for controlled access highways.
- Pave and install curbs and gutters along streets adjoining the property.
- Install sidewalks and pedestrian pathways.
- Install street signs.
- Install street lighting.
- Install development perimeter walls, if walls are required.
- For residential development, provide open space and recreational facilities.
- Install all utilities underground, excluding transmission lines.
- Provide landscaping, drainage, fire protection required for the project.

4.3.1.2. Developer responsibilities

All improvements which the developer is required to make shall be made at the developer's expense without reimbursement by the City, except as provided otherwise in this PUD or related development agreement. The City may contract with a developer to construct public improvements relating to the development in accordance with **Chapter 212, Subchapter C of the Texas Local Government Code**, as amended.

4.3.2. Timing and inspection of improvements

Unless otherwise stated, a subdivider developer cannot begin construction activities in the PUD, including clearing and/or rough grading, before first obtaining all city approvals required by this chapter.

4.3.3. Phasing plan requirements

Projects to be developed in multiple phases must meet all the following requirements unless otherwise approved by the Development Services staff.

If requested in the original application, a major subdivision may be considered for approval for phased development.

Phasing plans must be included in the first submittal and are reviewed by Development Services staff and/or other city staff and evaluated as part of the overall development plan.

Each phase of a development needs to be “stand alone” for utilities, fire protection, streets and stormwater management. Phase lines must follow reasonable and logical boundaries, such as terminating at intersections or following topographical breaks.

Phases must be constructed in the approved manner to ensure orderly and planned development.

Phases must be planned to ensure the efficient construction of adjacent future phases (phases immediately next to the subject phase, sharing a common boundary line), and to ensure that phased development is contiguous.

Lot numbers shall not be duplicated in different phases of the same subdivision.

Each proposed phase must, at a minimum, include the transportation, utility, and other public/private infrastructure shown on the proposed phasing plans, so each phase is independent of later phases.

Right-of-way and/or easements for public infrastructure servicing the respective phase must be recorded with the first plat.

Water and sewer extension permit applications for each individual phase of the project are required after plan approval.

4.3.4. Construction plans submission

4.3.4.1. Submittal

Subdivision improvement construction plans shall be submitted for review and approval by the City Engineer for all development for which public improvements are required.

4.3.4.2. Developer must retain engineer

The developer must retain the services of an engineer registered in the state of Texas, whose seal shall be placed on the subdivision improvement construction plans in accordance with the Texas Engineering Practice Act. The engineer shall be responsible for the services described in City Standards. The services performed by the engineer shall be as designated in the latest edition of the “Manual of Professional Practice – General Engineering Services,” published by the Texas Society of Professional Engineers, and shall include both design and inspection as defined in this code.

4.3.4.3. Submittal content

Except as provided in this code, after preliminary plat approval, subdivision improvement construction plans may be submitted to the City Engineer for approval. The subdivision improvement construction plans submittal shall include all of the information specified in the Development Administrative Guide.

4.3.4.4. State review

All subdivision improvement construction plans must comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and the Americans with Disabilities Act of 1990, as amended. The developer shall submit applicable portions of the subdivision improvement construction plans to TDLR for review. Upon the completion of construction, the developer shall request inspection of all pedestrian facilities by the TDLR and pay all necessary fees. The City will not accept the public improvements until the developer provides evidence that the plans have been reviewed and approved by TDLR and that payment of the required inspection fees has been made.

4.3.4.5. Expiration of approval subdivision improvement construction plan

The subdivision improvement construction plans will expire 2 years from the date of approval by the City Engineer if construction has not commenced. Even after construction has commenced, the approved subdivision improvement construction plans will expire 3 years from the date of approval. If approved subdivision improvement construction plans expire, the plans shall be resubmitted for review and approval to ensure compliance with the current design and construction standards.

4.3.4.6. Pre-construction conference

After the approval of the subdivision improvement construction plans, a pre-construction conference shall be required to commence construction of the public improvements. Said conference shall be held with the City Engineer and include the following persons: developer, developer's contractor, developer's engineer, and other parties as determined by the City Engineer.

4.3.5. Construction of public improvements

4.3.5.1. Requirement

All public improvements required by these regulations shall be installed and constructed by the developer, or his successors in title, within 3 years from the approval of the subdivision improvement construction plans. All improvements shall conform to the provisions of this PUD and approved plans.

4.3.5.2. Failure to complete improvements

Where public improvements are not completely installed and constructed within 3 years, the City may do the following:

- Where an additional fiscal surety was required, obtain the funds to complete the public improvements using a third party selected by the City; and/or
- Exercise any other rights available under the law.

4.3.5.3. Sidewalk construction

- Sidewalks for single-family and two-family lots

Except as provided in this PUD, a developer shall install sidewalks on the rear of double frontage lots, on the side of a corner lot, and where shown on the subdivision improvement construction plans.

- Sidewalks for single family attached, multifamily, and non-residential lots

A developer shall install sidewalks for single family attached, multifamily, and non-residential lots that abut a public street and where shown on the subdivision improvement construction plans. A subdivision shall not be accepted until the sidewalk has been constructed in accordance with the regulations of this PUD and has been inspected and approved by the City Engineer.

- Deferment of sidewalk construction

Sidewalks shall be installed in accordance with this section except under the following circumstances, as determined by the City Engineer:

- Where the existing cross-section of street makes immediate construction of a sidewalk impractical;
- Where a non-residential subdivision abutting an existing street is isolated from any other sidewalk by a distance of twice the frontage of the subdivision; or
- Where construction or reconstruction of the road where a sidewalk is to be placed is imminent and the sidewalk would be destroyed if constructed.

The City may require a cash payment by the developer in lieu of construction of the sidewalk if the Planning and Zoning Commission determines that the sidewalk should not be built within the 3-year period of the construction plans. The cash payment shall equal the cost of constructing and installing the sidewalk at the time of acceptance of the public improvements. The developer shall pay the cash payment prior to the acceptance of the public improvements by the City.

- State review

All sidewalks must comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and/or with the Americans with Disabilities Act of 1990, as amended, whichever is more restrictive. The developer shall submit its sidewalk plans to TDLR for review and, upon completion of its construction, for inspection. The City will not accept public improvements until the developer provides evidence that the sidewalk plans have been reviewed and approved by TDLR. The developer is responsible for all fees associated with the State plan review and inspection, and must submit to the City evidence of payment of all required inspection fees.

4.3.5.4. Benchmarks

- *Designation*

A permanent benchmark shall be designated with each addition or subdivision. Benchmarks shall be located on public property in a location acceptable to the City Engineer. Benchmarks are considered public improvements and shall consist of a brass disk, approved by the City Engineer, set in a concrete structure of such mass and dimensions and constructed on an unyielding foundation that, in the opinion of

the City Engineer, will ensure the integrity of the benchmark.

- *Installation*
Prior to the acceptance of the public improvements, benchmarks shall be installed by the developer. The elevation, horizontal datum, and description of each benchmark installed shall be certified by a surveyor and submitted to the City Engineer. In the event that public improvements are not required, benchmarks shall still be installed by the developer and the certification and description provided to the City Engineer prior to plat recordation.
- *Modification*
The City Engineer may modify the benchmark requirement if he/she determines one of the following:
 - The requirement would create needless redundancy of benchmarking because of an established public benchmark exists in the immediate vicinity, is readily accessible, and will not be removed or made inaccessible by construction associated with the addition or subdivision;
 - The requirement creates undue hardship on the developer;
 - There is no feasible opportunity to install a brass disk in a suitable structure. In this case, the City Engineer may approve a permanent benchmark established in conformance with generally accepted surveying and engineering practices; or Lack of development within the subdivision or addition

4.3.6. Restrictions on certificate of occupancy

City staff cannot issue certificates of occupancy for development until staff certifies the developer or subdivider has installed all improvements in conformance to the requirements of this section and the approved final plat and construction drawings. All improvements must be functional and under the warranty period for maintenance.

4.3.7. Construction traffic and alternative routes

Construction traffic from the development of new subdivisions and/or site plans shall be required to use a reasonable alternative route until 75% of the total certificates of occupancy are issued in the new development boundary as identified with the associated subdivision/site plan. If no reasonable alternative route exists, existing public streets may be used.

4.3.8. Street signs

Street name signs conforming to city design standards must be placed at street intersections. The subdivider or developer must install the signs before city acceptance of required improvements. Street signs are included in improvements where fiscal surety may be submitted instead of completed improvements. The subdivider or developer is required to replace or repair street signs that are damaged during construction.

4.3.9. Street lights

The property owner or developer must install street lighting along proposed public and/or private streets, streets, and along existing streets adjoining the property. Development Services and Public works staffs approve street light location and design. Illumination must conform to lighting regulations in Section 3.22. The subdivider or developer is required to replace or repair lights that are damaged during construction.

4.4. Assurances for Improvement Completion

4.4.1. Improvements or surety instrument before final plat recording

On approval of a final plat by City Council, but before recording, the applicant must:

Construct all improvements as required by this chapter, and provide a surety instrument guaranteeing their maintenance as required in this code; or

Provide a surety instrument in accordance with this PUD guaranteeing construction of all improvements required by this article and in this PUD and other applicable regulations.

4.4.2. Completion of improvements

Before the final plat is recorded, the developer must:

Complete all improvements required by this article according to the approved construction plans and subject to the City Engineer's approval and the City's acceptance, except as otherwise provided.

Construct all sidewalks in common areas and at street corners as shown on the approved final plat and according to the City's regulations or the City's standard details and specifications. Sidewalks must be constructed and approved for each lot before a certificate of occupancy is issued.

4.4.3. Fiscal security

A developer must post fiscal security with the City prior to a request for recordation of the final plat if the public improvements have not been accepted by the City and provided that the subdivision improvement construction plans have been approved by the City Engineer.

4.4.3.1. Amount

The amount of fiscal security posted by the developer shall equal the estimated cost plus ten percent to complete the public improvements that have not been accepted. The developer's engineer must provide the City Engineer with a sealed opinion of the probable cost for his approval.

4.4.3.2. Types

- A developer may post as fiscal security:
- A performance bond; or
- A letter of credit, approved by the City Attorney.

4.4.3.3. Return of fiscal security

The City shall return the fiscal security to the developer when the City accepts the public improvements.

4.4.3.4. Expenditures of fiscal security

The City may draw on the fiscal security and pay the cost of completing the public improvements if it determines that the developer has breached the obligations secured by the fiscal security or the 3-year time period for the installation of the required public

improvements has expired. The City shall refund the balance of the fiscal security, if any, to the developer. The developer shall be liable for the cost that exceeds the amount of fiscal security, if any.

4.4.4. Inspection and acceptance

4.4.4.1. Entry and inspection

The City Engineer and other City employees shall have the right to enter upon the construction site for the purpose of conducting inspections. The City Engineer shall conduct inspections of the public improvements during construction to ensure general conformity with plans and specifications as accepted. If the City Engineer finds, upon inspection, that any of the public improvements have not been constructed in accordance with City ordinances, then the developer shall be responsible for making the necessary changes to insure compliance.

Upon completion of the public improvements, the developer shall arrange with the City Engineer for a final inspection to determine that the public improvements have been installed in conformity with the approved subdivision improvement construction plans. The developer shall pay all necessary inspection fees prior to the acceptance of the public improvements by the City.

4.4.4.2. Acceptance of improvements

Request acceptance of improvements

Upon completion of the construction of the public improvements, the developer shall request that the City accept the improvements for maintenance. Concurrent with the request for acceptance of the public improvements for maintenance, the developer shall submit all information required for acceptance of improvements specified in the Development Administrative Guide.

4.4.5. Maintenance of improvements

The developer shall be responsible for the maintenance and repair of all public improvements for 2 years after acceptance of said public improvements by the City. Prior to acceptance of improvements by the City pursuant to Section 4.4.4.2, a 2-year maintenance guarantee, in favor of the City, shall be provided by the developer by means of a warranty bond, subject to approval of the City.

4.5. Construction Standards

4.5.1. General

Construction for streets and drainage must conform to the City of Hutto Standard Details and the City of Georgetown Construction Specifications and Standards.

Construction standards and specifications for electrical and gas utilities must be in conformance to the standards of the approved utility provider.

4.6. Lot Configuration

4.6.1. Lots

4.6.1.1. General standards

Size, shape, and location of lots must be established considering topographic conditions, contemplated uses, and the character of the surrounding area.

Lot sizes and building setback lines must conform to the minimum lot area, minimum lot width, and minimum yard standards required in the- ~~PUD~~underlying zoning district.

Lots that front on more than one street other than corner lots, resulting in the need for a large development perimeter wall facility, should be minimal or avoided.

Side lot lines must be substantially at right angles or radial to street alignments.

4.6.1.2. Lot width

Lot width at the street right-of-way line at the end of a cul-de-sac or the outside of a sharp curve must be at least 20 ft., to accommodate driveways, drainage facilities and utilities.

4.6.1.3. Lot shape

Lots should be as rectangular as practicable. Sharp angles between lot lines should be avoided.

4.6.1.4. Lot numbering

Lots must be numbered consecutively in each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner approved on a preliminary plat.

Blocks must be numbered consecutively in the overall plat and/or sections of an overall plat as recorded.

4.6.2. Easements

Easements must be dedicated for dry and wet utilities, drainage ways, and access paths where necessary, and may be required across parts of lots (including side lines) if in the opinion of the city, they are needed.

Utility easements should be located where they will not prevent tree planting in tree lawns.

4.7. Parkland Dedication

4.7.1. Dedication procedure

4.7.1.1. Parkland Dedication

Parkland dedication requirements set forth in this Ordinance shall satisfy all parkland requirements of the City with respect to the PUD. A minimum of 26.9 acres of land within the Brushy Creek 100-year floodplain within the PUD, as generally depicted **Exhibit A, PUD Concept Plan**, shall be dedicated to the City as parkland.

With the consent of the City, parkland may be conveyed to a third party for later conveyance to the City of Hutto, provided no additional costs are incurred by the developer.

Except as provided herein, no parkland dedication, cash payment in lieu of parkland dedication or improvements in lieu of parkland dedication shall be required for the PUD. The area to be dedicated must be shown on the preliminary plat and final plat; and must be included in the dedication statement. Dedicated parkland must meet the requirements and guidelines of this section.

4.7.1.2. Parkland trail improvement

The developer shall be responsible improving the parkland with a 10 ft. wide concrete shared use trail that is consistent with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan. The ~~shared use~~10 ft. trail shall be located in the Brushy Creek 100-year floodplain and extend from the FM 685 ROW to the SH 130 ROW. The alignment of the trail shall be approved by the Parks and Recreation Director prior to construction. The trail ~~alignment improvements~~ must be shown on a detailed exhibit accompanying the ~~preliminary plat and~~ final plat of the parkland.

At the City's option, the trail may be constructed by the developer and conveyed to the City upon acceptance, or cash may be paid to the City in lieu of the trail construction. The cash amount will be based on a construction estimate of the trail. If constructed by the developer, the trail construction must be constructed and accepted ~~prior to the completion of the first phase of residential development, unless an alternative at a date is mutually~~ agreed upon by both the developer and Parks and Recreation Director. Maintenance of the trail shall be the responsibility of the City of Hutto upon City acceptance.

4.7.1.3. Dedication required before plat recording

Land requirements must be met before the plat is recorded.

4.7.1.4. Dedication by warranty deed

Parkland must be dedicated to the city by general warranty deed, and acceptable evidence of clear title and payment of all taxes must be provided to the city.

4.7.1.5. Improvements by park site

The subdivider or developer is responsible for installation of public improvements next to the park site including, but not limited to, curb and gutters, streets, sidewalks, and storm drainage facilities made necessary by the development.

4.7.2. Nature of parkland

4.7.2.1. Access

Convenient pedestrian and vehicular access to park land must be provided. In areas of parkland not fronting a public street, access by frequent green links or public paths must be provided.

4.8. Pedestrian and Bicycle Facilities

4.8.1. Sidewalks

4.8.1.1. Location

Sidewalks must be installed on both sides of all public streets, except limited access highways and loop lanes.

Sidewalks must be placed inside the public right-of-way as close to the outer edge of the right-of-way as possible, to provide a tree lawn at least 5 ft. deep to the extent practical, except that sidewalks may be placed in an access easement on private property. Development Services staff may administratively approve exceptions to the tree lawn requirement and sidewalk location where conditions warrant, such as provision for accessible routes.

Sidewalks may meander to avoid trees, utility poles and boxes, and other obstacles; ~~and~~ for aesthetics and to meet universal accessibility requirements.

4.8.1.2. Timing of sidewalk construction

The builder or developer of a site must build a sidewalk when the adjacent site is developed. When streets are built, the subdivider or developer must also build sidewalks along streets adjacent to amenity centers, open space, easement rights-of-way, and land dedicated for parks and other purposes.

Sidewalks located along collector and arterial streets must be built at when the thoroughfare is constructed.

All required sidewalks must be built before a certificate of occupancy is issued.

4.8.1.3. Connectivity

Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks. Required sidewalks serving non-residential lots must connect to parking in the lot and to primary building entrances. Required connections may include street crosswalks but may not span distances of at least 50 ft. without an improvement to protect pedestrians from vehicles.

Sidewalks must be installed to provide all residential areas with direct access to all neighborhood facilities, including schools, parks and playgrounds, places of worship and assembly, shopping centers, amenity centers, and public transit stops, wherever possible.

4.8.1.4. Pedestrian crossing

Pedestrian crossings must be made safer for pedestrians whenever possible by shortening crosswalk distance with curb extensions, reducing sidewalk curb radii, and eliminating free right-turn lanes, where practical. Signals allowing longer crossing times in shopping districts, mid-block crossings in high-pedestrians use areas, corner neckdowns, textured pavement, and medians must be provided as appropriate.

Adequate signs and street markings must be provided for all crosswalks

4.8.1.5. Easements

Easements for sidewalk connections to adjacent required sidewalks not yet built are required. Easements for all accessways are required.

Easements must be established to provide public access for sidewalks, pedestrian paths/trails / greenbelts, or bicycle trails identified in applicable city plans.

4.8.2. Bicycle paths and lanes

4.8.2.1. Location

Bicycle lanes must be incorporated in the design of arterial streets located within residential areas of the PUD, and wide outside lanes must be incorporated in the design of major collector streets. On local streets and residential collectors low traffic speeds and volumes allow bicyclists and motorists to safely share the street and bike lanes, therefore, are not required.

4.8.2.2. Construction standards

Design and construction of all bicycle facilities must meet or exceed standards in the "Guide for Development of Bicycle Facilities" published by the American Association of State Highway and Transportation Officials (AASHTO). Signing and pavement markings for such facilities must conform to the Manual on Uniform Traffic Control Devices (MUTCD).

4.8.3. Multi-use paths

While not encouraged to substitute for a good system of on-street facilities, multi-use paths may be used to enhance pedestrian and bicycle travel where the existing circulation system does not serve these patrons well or provide corridors free of obstacles. Paths must connect to the street and sidewalk system safely and conveniently, and must meet the following requirements and those in city design standards.

Path connections must be well signed with destination and directional signing.

Paths must be located in corridors that serve origin and destination points such as residential areas, schools, shopping centers, and parks.

Paths must be built in locations that are visible and easily accessible, for the personal safety of users.

Whenever possible, paths must be designed so motor vehicle crossings are removed or significantly minimized. Where crossings exist, they must be carefully designed to ensure the

safety of the users. Where multi-use paths are proposed to run parallel with streets, they must be offset at least 6 ft. from the back of the curb.

Paths must be constructed of durable, low-maintenance materials, with sufficient width and clearance to allow users to walk or bike at reasonable speeds. Paths must be at least 8 ft. wide.

Where multiple uses are intended (e.g., shared pedestrian and bicycle traffic) the path should be 8 ft. wide whenever possible.

4.9. Street Classifications

4.9.1. Alley

An alley (residential or commercial) is a public street designed to provide access to the rear or side of a lot including garage access, solid waste access, fire access and utility easements.

- Alleys are required for all residential lots fronting on a Residential Lane
- Alleys are required in Non-Residential areas where it is necessary to provide for adequate access for service vehicles, off-street loading or unloading, access for emergency vehicles or similar reasons consistent with the intent of this PUD.
- Alleys may not access arterial streets.
- All alleys shall have at least two direct access points to public streets and are subject to block length criteria included in this PUD.

Alleys shall be dedicated to the public.

4.9.2. Green lane

A green lane has no road surface, but rather takes the form of a park or pedestrian plaza fronted by single household dwellings, two to four household dwellings, and/or townhouses or rowhouses.

- Green lanes cannot access arterial streets
- Facades and front porches (if any) of dwellings on lots fronting green lane must face the lane, not the alley

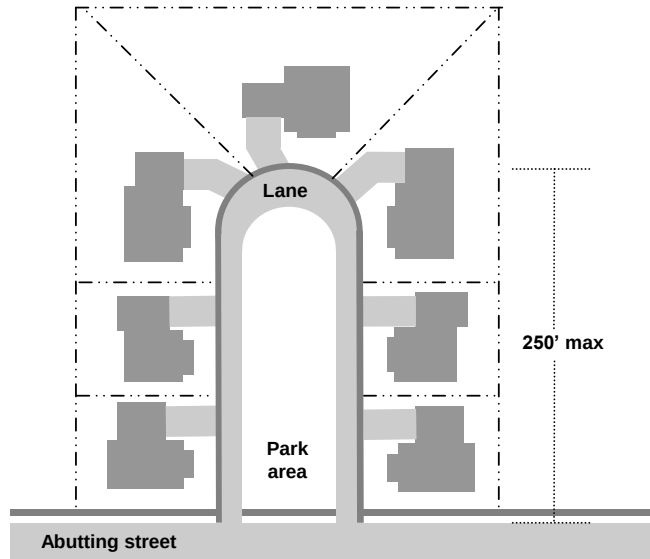
A homeowner association shall maintain the groundcover and vegetation of the green lane.

4.9.3. Loop lane

A loop lane is an alternate street design that offers a turnaround in place of a cul-de-sac. A loop lane provides open space instead of the expanse of asphalt paving found in a standard cul-de-sac.

- Loop lanes may not access arterial streets.
- The lane must be dedicated to the city.
- A homeowner association shall maintain the green space.

Utilities and water detention may be located in the green space.



4.9.4. Residential lane

A residential lane serves up to 80 dwelling units is expected to carry less than 800 vehicles per day.

- On-street parking, where provided, shall be provided in additional bays.
- Continuous sidewalks and street trees at regular intervals are required on both sides of the residential lane

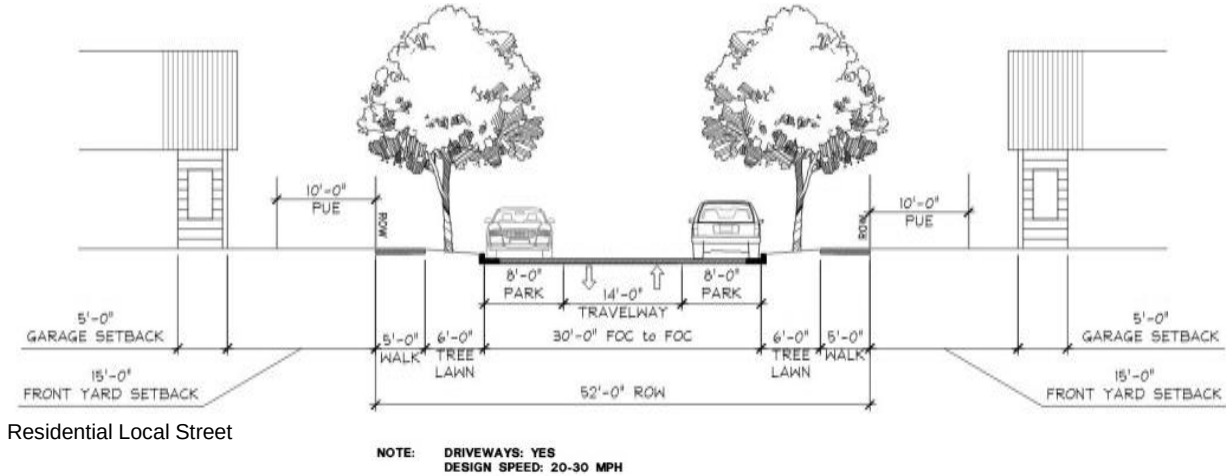


Street Trees in the tree lawns

4.9.5. Residential local street

A Residential Street generally serves up to 80 dwelling units and is expected to carry less than 800 vehicles per day.

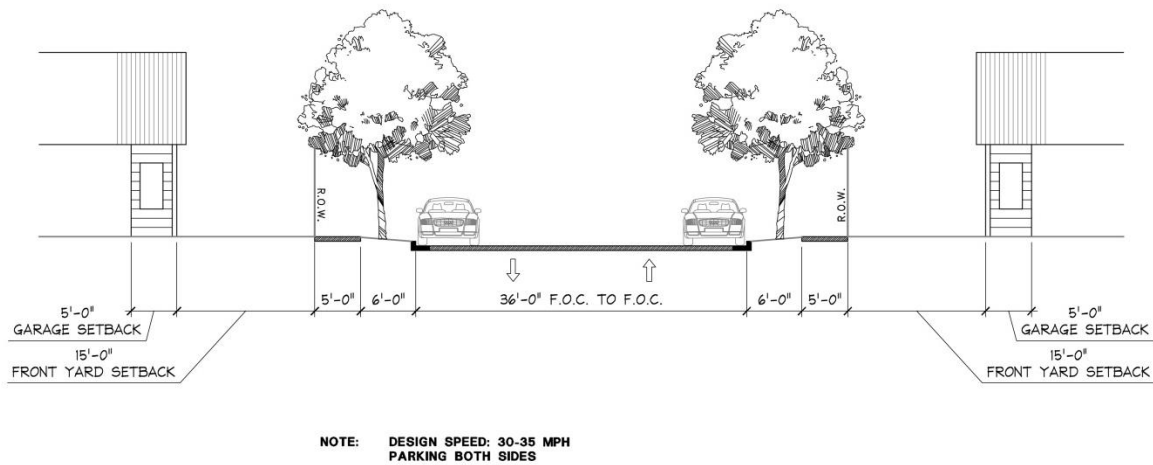
- Continuous sidewalks and street trees at regular intervals are required on both sides of a residential street
- Driveway access to residential units is permitted.
- Alleys are permitted in conjunction with Residential Streets, but are not required.
- On local streets, no driveway is permitted closer to a corner than 50 feet, except that if a lot is less than 50 ft. in width, then the driveway must be placed as close as possible to the property line opposite the street right of way line.



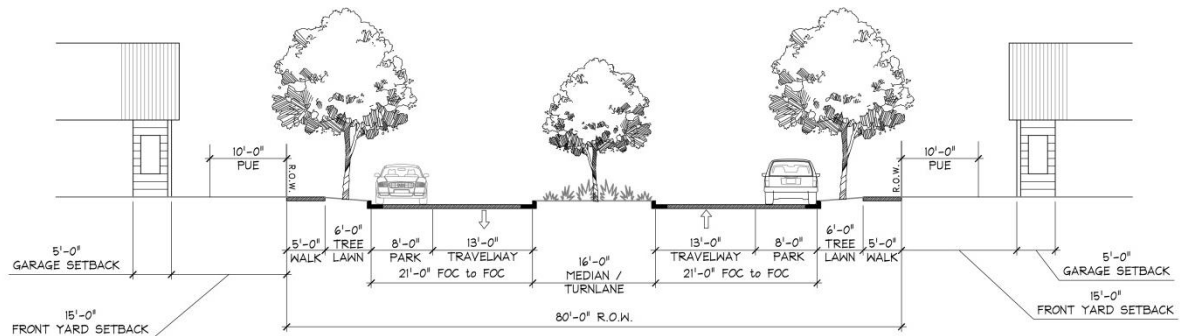
4.9.6. Residential collector

A Residential Collector and Divided Residential Collector is a street type that has an actual or anticipated traffic flow of 800 average daily trips (ADT) or greater.

- Continuous sidewalks and street trees at regular intervals are required on both sides of a residential collector.
- A Residential Collector may provide access to any type of residential unit.
- A Residential Collector shall provide two-through lanes for traffic
- A Residential Collector shall provide parking on both sides of the roadway.
- Driveway access to single-family or two-family dwelling units is permitted when spaced no less than 50 feet apart measured from center to center.
- On collector streets, no driveway is permitted closer to a corner than 100 feet.
- Planted medians are permitted on a Divided Residential Collector.



Residential Collector



Divided Residential Collector

4.9.7. Major collector street

A Major Collector is a street that has an actual or anticipated traffic flow of 2500 ADT or greater.

- A Major Collector is generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on the size and density of development.
- A Major Collector shall provide access to all types of commercial and industrial uses.
- A Major Collector shall provide for two through lanes with parking on each side or four through lanes.
- No driveway access to single-family or two-family dwelling units is permitted.
- Medians may be allowed with approval of City Staff.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a major collector street.

4.9.8. Minor arterial street

A Minor Arterial is a street whose main purpose is to serve as a major route through and between different areas of the City.

- A Minor Arterial is generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on the size and density of development.
- Minor Arterials have two through lanes in each direction separated by a median.
- No parking is permitted.
- No driveway access to single-family or two-family dwelling units is permitted.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a minor arterial street.

4.9.9. Major arterial street

A Major Arterial is a street, including Interstate Highway Service Roads, whose main purpose is to serve as a major route into, out of or across the City.

- These streets are generally shown in the City's Comprehensive Plan, however; they may be required in other locations based on size and density of development.
- Major Arterials have at least three lanes in each direction separated by a median.
- Interstate Highway Service Road standards are established by the Texas Department of Transportation and do not include a bicycle lane within the street Section.
- No parking is permitted.
- Continuous sidewalks and street trees at regular intervals are required on both sides of a major arterial street.

4.9.10. Private interior drive

Development within the PUD, including multifamily and single family uses, may be organized to include private interior drives which serve residents. Private interior drives, if any, shall be maintained by the Property Owners Association (POA) and shall comply with all City fire and emergency regulations. All private interior drives shall be a minimum pavement width of twenty (20) feet.

4.9.11. Street classification standards

Standard	Alley	Green Lane	Loop Lane	Residential Lane	Residential Local	Residential Collector	Divided Residential Collector	Major Collector	Minor Arterial	Major Arterial
ADT (Avg Daily Traffic)	---	--	<150	< 800	< 800	> 800	>800	> 2500	> 12,500	> 24000
<u>Min.</u> ROW (Right of Way)	20	50	<u>90</u> 92	49	52	58	80	66	110	135
FOC – FOC (Face of curb to Face of curb)	--	--	20	24	30	36	2 @21	44	82	106
Length	--	< 250	< 250	#	#	#	#	#	#	#
Lanes	1	n/a	1	2	2	2	2	2-4	4	6

Lane Width	20	36-40	11-12	10-12	8-14 (includes parking)	10	10	10-12	12	12
Median Width	---	---	---	---	---	---**	16'	---**	24	24
Design Speed	---	---	15	20-25	20-25	25-30	25-30	30-35	35-45	35-45
Driveways	Yes	Alley	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Parking	No	#	Yes	Yes*	Both Sides	Both Sides	One Side, Each Way	Both Sides***	No	No
Tree Lawn	No	No	No	5', both	6', both	6', both	6', both	6', both	6', both	6', both
Sidewalks	No	4', both	4', both	4', both	5', both	5', both	5', both	5', both	5', both	5', both
Commercial Driveway Spacing for City / County Controlled Roadways and State System Highways										
Posted Speed (MPH)					Driveway Spacing (Feet)					
< 30					200					
35					250					
40					305					
45					360					
50					425					

Unless otherwise specified, all width dimensions are in feet and speeds are in mph.

Refer to standards defined elsewhere in this chapter

* On-street parking, where provided, shall be provided in additional bays

** Median allowed with approval of City Staff

*** 2 Lane Roadways Only

4.10. Street Design

4.10.1. Right-of-way width measurement

Right-of-way width is measured from front lot line to front lot line of opposite lots.

4.10.2. Geometry

4.10.2.1. Horizontal alignment

Maximum deflection in alignment permitted without the use of a curve shall be ten degrees.

4.10.2.2. Arterial street curves

Curves in arterial streets shall be designed in accordance with design speed standards found in AASHTO manual, with exceptions to this standard granted only by the Final Approval Authority.

4.10.2.3. Collector street curves

Curves in collector streets shall be designed in accordance with design speed standards found in AASHTO manual, with exceptions to this standard granted only by the Final Approval Authority.

4.10.2.4. Local street curves

Curves in local streets shall be designed in accordance with design speed standards found in AASHTO manual. The requirement for local streets exempts 90-degree or 'elbow' curves provided a radius of 50 ft is provided.

4.10.2.5. Reverse curves

Reverse curves shall be separated with a minimum tangent of 100 feet.

4.10.2.6. Vertical curves

Vertical curves shall be designed in accordance with AASHTO standards.

4.10.2.7. Cul de sacs and temporary turnarounds

- Cul-de-sac bulbs or turnarounds must have a paved radius of at least 50 ft. for single household and two-household use, and at least 60 ft. for other uses. A landscape island located in the center of the bulb is permitted.
- No more than 200 projected average daily trips (using ITE standards) shall be allowed for any cul-de-sac longer than 200 feet.
- Temporary turnarounds meeting the requirements outlined in the most recently adopted IFC shall be provided at the end of streets more than 100 feet long that will be extended in the future. The following note should be placed on the plat: "Crosshatched area is temporary easement for turn-around until street is extended (give direction) in a recorded plat." No temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available. A sign must be posted at the turnaround stating the street may be extended in the future.

4.10.2.8. Reserve strips

Reserve strips or "spite strips" at the end of streets are prohibited.

4.10.3. Intersections

4.10.3.1. Intersection angle

Streets must generally intersect at a 90° angle, except that variations of greater than 10° on collector and local streets and greater than 5° on major and minor arterials must be approved by the city engineer.

4.10.3.2. Radius at corners

Local and collector street corners must have a 10 ft. - 15 ft. radii; acute corners must have a 20 ft. - 25 ft. radii.

Arterial street corners must have a 20 ft. - 25 ft. radii.

Buildings, signs or parking is prohibited in the area between the corner curves and the chord connecting the ends of the curves except as approved by planning staff or the city engineer.

Street intersections with one or more residential collector level and higher classified streets must include 25 ft. right of way flares/cutbacks. The flare/cutback is measured along tangents from the point of intersection of the two right of way lines.

4.10.3.3. Center line tie with existing streets

New streets intersecting with or extending to meet existing streets must be tied to the existing street on centerline with dimensions and bearings to show relationship.

4.10.3.4. Partial or half streets

Partial or half streets are strongly discouraged. Partial or half streets may be provided only where the city finds a street should be located on a property line, where the proposed road has a center median.

4.10.4. Traffic calming

4.10.4.1. Horizontal deflection improvements

Traffic calming improvements that use horizontal deflection, including traffic circles, corner neckdowns, chicanes, tapers, landscape medians, are permitted. Horizontal deflection improvements may encroach into the required paved area for a street type described in this Ordinance, if reasonable access is not obstructed. The city engineer and Development Services staff must approve the design and implementation of horizontal deflection improvements.

4.10.4.2. Vertical deflection improvements

Traffic calming improvements that use vertical deflection, including speed bumps, speed humps, speed cushions, and speed tables, are strongly discouraged. The city engineer and Development Services staff must approve the design and use of vertical deflection improvements.

Speed tables, if used, should be integrated into pedestrian crossings at intersections and green links.

Speed humps and speed cushions, while strongly discouraged, are preferable to speed bumps.

4.11. Street Grid, Circulation, and Connectivity

4.11.1. General alignment

The precise alignment of thoroughfares included in the Plan may be varied to allow adjustments that increase the compatibility of the right-of-way with natural or manmade features such as steep slopes, waterways, wildlife habitats, neighborhoods, historic structures or existing roadways.

4.11.2. Street arrangement and internal connectivity

4.11.2.1. Conformity to plan

Width and location of streets must conform to the underlying concept plan and the transportation element of community, neighborhood and other applicable land use and development plans.

4.11.2.2. Topography

The street system must have a logical relationship to the natural topography of the ground.

4.11.2.3. Street Connectivity

The street network in a residential development must be strongly promoted, unless Development Services staff finds it impractical due to creek and drainageways, existing right-of-way, and/or natural features. If this requirement is waived, 5 ft. wide pedestrian trails in at least 15 ft. green links must link cul-de-sacs and provide through-block access where Development Services staff finds pedestrian connectivity is needed.

4.11.2.4. Collector street connectivity

All collector-designated streets shall connect on both ends to an existing or planned collector or higher-level street.



4.11.2.5. Blocks

4.11.2.5.1. Maximum block length

Residential local street block lengths shall be no more than 600 ft., excepting along SH 130, the Union Pacific railroad right-of-way, 100 year floodplain and streets crossing a transmission line easement. Block lengths shall be measured along the block face from intersecting curb to intersecting curb.

4.11.2.5.2. Block depth

Blocks should have sufficient width to allow two tiers of lots of appropriate depth. Alleys giving access to the rear of lots on a block is strongly encouraged.

4.11.2.5.3. Single-tier blocks and double-frontage lots

- Residential blocks with one tier of double frontage lots are strongly discouraged. Alternative block configurations not relying on single tier blocks or long stretches of double frontage lots to separate residential development from through traffic and arterials, or placement of higher density multiple household residential development along arterial streets, is encouraged.
- For residential double frontage lots, there must be an easement at least 10 ft. deep abutting a traffic arterial or other disadvantageous use, dedicated to the appropriate governmental entity, with no right of cross access. There must also be at least a 10 ft. deep tract or easement on the other side of the property line abutting a traffic arterial or other disadvantageous use, for a development perimeter wall and landscaping buffer.

4.11.2.6. Mid-block green lengths

Except for perimeter block frontages along SH130, UP railroad and FM 685, green links at least 12 ft. wide including a sidewalk that is at least 5 ft. wide must be placed near the center and entirely across blocks that are greater than 800 ft. long, to give convenient pedestrian circulation through the development. Green links must be landscaped in conformance to landscaping standards for connecting walkways in this PUD, and maintained by the underlying homeowner association.

4.11.2.7. Circulation

- Each subdivision shall provide for the continuation of all arterial streets and highways as shown on the City's Comprehensive Plan. Arterial streets should be located on the perimeter of the residential neighborhood.
- Collector and local streets should be designed to provide access to each parcel of land within the residential neighborhood and within industrial areas. They should be planned so that future urban expansion will not require the conversion of minor streets to arterial routes.
- Collector streets should be designed to provide a direct route from other minor streets to the major street and expressway system and to provide access to public facilities within the neighborhood; however, collector streets should not be aligned in a manner that will encourage their use by through traffic.
- Collector-designated streets must connect on both ends to an existing or planned collector or higher-level street.

Permitted alternatives to cul-de-sacs include loop lanes and T-streets, and any similar alternative approved by the City Engineer.

4.11.2.8. Required subdivision access points

- To the extent practical, subdivisions with <100 residential units must provide vehicular access to two or more existing or planned public streets

- To the extent practical, subdivisions with 100 to 199 residential units must provide vehicular access to three or more existing or planned public streets.
- To the extent practical, one or more additional access points must be provided for each 100 lots exceeding 199 lots.
- Development Services staff may reduce the required number of access points due to topography, natural features, or the configuration of adjacent developments, or other constraints including SH130, Brushy Creek floodplain, and Union Pacific railroad.
- Access points must be shown on the plat and construction plans for the development. Construction of the street may be postponed to a later phase of development. The Planning and Zoning Commission may require the construction of any access point when the final plat is approved.

4.11.2.9. Relation to adjoining street systems

To provide connectivity to other neighborhoods existing streets in adjacent or adjoining areas shall be continued in the new development, in alignment therewith. Whenever connections to anticipated or proposed surrounding streets are required by this Section, the right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. The permit-issuing authority may also require temporary turnarounds to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency or service vehicles. Notwithstanding the other provisions of this subsection, no temporary dead-end street in excess of 400 feet may be created unless no other practical alternative is available.

- *Street jogs*
Offsets in street alignment are permitted, provided the distance between center lines is not less than 125 feet.
- *Large lot subdivision*
If the lots in the proposed subdivision are large enough to suggest re-subdivision in the future, or if part of the parent tract is not platted, consideration must be given to possible future street openings and access to future lots which could result from such re-subdivision.
- *Through traffic*
Local streets shall be designed so as to meet the local street connectivity requirements of Section 4.12.2.3.
- *Half streets*
No half streets shall be platted or constructed except for arterial streets.
- *Dead-end streets*
Dead-end streets shall be prohibited except short stubs to permit extension. Temporary turnarounds shall be required where the street stub exceeds one lot or 100 feet in length, whichever is greater. The developer shall provide a sign at the stub declaring that the particular street will connect with future development.

- *Topography*
The street system shall bear a logical relationship to the natural topography of the ground.
- *Private streets*
 - Private streets are prohibited.
 - All streets shall be constructed to City standards for public streets. Common access easements may be required.
- *Unpaved street rights-of-way*
The portion of the street right-of-way between a private lot line and the curb or pavement edge shall be designed and constructed to meet the requirements of the City's Construction Standards and Specifications for Roads, Streets, Structures and Utilities.
- Access to public streets from private property
 - No person shall cut a curb or gutter Section nor pave a street right-of-way without first obtaining a permit from the City, and complying with City Codes. Where no curb and gutter street construction is permitted, no person shall construct or pave the borrow ditch street Section without first obtaining a permit from the City and complying with City Code.

No temporary utility service will be provided to the building lot or site until a curb cut, street right-of-way permit has been issued and no permanent utility service will be provided until the work authorized by permit is satisfactorily completed and approved by the City.

4.11.2.10. Intersections

- Sight triangle
According to the following requirements, a sight triangle shall be established at all intersections.
 - On local streets the sight triangle shall be based on the back of the curb, on all other streets it shall be based on the right-of-way.
 - The sides of the sight triangle shall extend for 25 feet along the right-of-way/curb from the projected intersection of said right-of-way/curb. Where the right of-way/curb curves as the intersection is approached, the tangents at the points of beginning for the corner curve shall be projected to determine the origination of the sides of the sight triangle.
 - No construction, planting or grading shall be permitted to interfere with the sight triangle between the heights of three and seven feet as measured from the crowns of the adjacent streets.
- Angle of intersection

Except where existing conditions will not permit, all streets, major and minor, shall intersect at a 90 degree angle. Variations of more than ten degrees on minor streets and more than five degrees on major streets must first be approved by the City Engineer.

- Radius at corners
 - All local and collector street corners shall have 15 foot radii and shall meet required fire apparatus access, except acute corners which shall have a radius of 25 feet. Arterial streets shall have a minimum corner radius of 25 feet. No buildings, sign or parking shall be allowed in the area between the corner curves and the chord connecting the ends of the curves.
 - All street intersections containing one or more residential collector level and above streets shall include 25 foot right of way flares/cutbacks. The 25 foot flare/cutback will be measured along the tangents from the point of intersection of the 2 right of way lines.
- Center line tie with existing streets

Each new street intersecting with or extending to meet an existing street shall be tied to the existing street on center line with dimensions and bearings to show relationship.

4.12. Driveways and Easements

4.12.1. Easements

4.12.1.1. Utility easements

All easements must be dedicated to the City and their locations shall be clearly denoted on plat documents.

- Uniform and continuous easements shall be provided along lot lines for utility service. The City may approve a location other than along a lot line.
- Easements for water, sewer, and storm sewer lines shall be at least 20 feet in total width if between lots. 10-foot public utility easements should be included along all street rights-of-way.

Other utility easements (for other than water, sewer, and storm sewer lines) shall be a minimum of five feet in width when abutting the street lot lines and at least three feet in width when abutting interior lot lines.

4.12.1.2. Emergency access easements

Emergency access easements shall be defined by the local fire code as amended. Emergency access easements shall not be divided by lot lines.

4.12.2. Driveway spacing from intersections

- 4.12.2.1. No driveway is permitted closer to a corner than the driveway separation standard provided in Section 4.7.12.

4.12.2.2. Driveway spacing shall be measured from the edge of the street to the center of the driveway.

4.12.2.3. Any request to deviate from these standards may be submitted to the City Engineer.

4.12.3. Design requirements and standards

4.12.3.1. Additional access

The City Engineer may require more than one access point onto a collector or arterial street for a single parcel during Site Plan review provided that the number and location of access points onto local streets and the additional access points onto collector and arterial streets must be approved by the highway authority having jurisdiction over the roadway from which access is being taken.

4.12.3.2. Width of access

The width of access driveways shall be determined by the highway authority having jurisdiction over the roadway from which access is being taken. However, in no case shall an individual driveway width be greater than 35 feet. Where a highway authority has not established driveway width requirements and standards, the standards and requirements of the Texas Department of Transportation shall apply.

4.12.3.3. Closure or relocation of existing access points

The City Engineer, in conjunction with the highway authority having jurisdiction over the roadway from which access is being taken, shall have the authority to require the closure or relocation of existing access points where multiple access points to the site are available.

4.12.3.4. Curb cuts at intersections

A curb cut for a corner parcel at the intersection of any streets shall be located the maximum practical distance from the center of the intersecting streets, without intrusion into any required buffer. The number and location of the curb cut must be approved by the highway authority having jurisdiction over the street from which access is being taken. Where a highway authority has not established curb cut requirements and standards, the standards and requirements used by the Texas Department of Transportation shall apply.

4.13. Road Adequacy Standards

4.13.1. Street naming

Proposed street names must appear on a preliminary plat. Street names become official with the city after the following takes place:

- The plat is recorded; and Williamson County 911 Addressing accepts the street name.

4.13.2. Traffic impact analysis, when required

The TIA shall conform to the requirements set forth in **Section 10.515.4 of the Hutto UDC**. A Traffic Impact Analysis shall be required with any application for a subdivision or plat approval, Site Plan approval, or other procedure for which the proposed development generates traffic in

excess of 2,000 average daily trips, based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. In the event that specific land uses for the development are not specified at the time of subdivision or plat application, the daily trip generation rate for the most intensive land use from the ITE Manual for the land use classification of the application shall be used to compute the estimated average daily trips.

4.13.3. Stormwater and drainage standards

Except as set forth in this Section 4.14.3, the stormwater and drainage standards established in **Section 10.701 of the UDC** shall apply to development of this PUD.

4.13.3.1. Stormwater drainage system

- Drainage channels and detention ponds that are to be maintained by the public shall be contained within drainage lots. Adequate room for access shall be provided for drainage channels and detention ponds. Ramps no steeper than 5 feet horizontal to 1 foot vertical shall be provided at appropriate locations to allow access to drainage channels and detention ponds. The minimum bottom width for any channel with vegetative side slopes shall be 8 feet, except that drainage channels associated with streets have no minimum width. If required, a 5-inch thick reinforced concrete trickle channel shall be provided in all newly constructed channels and from detention pond inlets to outlets. The area adjacent to trickle channels shall slope at a minimum of 2 percent.
- Open drainage sections:
Minor collectors (draining less than 20 acres) shall be constructed using best practices for stormwater drainage to the greatest extent practical. Surface conveyance may be utilized if it can be established to the satisfaction of the City Engineer that it is physically feasible and preferred to storm sewers. Open ditches may be used, provided that such ditches are lined with permanent materials accepted by the City Engineer.

4.13.4. Grading

Grading of lots with existing slopes of 1 percent or greater will not be required, provided it is demonstrated to the satisfaction of the City Engineer that there are no existing or proposed features that will prevent the lots from adequately draining.

4.13.5. Water and wastewater standards

The water and wastewater standards established in **Section 10.801 of the UDC** shall apply to development of this PUD.

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

9C.

AGENDA DATE: April 05, 2018

PRESENTED BY:

Carolyn Horner, AICP, Planning Director,
Business & Development Services

ITEM:

Consideration of a public hearing and possible action on the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02, Section 2.02.122; Chapter 8, Article 8.04, Sections 8.04.105 and 8.04.108; and Chapter 16, Article 16.01, Sections 16.01.001 and 16.03.001. (Carolyn Horner)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The following is a housekeeping item to amend the Code of Ordinances (2014 edition) based on the past years amendments to the Unified Development Code (UDC).

In July of 2017, City Council approved an amendment to the UDC related to the repeal of a stand alone SmartCode ordinance and the integration of the SmartCode into the UDC. With this amendment the term SmartCode was changed to Form Based Code and the term Warrant was changed to Minor Modification.

The December 2017 amendment changed the approval process for Minor Modifications in Old Town from the Historic Preservation Commission to the Planning and Zoning Commission.

This proposed amendment to the Code of Ordinances cleans up the terminology used in other chapters of the Code of Ordinances to match the terms used in the Unified Development Code. This impacts the following sections,

- Powers and Duties of the Zoning Board of Adjustment – Section 2.02.122,
- Itinerant and Mobile Street Vendors – Sections 8.04.105 and 8.04.108, and
- Planning and Miscellaneous Development Regulations – Sections 16.01.001 and 16.03.001.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the ordinance. The Council may dispense with the second reading of the ordinance.

SUPPORTING MATERIAL:

1. [Notice Posted](#)
2. [Ordinance - Code of Ordinances Amendment - Chapters 2, 8 and 16](#)

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:

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE CODE OF ORDINANCES (2014 EDITION), CHAPTER 2, ARTICLE 2.02 BOARDS, COMMISSIONS AND AUTHORITIES, SECTION 2.02.122, CHAPTER 8, ARTICLE 8.04 PEDDLERS, SOLICITORS AND VENDORS, SECTIONS 8.04.105 AND 8.04.108, AND CHAPTER 16, ARTICLE 16.01 GENERAL PROVISIONS, SECTIONS 16.01.001 AND 16.03.001; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS, AND ESTABLISHING AN EFFECTIVE DATE.

A public hearing will be held on April 5, 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: March 19, 2018

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE CODE OF ORDINANCES (2014 EDITION), CHAPTER 2, ARTICLE 2.02 BOARDS, COMMISSIONS AND AUTHORITIES, SECTION 2.02.122, CHAPTER 8, ARTICLE 8.04 PEDDLERS, SOLICITORS AND VENDORS, SECTIONS 8.04.105 AND 8.04.108, AND CHAPTER 16, ARTICLE 16.01 GENERAL PROVISIONS, SECTIONS 16.01.001 AND 16.03.001; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an amendment has been presented to the City Council of the City of Hutto, Texas to amend the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02 Boards, Commissions and Authorities, Section 2.02.1.22, Chapter 8, Article 8.04 Peddlers, Solicitors and Vendors, Sections 8.04.105 and 8.04.108, and Chapter 16, Article 16.01 General Provisions, Sections 16.01.001 and 16.03.001, and;

WHEREAS, on the 5th day of April, 2018, after proper notification, the City Council held a public hearing on the proposed amendment, and;

WHEREAS, the City Council determines that the 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 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.

1.

That the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02 Boards, Commissions and Authorities, Section 2.02.1.22 is hereby amended as follows:

Section 2.02.122 Powers and duties

- (1) Consider numerical variance requests for: use, site design, subdivision, ~~SmartCode~~ form based code and special exceptions, subject to variance approval criteria, recommendation of development services staff, and state law.

2.

That the Code of Ordinances (2014 Edition), Chapter 8, Article 8.04 Peddlers, Solicitors and Vendors, Sections 8.04.105 and 8.04.108 are hereby amended as follows:

Section 8.04.105 Itinerant vendor location and operation

- (4) Inside the boundaries of the historic overlay district without ~~warrant~~ minor modification approval by the ~~historic preservation commission~~ Planning and Zoning Commission;

Any itinerant vendor or vendor operating out of a motor vehicle or trailer, as defined in the Texas Transportation Code, that wishes to locate within the historic overlay district, as described in section 8.04.072 of this article, shall locate on the properties directly abutting the east side of Short Street, north of Farley Street and South of West Pecan Street. Otherwise, ~~warrant~~ minor modification approval by the ~~historic preservation commission~~ Planning and Zoning Commission must be obtained for locating elsewhere in Old Town Hutto. This section does not apply to special events and small market events. Motor vehicles in the designated vendor zone that sell food items shall be designed and intended for vending. Ordinary vehicles, vans, and pick-up trucks shall not be permitted for food vending operations. The International Property Maintenance Code, federal, state and county codes, and all other applicable codes and ordinances adopted by the city shall apply to the designated vendor zone regarding structures and properties.

3.

That the Code of Ordinances (2014 Edition), Chapter 16, Article 16.01 General Provisions, Sections 16.01.001 and 16.03.001 are hereby amended as follows:

Section 16.01.001 Applicability of Development Standards

All new development in Hutto must meet the standards in the Unified Development Code (UDC) ~~and/or, if applicable, the SmartCode~~. As of January 1, 2011, the UDC replaced chapter 10 (subdivisions), chapter 14 (zoning), and signage and landscaping standards set forth in chapter 3 of the 2007 Code of Ordinances. ~~As of March 19, 2009, the Smart Code replaced the above-mentioned chapters, except when deferred to the UDC or other codes, for new development in Old Town Hutto, and for development which opts into the SmartCode.~~ (Ordinance adopting Code)

Section 16.03.001 ~~Adoption~~ This Section deleted in its entirety

~~The SmartCode (SC), adopted by Ordinance 09-005-00, adopted March 19, 2009, as amended, is not printed herein. The SmartCode is on file in the development services offices of the city and may be viewed at the following webpage: <http://www.huttotx.gov/index.aspx?nid=756> (Ordinance adopting Code)~~

SECTION II. Publication Clause

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

SECTION III. Severability Clause

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

SECTION IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

READ and **APPROVED** on first reading on this the **5th** day of **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 **5th** day of **April, 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

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9D. **AGENDA DATE:** April 05, 2018

PRESENTED BY: Carolyn Horner, AICP, Planning Director,
Business & Development Services

ITEM:

Consideration and possible action on the first 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. (Carolyn Horner)

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.

The next step in the annexation process is to conduct the second and final reading of the annexation ordinance. An annexation ordinance requires a second reading prior to final approval.

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 first 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 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 **19th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

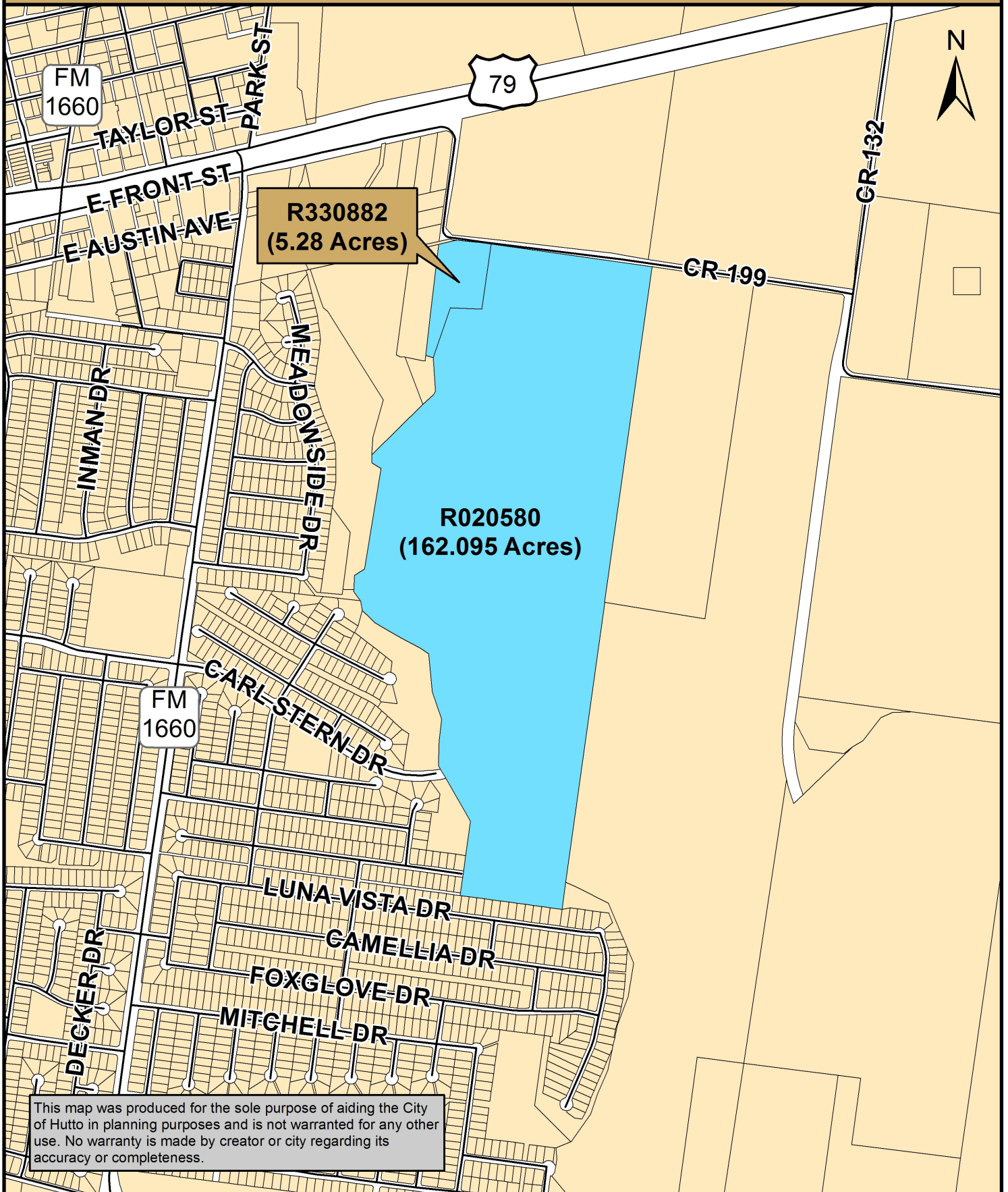
CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

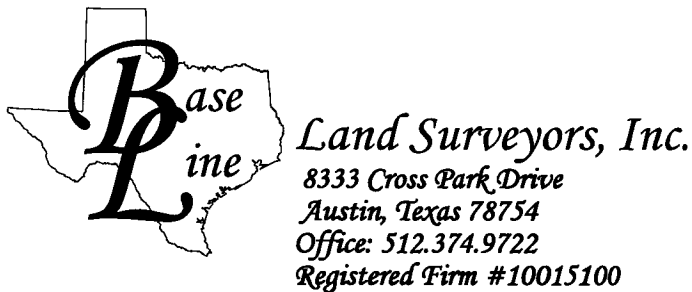
ATTEST:

Lisa Brown, City Secretary

Neal Tracts Annexation (167.375 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.



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: North 79°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 Leshber 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.

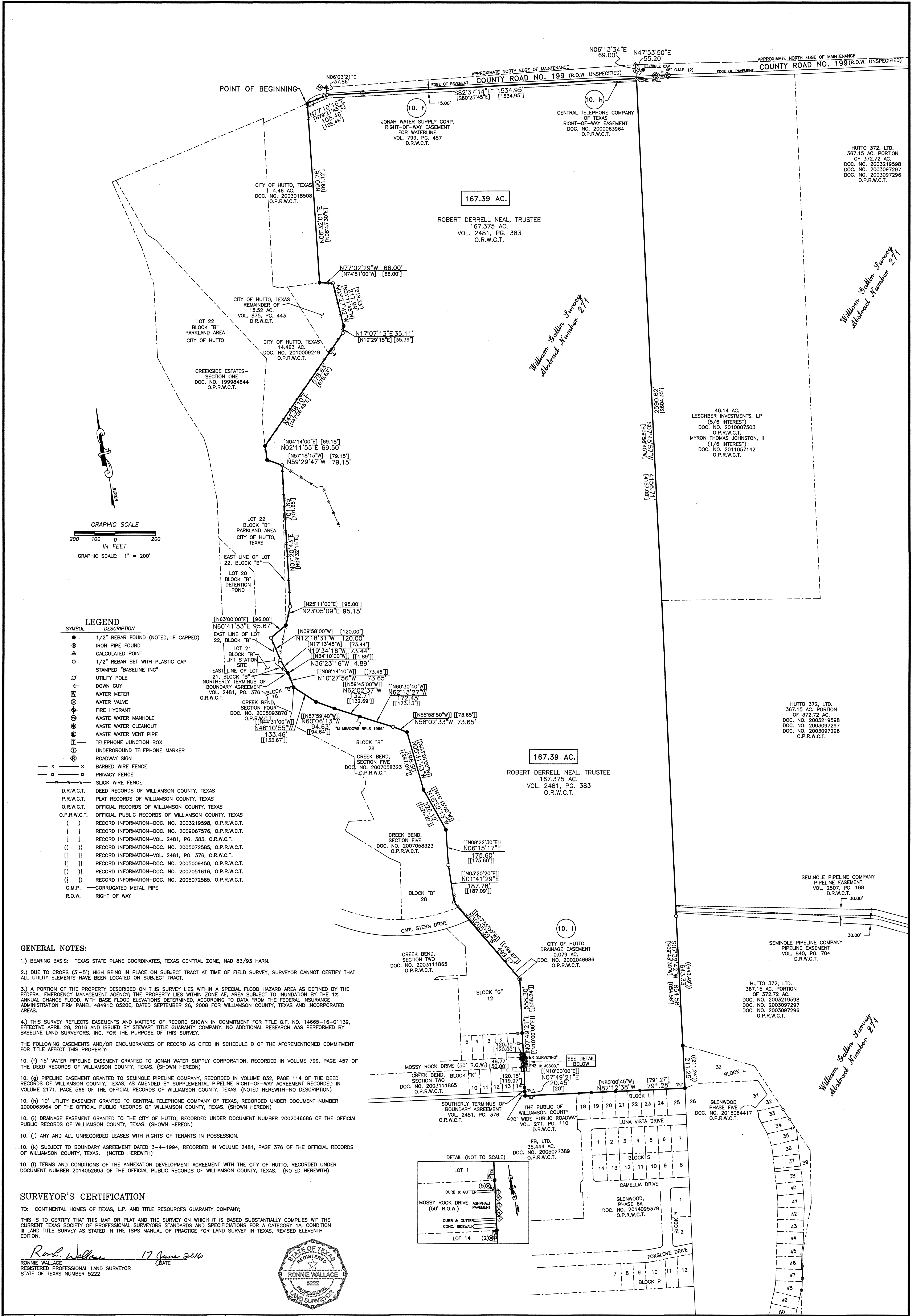
This tract contains 167.39 acres of land, more or less, out of the William Gatlin Survey, Abstract Number 271 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

Ronnie Wallace 17 June 2016
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222

File: S:\Projects\Hutto East\Docs\Fieldnotes\Boundary Neal_fn.doc





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 0520C, 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 C.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 WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS 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.

Ronnie Wallace 17 June 2016
RONNIE WALLACE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NUMBER 5222



01 of 01 SHEET	File: S:\Projects\Hutto East\Title Survey NEAL.dwg
	Layer State: Date: 06/17/16
	Scale (Hor.): 1"=200' Scale (Ver.):
	Drawn By: RLW Checked By: JSL
	Revision 1:
	Revision 2:
	Revision 3:
	Revision 4:

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
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF**

EXHIBIT “B”

**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.:

9E.

AGENDA DATE: April 05, 2018

PRESENTED BY:

Carolyn Horner, AICP, Planning Director,
Business & Development Services

ITEM:

Consideration and possible action on the first 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 Hutto Parke Subdivision. (Carolyn Horner)

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.

The next step in the annexation process is to conduct the second and final reading of the annexation ordinance. An annexation ordinance requires a second reading prior to final approval.

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 first 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 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 **19th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

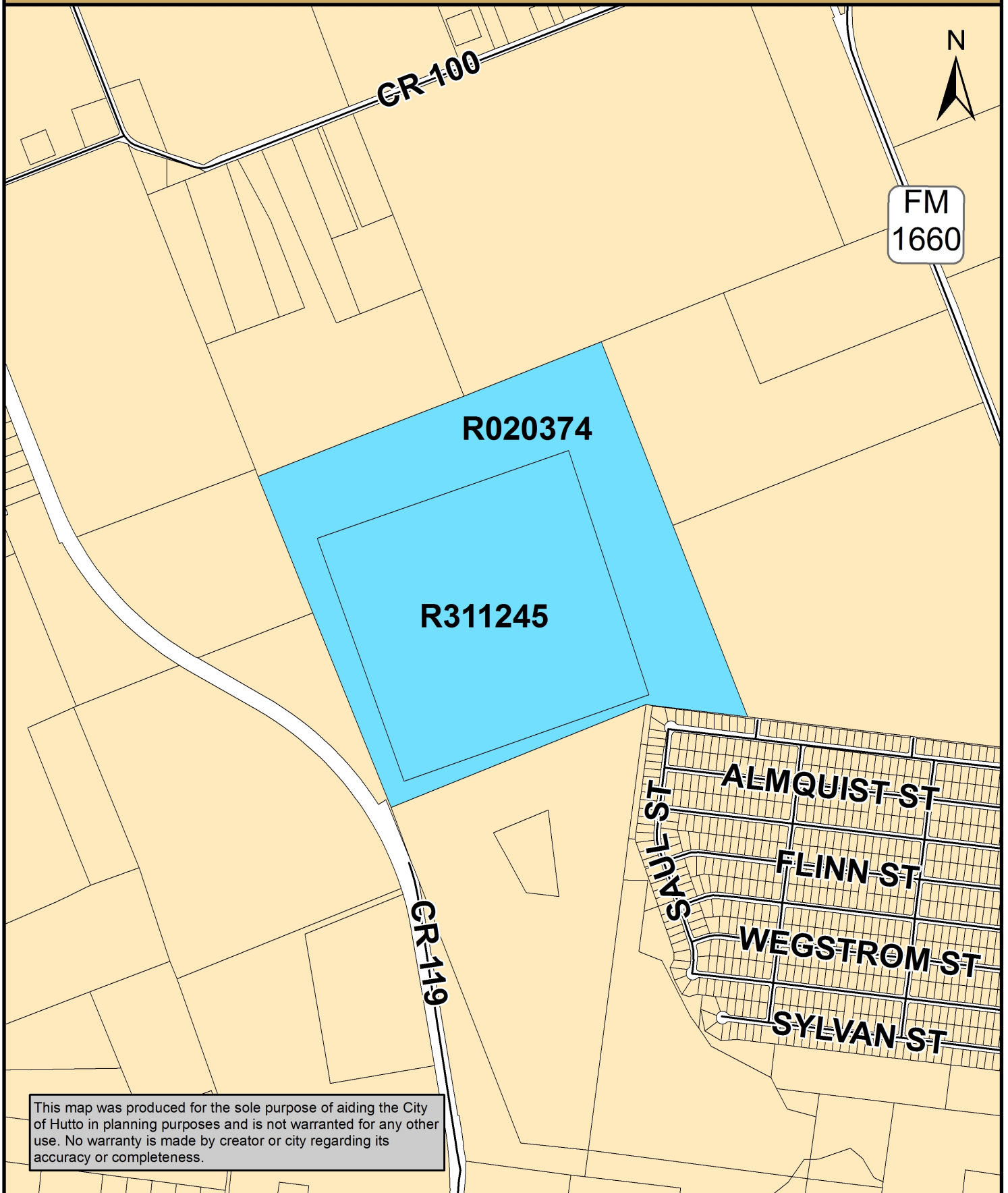
CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lia Brown, City Secretary

Overton-Wolter (181.33 Acres)



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 1/2" 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 1/2" 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

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;

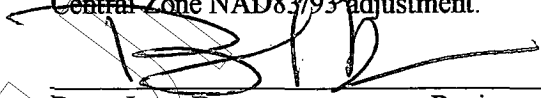
THENCE South 21°19'57" East, with a line for the common line of said "181.6 Acres" and said "136 Acres", passing at a distance of 1577.80 feet, a ½" Iron Rod set (with cap), being in the East line of said "181.6 Acres", same being the Southwest corner of said "136 Acres", same being the Northwest corner 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;

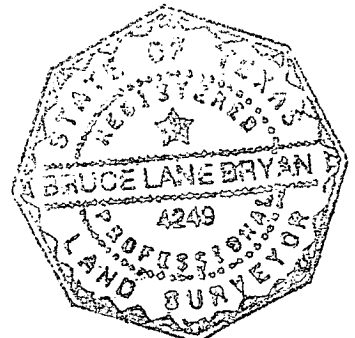
THENCE South 68°08'30" West, with a line for the common line of said "181.6 Acres" and said "103.4 Acres", a distance of **2121.21 feet**, to a Concrete Monument found, being the Southwest corner of said "181.6 Acres", same being the Northwest corner of said "103.4 Acres", same being in the East line 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, adjoining, 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



**CITY OF HUTTO
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF**

EXHIBIT “B”

**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.:

9F.

AGENDA DATE: April 05, 2018

PRESENTED BY:

Carolyn Horner, AICP, Planning Director,
Business & Development Services

ITEM:

Consideration and possible action on the first 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. (Carolyn Horner)

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.

The next step in the annexation process is to conduct the second and final reading of the annexation ordinance. An annexation ordinance requires a second reading prior to final approval.

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 first 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 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 **19th** day of **April, 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

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);

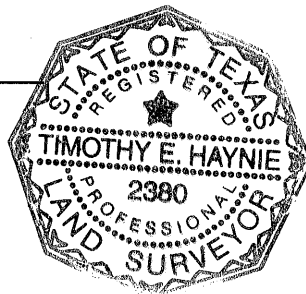
THENCE, ALONG THE NORTH LINE OF SAID RIVERS CROSSING SUBDIVISION PHASE 3 AND SAID JONAH WATER SPECIAL UTILITY DISTRICT TRACT, ALSO BEING THE SOUTH LINE OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 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.

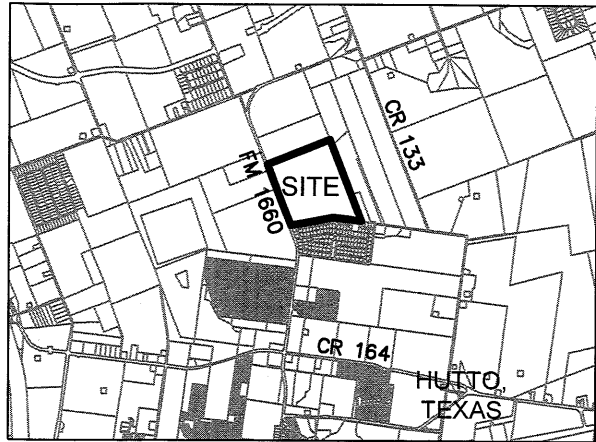
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND, TOGETHER WITH RECORD INFORMATION, UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



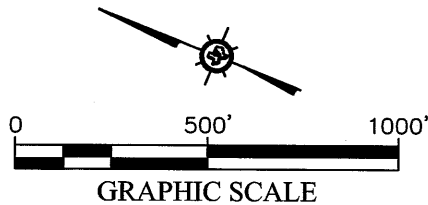
TIMOTHY E. HAYNIE
R.P.L.S. No. 2380, State of Texas
Haynie Consulting, Inc.
Engineers – Surveyors
1010 Provident Lane
Round Rock, Texas 78664
TBPLS Firm No. 100250-00



10-02-17
Date



LOCATION MAP



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

HOWARD SLADEK
41.36 ACRES
VOLUME 866, PAGE 661
(27.36 ACRES)
VOLUME 867, PAGE 747
(14.00 ACRES)
D.R.W.C.TX.

HARVEY I. JOHNSON
REMAINDER OF 107 ACRES
VOLUME 309, PAGE 269
D.R.W.C.TX.
(W.C.A.D. SHOWS CURRENT
OWNERS AS ALBERT
JOHNSON & NANCY
WENDLAND)

LEANN PERROW
10 ACRES
DOC. 2008053240
O.P.R.W.C.TX.

HUTTO ISD
65.00 ACRES
DOC. 2009044814
O.P.R.W.C.TX.

PACKSADDLE PARTNERS, LLC
169.99 ACRES
Doc. #2001059720
o.p.r.w.c.

RIVERS CROSSING
SUBDIVISION PHASE 3
CABINET X, SLIDE 249
P.R.W.C.TX.

JONAH WATER SPECIAL
UTILITY DISTRICT
0.50 OF AN ACRE
DOC. 2000040392
O.P.R.W.C.TX.

N21°31'02"W 1767.21'

N20°53'50"W 1585.78'
FARM TO MARKET 1660
(80' RIGHT-OF-WAY)

N22°34'00"W 937.19'

POINT OF
BEGINNING

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.


TIMOTHY E. HAYNIE,
TEXAS REGISTERED
PROFESSIONAL LAND
SURVEYOR NO. 2380

10-02-17
DATE



■ 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

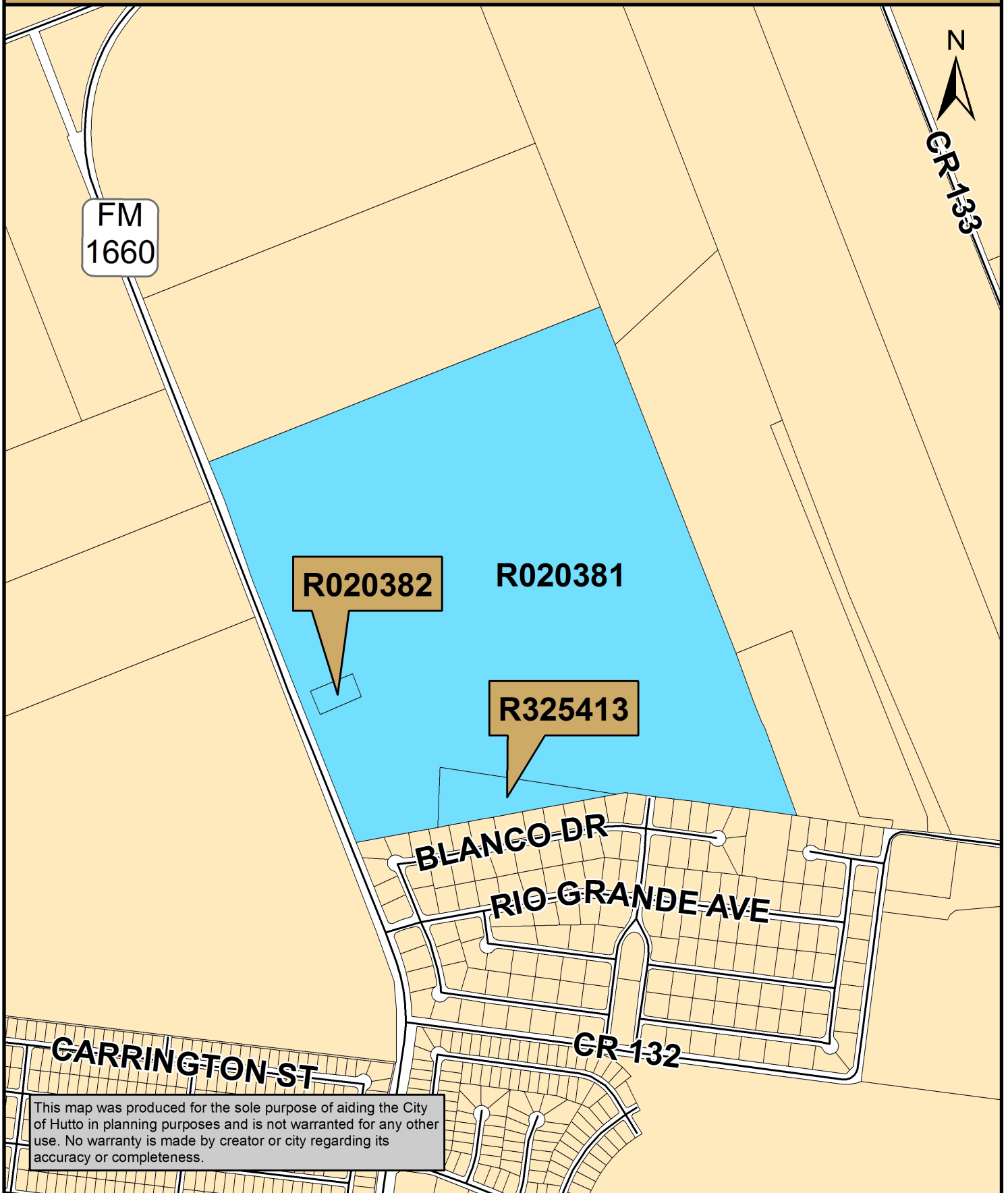
HAYNIE
CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBP# FIRM # F-002411, TBP# FIRM # 100250-00

BOUNDARY SURVEY
169.99 ACES
HUTTO, WILLIAMSON COUNTY, TX

JOB NUMBER: 783-17-01	JOB DATE: 10-2-17	SHEET: 1	TECH: JW	CHECK BY: CHECKER
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SHEET NO.
3 OF 3

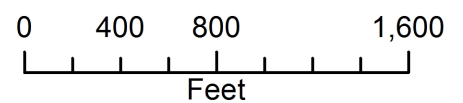
Packsaddle Tracts Annexation (169.99 Acres)



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
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF**

EXHIBIT “B”

**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.: 9G. **AGENDA DATE:** April 05, 2018

PRESENTED BY: Carolyn Horner, AICP, Planning Director,
Business & Development Services

ITEM:

Consideration and possible action on the first 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 Huttoperke Subdivision. (Carolyn Horner)

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.

The next step in the annexation process is to conduct the second and final reading of the annexation ordinance. An annexation ordinance requires a second reading prior to final approval.

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 first 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 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 **19th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

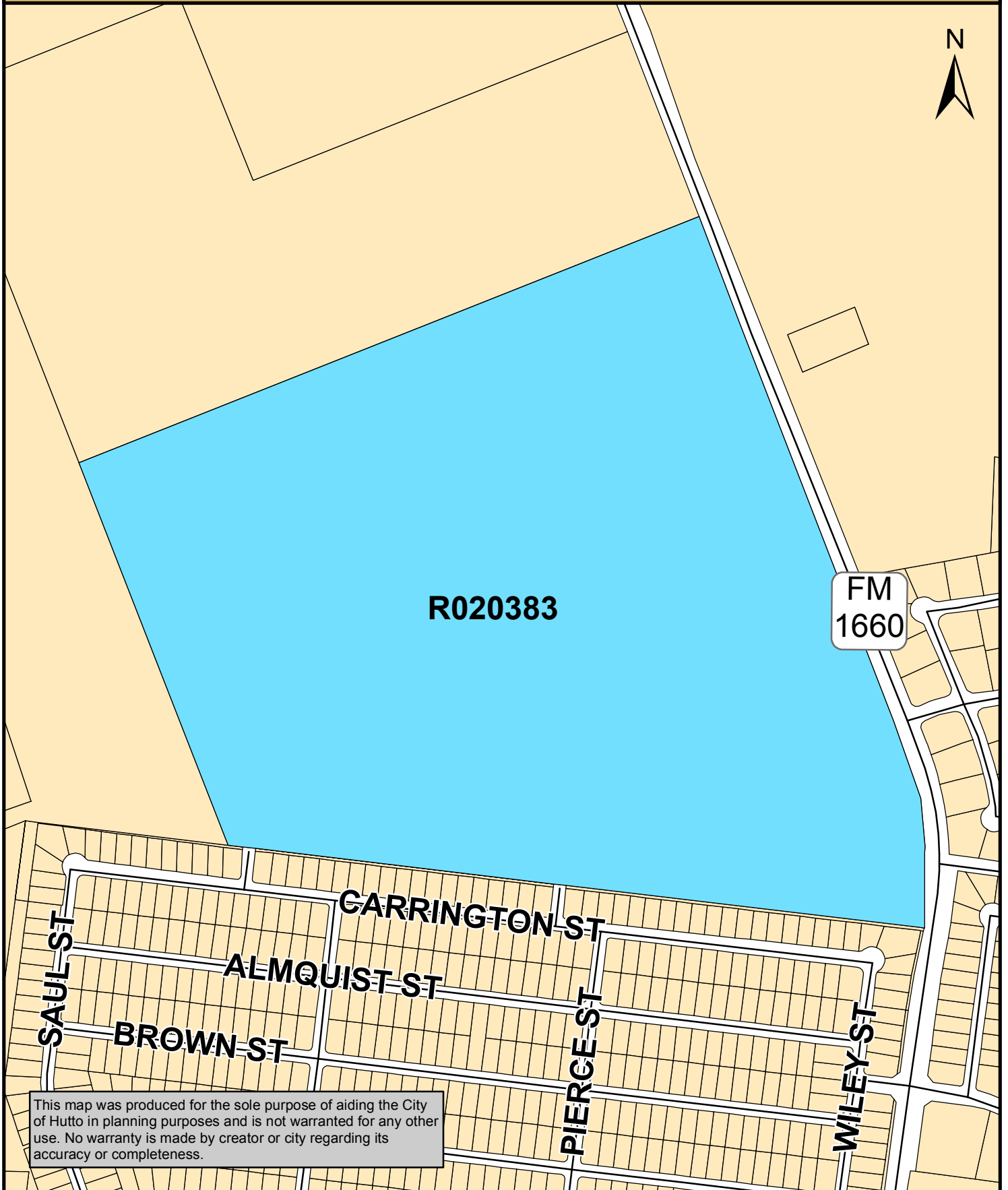
CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa Brown, City Secretary

Wallin Family Hutto Investments LP (136.0 Acres)



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.



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

EXHIBIT "A"

**CITY OF HUTTO
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF**

EXHIBIT “B”

**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.:

9H.

AGENDA DATE: April 05, 2018

PRESENTED BY:

ITEM:

Consideration and possible action on the creation of a Public Improvement District and the approval of a Public Improvement District ordinance for the Co-Op Development Project.

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.: 10A. **AGENDA DATE:** April 05, 2018

PRESENTED BY: David Mason

ITEM:

Consideration and possible action on a resolution authorizing the City Manager to enter into a contract with FTWOODS Construction for the construction of an Amphitheater. (David Mason)

STRATEGIC GUIDE POLICY: Infrastructure & Growth

ITEM BACKGROUND:

The City of Hutto advertised Competitive Sealed Proposal 18-02 (CSP 18-02) on February 28, 2018 and March 7, 2018 in the Taylor Press as well as uploaded to bidnetdirect.com. A non-mandatory Pre-Bid was held at 10: a.m. on March 7, 2018 with eighteen (18) attendees. A total of eight (8) responsive proposals were accepted by the 3:00 p.m. deadline on March 21, 2018.

Firm	Price	Score	Schedule	Score	Experience	Score	Total Score
	<i>Points Possible</i>	40		35		25	
FT Woods	\$2,766,000.00	30	10	35	10	25	90
Chasco	\$2,944,000.00	27	9.66	33.83	10	25	85.83
PCCI	\$2,626,600.00	40	6.67	23.33	7.66	19.16	82.49
Gilger	\$3,000,000.00	25	7	24.5	6.67	16.67	66.17
IE2	\$2,615,211.00	40	9.66	33.83	5.33	13.33	87.16
G Hyatt	\$2,820,000.00	32	9.66	33.83	8	20	85.83
STR	\$3,185,800.00	18	0	0	4.33	10.83	33.16
G Creek	\$3,544,500.00	4	6	21	5	12.5	37.5

BUDGETARY AND FINANCIAL SUMMARY:

This purchase will expend no more than \$2,908,295.00 from 60-060-152-6611 of which funds are available.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends the award of contract for CSP 18-02 Hutto Amphitheatre to FTWOODS Construction, 2500 NE Inner Loop Bldg 2, Georgetown, TX 78627 as the highest ranking firm under the competitive sealed proposal.

SUPPORTING MATERIAL:

1. [ResolutionFTWOODS](#)
2. [CSP18-02Analysis](#)

RESOLUTION NO. R-xx-xx-xx

WHEREAS, the City of Hutto (“City”) and FTWOODS Construction have a mutual intent and understanding with respect to construction of the City of Hutto Amphitheatre, and

WHEREAS, the City and FTWOODS agree to enter into a purchasing agreement whereby the City desires to contract with FTWOODS for the construction of the City of Hutto Amphitheatre, and

WHEREAS, the City and FTWOODS wish to enter into a Purchasing Agreement outlining their mutual understanding and agreement to work cooperatively and in good faith for the construction of the City of Hutto Amphitheatre

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

That the Mayor is hereby authorized and directed to issue on behalf of the City a Purchase Order to FTWOODS Construction.

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 on this the **5th** day of the month of **April 2018**.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

CSP18-02 Hutto Amphitheatre

Evaluation Tab

Firm	Price	Score	Schedule	Score	Experience	Score	Total Score
	<i>Points Possible</i>	40		35		25	
FT Woods	\$2,766,000.00	30	10	35	10	25	90
Chasco	\$2,944,000.00	27	9.66	33.83	10	25	85.83
PCCI	\$2,626,600.00	40	6.67	23.33	7.66	19.16	82.49
Gilger	\$3,000,000.00	25	7	24.5	6.67	16.67	66.17
IE2	\$2,615,211.00	40	9.66	33.83	5.33	13.33	87.16
G Hyatt	\$2,820,000.00	32	9.66	33.83	8	20	85.83
STR	\$3,185,800.00	18	0	0	4.33	10.83	33.16
G Creek	\$3,544,500.00	4	6	21	5	12.5	37.5

Scores shown are an average of the committee member's individual scores.

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 11B. **AGENDA DATE:** April 05, 2018

PRESENTED BY: Anthony Emadi, CFO

ITEM:

Presentation made in accordance with City Charter regarding Budget Line Item Transfers within the same fund. (Anthony Emadi)

STRATEGIC GUIDE POLICY: Fiscal Responsibility

ITEM BACKGROUND:

Budget transfers made within the same department level or organizational unit are required to be reported to the Board as per the City charter, however, no action on them needs to be taken.

BUDGETARY AND FINANCIAL SUMMARY:

Budget line item transfer made within the same fund.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

N/A

CITY ATTORNEY REVIEW:

N/A

STAFF RECOMMENDATION:

N/A

SUPPORTING MATERIAL:

1. [Budget Transfers](#)

CITY OF HUTTO DEPARTMENTAL TRANSFERS

Fiscal Year 2018

instructions:

- 1) Enter in the account number to transfer from and the account to transfer to.
- 2) Type in the account description for each account.
- 3) Enter the year-to-date expenses including encumbered amounts.
- 4) Enter in the new budget amount (Original Budget +/- transfer).
- 5) DO NOT type anything in the "DIFFERENCE" column, it will automatically calculate.
- 6) The shaded area must equal "0". If not, recheck your calculations.

Account Number	Account Description	BUDGET	YTD	ADJUSTED	Difference	Notes
10 - 010 - 004 - 6299	Other Supplies & Materials	\$1,000	\$212	\$400	(\$600)	
10 - 010 - 004 - 6201	Office Supplies	\$600	\$550	\$1,200	\$600	
- - -						
- - -						
- - -						
- - -						
					\$0	MUST EQUAL ZERO

REASON FOR TRANSFER:

Toner for printers - Payroll & HR

Transfer Requested By & Date:

3/22/18

Department Director

Finance Director

Approved By & Date:

3/26/18

City Manager

Note: All transfers require City Manager approval. Transfers that will result in an account being overspent are prohibited. The City Council must be notified of transfers on or before their next scheduled City Council meeting.

2017/8

- Enter the account number to transfer from followed by the account to transfer to
- Include account description for each account
- Enter the year-to-date expenses including ENCUMBERED amounts
- Enter in the new budget amount (current budget +/- transfer)
- DO NOT type anything in the "DIFFERENCE" column (it will calculate!)
- The shaded area must equal "0". If not, check your calculations.

Account Number	Account Description	CURRENT BUDGET	YTD	ADJUSTED	Difference	Notes
10-010-007-6405	Professional Services	20,000.00	9,277.75	12,600.00	(7,400.00)	
10-010-007-6412	Software Licensing & Maint Fee	6,000.00	3,323.79	13,400.00	7,400.00	
					0.00	
					0.00	
					0.00	
					0.00	
					0.00	
					0.00	
					0.00	
					0.00	
					0.00	
					0.00	MUST EQUAL ZERO

After reimbursements come into 6405 account for EDC work, we need to transfer \$7400 from 6405 account to 6412 to cover software licensing & maint. fee, planned expenditures. This line item is over budget due to an cycle/planning error where Revize Software was not paid last FY from the IT budget 005.6412 as planned, and it came from this FY from the 007.6412 account instead.

City Manager

Chief Financial Officer

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CITY OF HUTTO DEPARTMENTAL TRANSFERS

Fiscal Year 2018

instructions:

- 1) Enter in the account number to transfer from and the account to transfer to.
- 2) Type in the account description for each account.
- 3) Enter the year-to-date expenses including encumbered amounts.
- 4) Enter in the new budget amount (Original Budget +/- transfer).
- 5) DO NOT type anything in the "DIFFERENCE" column, it will automatically calculate.
- 6) The shaded area must equal "0". If not, recheck your calculations.

Account Number	Account Description	BUDGET	YTD	ADJUSTED	Difference	Notes
10 - 010 - 004 - 6011	Vehicle Allowance	\$7,200	\$3,185	\$4,200	(\$3,000)	
10 - 010 - 004 - 6437	Recruitment Expenses	\$35,898	\$34,778	\$38,898	\$3,000	
- - -						
- - -						
- - -						
- - -						
					\$0	MUST EQUAL ZERO

REASON FOR TRANSFER:

Needing to advertise for job openings thru internet ~~and~~ ^{didn't have} ~~enough~~ money in Recruitment Expenses Category.

Transfer Requested By & Date:

 3/14/18
Department Director

Approved By & Date:

 3/14/18
Finance Director

City Manager

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CITY OF HUTTO DEPARTMENTAL TRANSFERS

Fiscal Year 2017-2018

instructions:

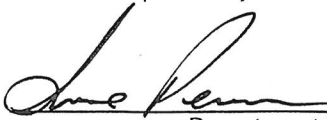
- 1) Enter in the account number to transfer from and the account to transfer to.
- 2) Type in the account description for each account.
- 3) Enter the year-to-date expenses including encumbered amounts.
- 4) Enter in the new budget amount (Original Budget +/- transfer).
- 5) DO NOT type anything in the "DIFFERENCE" column, it will automatically calculate.
- 6) The shaded area must equal "0". If not, recheck your calculations.

Account Number	Account Description	BUDGET	YTD	ADJUSTED	Difference	Notes
10 - 010 - 001 - 6555	Contingency	\$45,000	\$9,119	\$25,000	(\$20,000)	
10 - 040 - 001 - 6212	Technology Equip. and Supplies	\$7,000	\$1,943	\$27,000	\$20,000	
					\$0	MUST EQUAL ZERO

REASON FOR TRANSFER:

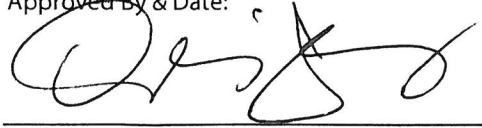
Purchasing work order software for Public Works.

Transfer Requested By & Date:

 3-7-18
Department Director


Finance Manager

Approved By & Date:


City Manager

Note: All transfers require City Manager approval. Transfers that will result in an account being overspent are prohibited. The City Council must be notified of transfers on or before their next scheduled City Council meeting.

CITY OF HUTTO DEPARTMENTAL TRANSFERS

Fiscal Year 2018

instructions:

- 1) Enter in the account number to transfer from and the account to transfer to.
- 2) Type in the account description for each account.
- 3) Enter the year-to-date expenses including encumbered amounts.
- 4) Enter in the new budget amount (Original Budget +/- transfer).
- 5) DO NOT type anything in the "DIFFERENCE" column, it will automatically calculate.
- 6) The shaded area must equal "0". If not, recheck your calculations.

Account Number	Account Description	BUDGET	YTD	ADJUSTED	Difference	Notes
50 - 040 - 061 - 6401	Attorney Services	7,500	2,384.50	92,694	85,194	
50 - 040 - 061 - 6453	Heart of Texas	3,410,970	234,600	3,325,776	-85,194	
- - -						
- - -						
- - -						
- - -						
					MUST EQUAL ZERO	

REASON FOR TRANSFER:

Transfer from Heart of Texas expense line item as we purchased HOT water lines. HOT line item was for payments being made to HOT. We no longer need these amts. & transferring the amounts to cover legal expenses that are a result of the purchase

Transfer Requested By & Date:

Department Director

Approved By & Date:


Finance Director


City Manager

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**CITY OF HUTTO DEPARTMENTAL
TRANSFERS FISCAL YEAR**

2018

Instructions:

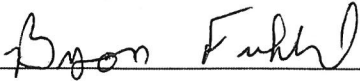
- Enter the account number to transfer from followed by the account to transfer to
- Include account description for each account
- Enter the year-to-date expenses including ENCUMBERED amounts
- Enter in the new budget amount (current budget +/- transfer)
- DO NOT type anything in the "DIFFERENCE" column (it will calculate!)
- The shaded area must equal "0". If not, check your calculations.

Account Number	Account Description	CURRENT BUDGET	YTD	ADJUSTED	Difference	Notes
10-050-042-6502	Training and Development	40,000.00	38,163.20	37,500.00	(2,500.00)	Create and Fund K9 Maint
Need to create line item	Patrol K9 Supplies and Maint	0.00	0.00	2,500.00	2,500.00	New program
					0.00	
					0.00	
					0.00	
					0.00	
					0.00	
					0.00	
					0.00	
					0.00	
See below for additional					0.00	MUST EQUAL ZERO

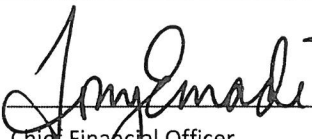
REASON FOR TRANSFER:

We have established a Patrol Canine Program and need to provide for food, supplies, and veterinary care for the animal. This new line item will be used solely for the Canine costs and will provide a streamlined method for tracking expenses. We plan to use LEOSE funds to offset the transfer from the training line item.

Transfer Requested By & Date:

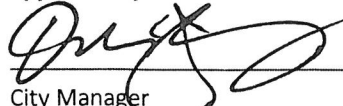


Department Director



Chief Financial Officer

Approved By & Date:



City Manager

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**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 11C. **AGENDA DATE:** April 05, 2018

PRESENTED BY: Anthony Emadi, CFO

ITEM:

Presentation of the February Financial Statements including a property tax and sales tax yearly comparison, and, presentation of the investment balances as of February 28th, 2018. (Anthony Emadi)

STRATEGIC GUIDE POLICY: Fiscal Responsibility

ITEM BACKGROUND:

Monthly Presentation of Financial Information.

BUDGETARY AND FINANCIAL SUMMARY:

Presentation of Monthly and year to date income activity for the month of February, investment balances as of February 28th, 2018, presentation of sales tax comparison for the month of February and Year to date activity as compared to past fiscal year, comparison of overall property tax income to prior year.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Not applicable.

SUPPORTING MATERIAL:

1. [Sales Tax Comparison](#)
2. [Property tax Comparison](#)
3. [Investment](#)
4. [Financials - revenues and Expenses through 2.28.2018](#)
5. [Fund Balance Report 2.28.2018](#)
6. [Balance Sheet 2.28.2018](#)

CITY OF HUTTO
Sales Tax Tracking - FY 2017-18

Monthly

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18		Difference		
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Estimate	Actual	\$ Amount	% of Est.	Prior Yr.
October	\$ 106,996	\$ 149,263	\$ 135,401	\$ 150,420	\$ 168,125	\$ 189,861	\$ 207,803	\$ 249,358	\$ 252,489	\$ 3,130	1.3%	21.5%
November	\$ 158,835	\$ 161,363	\$ 170,711	\$ 182,141	\$ 203,076	\$ 239,957	\$ 262,899	\$ 319,112	\$ 336,088	\$ 16,976	5.3%	27.8%
December	\$ 104,060	\$ 117,512	\$ 142,354	\$ 148,258	\$ 168,372	\$ 197,105	\$ 206,995	\$ 252,265	\$ 277,072	\$ 24,806	9.8%	33.9%
January	\$ 108,367	\$ 111,197	\$ 136,641	\$ 138,220	\$ 156,053	\$ 188,753	\$ 239,185	\$ 234,839	\$ 269,521	\$ 34,682	14.8%	12.7%
February	\$ 140,999	\$ 166,461	\$ 167,071	\$ 197,302	\$ 208,780	\$ 244,466	\$ 282,572	\$ 309,745	\$ 341,010	\$ 31,266	10.1%	20.7%
March	\$ 106,057	\$ 122,943	\$ 138,127	\$ 128,997	\$ 158,489	\$ 180,096	\$ 256,817	\$ 231,578	\$ -	\$ (231,578)	-100.0%	-100.0%
April	\$ 100,465	\$ 117,136	\$ 131,688	\$ 135,653	\$ 151,085	\$ 185,470	\$ 244,503	\$ 229,238	\$ -	\$ (229,238)	-100.0%	-100.0%
May	\$ 178,266	\$ 187,828	\$ 189,082	\$ 204,408	\$ 237,662	\$ 267,052	\$ 327,481	\$ 349,453	\$ -	\$ (349,453)	-100.0%	-100.0%
June	\$ 131,637	\$ 140,282	\$ 161,865	\$ 181,326	\$ 204,896	\$ 206,368	\$ 240,300	\$ 285,103	\$ -	\$ (285,103)	-100.0%	-100.0%
July	\$ 114,293	\$ 138,737	\$ 141,845	\$ 162,309	\$ 186,590	\$ 198,228	\$ 269,378	\$ 275,710	\$ -	\$ (275,710)	-100.0%	-100.0%
August	\$ 163,625	\$ 180,684	\$ 208,385	\$ 203,886	\$ 256,284	\$ 265,145	\$ 315,155	\$ 355,702	\$ -	\$ (355,702)	-100.0%	-100.0%
September	\$ 113,784	\$ 149,467	\$ 159,867	\$ 172,101	\$ 207,273	\$ 218,107	\$ 288,766	\$ 290,450	\$ -	\$ (290,450)	-100.0%	-100.0%
% Y-T-D Change	-0.7%	18.1%	0.4%	18.1%	5.8%	17.1%	15.6%	9.6%	10.1%			

Cumulative Year -to- Date

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18		Difference		
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Estimate	Actual	\$ Amount	% Above Est.	Prior Yr.
October	\$ 106,996	\$ 149,263	\$ 135,401	\$ 150,420	\$ 168,125	\$ 189,861	\$ 207,803	\$ 249,358	\$ 252,489	\$ 3,130	1.3%	21.5%
November	\$ 265,831	\$ 310,626	\$ 306,112	\$ 332,561	\$ 371,201	\$ 429,818	\$ 470,703	\$ 568,470	\$ 588,577	\$ 20,106	3.5%	25.0%
December	\$ 369,891	\$ 428,138	\$ 448,466	\$ 480,819	\$ 539,573	\$ 626,923	\$ 677,697	\$ 820,736	\$ 865,649	\$ 44,913	5.5%	27.7%
January	\$ 478,258	\$ 539,335	\$ 585,107	\$ 619,039	\$ 695,626	\$ 815,676	\$ 916,883	\$ 1,055,575	\$ 1,135,169	\$ 79,594	7.5%	23.8%
February	\$ 619,258	\$ 705,796	\$ 752,178	\$ 816,341	\$ 904,406	\$ 1,060,142	\$ 1,199,454	\$ 1,365,319	\$ 1,476,180	\$ 110,860	8.1%	23.1%
March	\$ 725,314	\$ 828,739	\$ 890,305	\$ 945,338	\$ 1,062,895	\$ 1,240,238	\$ 1,456,271	\$ 1,596,897		\$ (1,596,897)	-100.0%	-100.0%
April	\$ 825,779	\$ 945,875	\$ 1,021,993	\$ 1,080,991	\$ 1,213,980	\$ 1,425,708	\$ 1,700,774	\$ 1,826,135		\$ (1,826,135)	-100.0%	-100.0%
May	\$ 1,004,045	\$ 1,133,703	\$ 1,211,075	\$ 1,285,399	\$ 1,451,642	\$ 1,692,760	\$ 2,028,255	\$ 2,175,588		\$ (2,175,588)	-100.0%	-100.0%
June	\$ 1,135,682	\$ 1,273,985	\$ 1,372,940	\$ 1,466,725	\$ 1,656,538	\$ 1,899,128	\$ 2,268,555	\$ 2,460,691		\$ (2,460,691)	-100.0%	-100.0%
July	\$ 1,249,976	\$ 1,412,722	\$ 1,514,785	\$ 1,629,034	\$ 1,843,128	\$ 2,097,356	\$ 2,537,933	\$ 2,736,401		\$ (2,736,401)	-100.0%	-100.0%
August	\$ 1,413,601	\$ 1,593,406	\$ 1,723,170	\$ 1,832,920	\$ 2,099,412	\$ 2,362,501	\$ 2,853,089	\$ 3,092,103		\$ (3,092,103)	-100.0%	-100.0%
September	\$ 1,527,385	\$ 1,742,873	\$ 1,883,037	\$ 2,005,021	\$ 2,306,685	\$ 2,580,608	\$ 3,141,855	\$ 3,382,554		\$ (3,382,554)	-100.0%	-100.0%
% Y-T-D Change	-6.4%	14.0%	6.6%	8.5%	10.8%	17.2%	13.1%	13.8%	8.1%			

Property Taxes Comparison

Fiscal Year	Amount Collected	\$ Change over PY	% Change Over PY
2018			5%
	7,973,090	352,927	
2017			13%
	7,620,163	867,179	
2016			15%
	6,752,984	886,562	
2015			16%
	5,866,422	825,633	
2014			
	5,040,789		

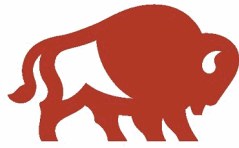
PY is Prior Fiscal Year

Comparison to Budget

Budgeted Amt. FY 18	Amount Collected in FY 18	\$ Diff.	% Diff
			-6%
8,439,554	7,973,090	(466,464)	

Remaining Collections of less than \$50,000 as per last years monthly activity.

The change of only 5% over prior year versus the large increases seen in other years is due to less neighborhoods that are being developed. As per real estate outlook reports, the number of individual moving to the Austin Metroplex area has decreased to only about a 100 per day from 150 per day a year ago. This will result in a slow down of the increase in property tax growth until future development of retail and other such sites to service the population oce it starts to completely level off.



City of Hutto



For the Month Ended

February 28, 2018

Report Name

Certification Page
Executive Summary
Benchmark Comparison
Detail of Security Holdings
Change in Value
Earned Income
Investment Transactions
Amortization and Accretion
Projected Fixed Income Cash Flows

MARKET RECAP - FEBRUARY 2018:

On the last Friday of January, all three of the major U.S. stock market indices set record highs. The first Friday of February kicked off a correction that would take all three averages down by 10% within a week's time. The initial spark that set off the stock market fire was found in the January employment report. Markets didn't care that +200k new jobs were added to payrolls or that the unemployment rate held steady at 4.1%. Instead, the focus was on average hourly earnings which rose +0.3% in January, while the previously reported December gain of +0.3% was boosted up to +0.4%. As a result, the year-over-year wage gain rose to +2.9%, the highest since 2009. The Fed has been concerned that the tight labor market will eventually spark wage inflation and this report appeared to show exactly that. The Fed responds to inflationary pressure by raising rates to slow the economy, and stock markets responded negatively to that. While the apparent rise in wage pressures was a concern for markets, the fear snowballed as investors contemplated the likelihood that increased Treasury supply would continue driving market yields higher after Congress ended a very brief government shutdown by passing a budget resolution that allows for a \$300 billion increase in spending over a two year period and suspends the debt ceiling until March 2019. Although it made for some exciting headlines early in the month, the reality is that even at its worst point the Dow had only given back gains made in December and January. Markets quickly regained their footing and by the end of February the Dow and the S&P were essentially unchanged for the year.

In other key news, the ISM manufacturing index slipped from 59.3 to 59.1 in January. It's important to note that the reading was still the fifth strongest since 2004. Within the composite, the forward-looking new orders index was the second best in 13 years. The ISM service sector index surged ahead to 59.9 with its new orders component climbing to 64.8, the highest since 2005. Inflation measures continued to heat up. The headline CPI rose +0.5% in January, while core CPI climbed +0.3%; both topped forecasts. The year-over-year pace held steady at +2.1% and +1.9% respectively, but the three-month annualized core pace is advancing much quicker at +2.9%, the most since 2011. Producer prices and import prices also rose by more than expected. The retail sales data, released the same day as CPI, was largely ignored by markets, but the numbers were oddly disappointing. Headline retail sales fell -0.3% in January, well short of the expected +0.2% gain. Making matters worse, December's initially reported +0.4% gain was cut to unchanged (+0.0%). Sales of motor vehicles and parts were a major detractor, falling -1.3%, but weakness was widespread. Between dismal January figures and downward revisions for December, retail sales essentially fell short of expectations by a full percentage point.

Market yields continued their ascent as the combination of anticipated rate hikes, Fed balance sheet reduction, and increased Treasury supply weigh on bond markets. The two-year Treasury note reached a 9½ year high of 2.27% following release of the hawkishly interpreted January FOMC minutes. At its peak, the two-year yield had risen a full percentage point since early September. The 10-year Treasury-note touched 2.95%, up over 50 bps for the year and more than doubling the July 2016 closing yield of 1.36%.

For the Month Ended
February 28, 2018

This report is prepared for the **City of Hutto** (the "Entity") in accordance with Chapter 2256 of the Texas Public Funds Investment Act ("PFIA"). Section 2256.023(a) of the PFIA states that: "Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report is signed by the Entity's investment officers and includes the disclosures required in the PFIA. To the extent possible, market prices have been obtained from independent pricing sources.

The investment portfolio complied with the PFIA and the Entity's approved Investment Policy and Strategy throughout the period. All investment transactions made in the portfolio during this period were made on behalf of the Entity and were made in full compliance with the PFIA and the approved Investment Policy.

Officer Names and Titles:

Name: James Bryson

Title: Finance Manager

Account Summary

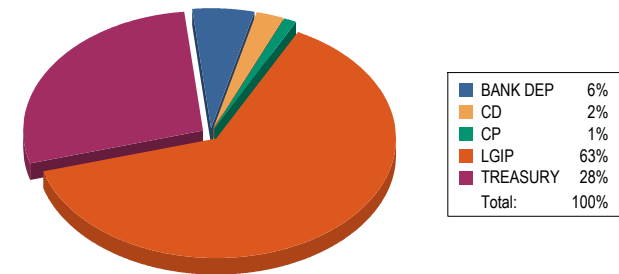
Allocation by Security Type

Beginning Values as of 01/31/18

Ending Values as of 02/28/18

Par Value	44,572,076.46	43,008,563.26
Market Value	44,523,806.96	42,964,112.76
Book Value	44,532,762.23	42,978,402.91
Unrealized Gain/(Loss)	(8,955.27)	(14,290.15)
Market Value %	99.98%	99.97%

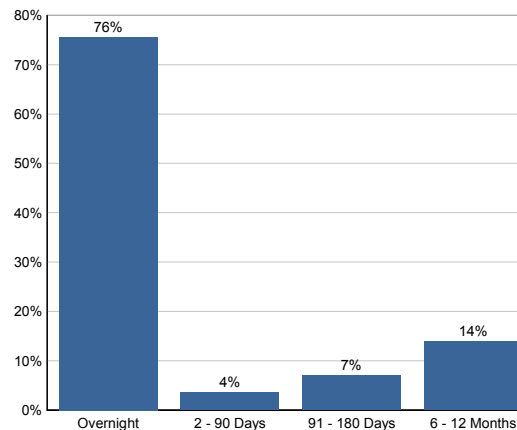
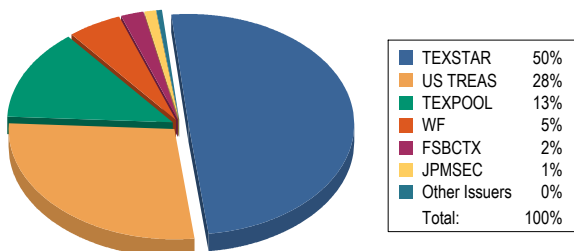
Weighted Avg. YTW	1.241%	1.294%
Weighted Avg. YTM	1.241%	1.294%



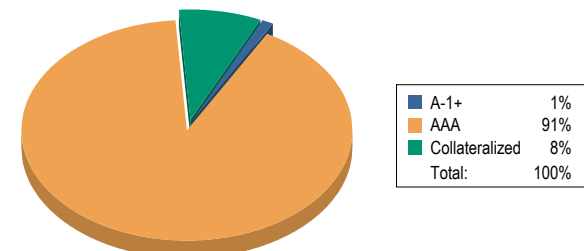
Allocation by Issuer

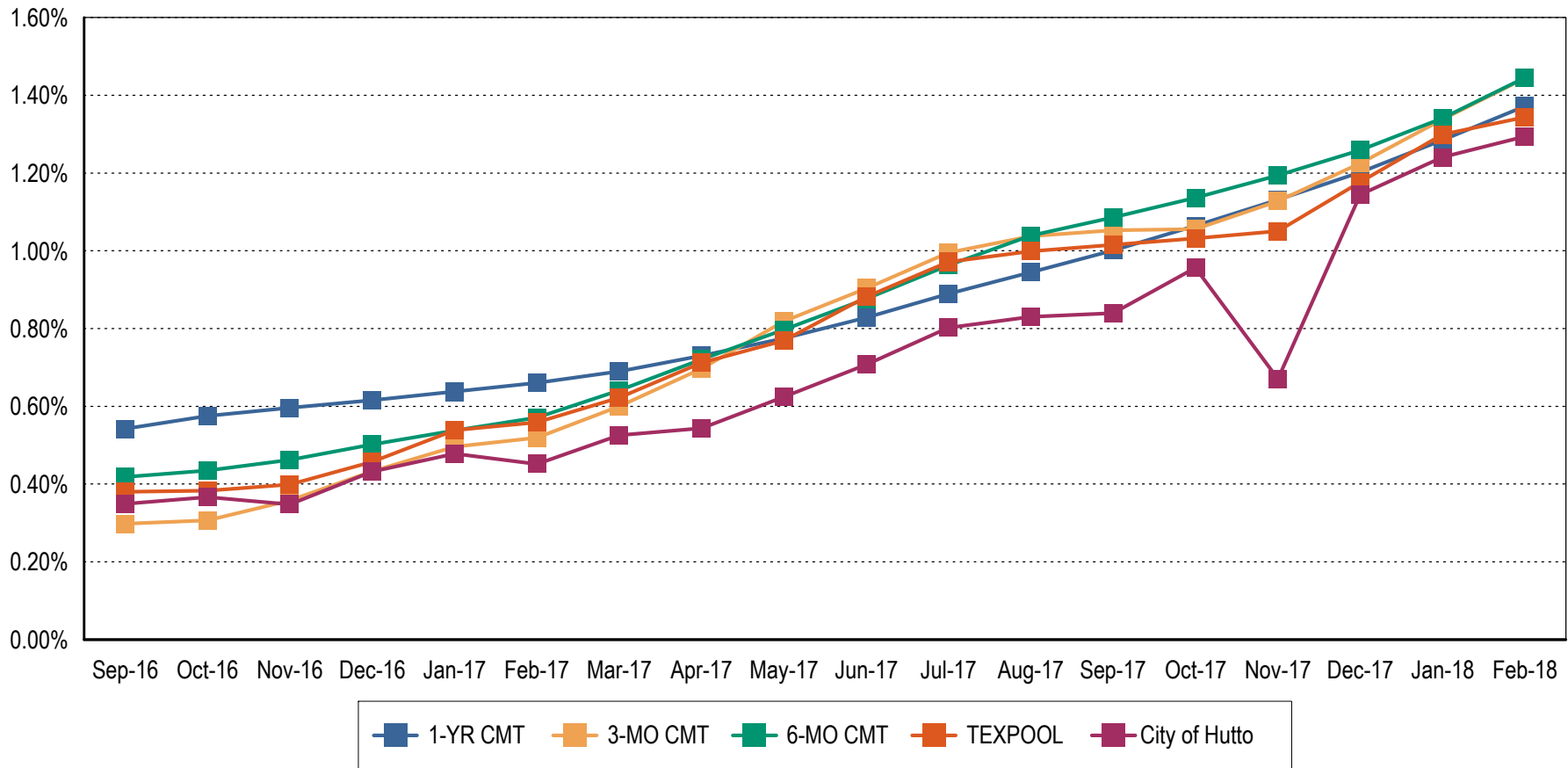
Maturity Distribution %

Credit Quality



Weighted Average Days to Maturity: 42





Note 1: CMT stands for Constant Maturity Treasury. This data is published in Federal Reserve Statistical Release H.15 and represents an average of all actively traded Treasury securities having that time remaining until maturity. This is a standard industry benchmark for Treasury securities. The CMT benchmarks are moving averages. The 3-month CMT is the daily average for the previous 3 months, the 6-month CMT is the daily average for the previous 6 months, and the 1-year and 2-year CMT's are the daily averages for the previous 12-months.

Note 2: Benchmark data for TexPool is the monthly average yield.

CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
2007 Tax Note Bond Fund																	
TEXSTAR		LGIP	TexSTAR					170,370.36	100.000	170,370.36	170,370.36	100.000	170,370.36	1		1.352	1.352
Total for 2007 Tax Note Bond Fund								170,370.36	100.000	170,370.36	170,370.36	100.000	170,370.36	1		1.352	1.352
2010 Bond Fund																	
TEXSTAR		LGIP	TexSTAR					169,063.10	100.000	169,063.10	169,063.10	100.000	169,063.10	1		1.352	1.352
Total for 2010 Bond Fund								169,063.10	100.000	169,063.10	169,063.10	100.000	169,063.10	1		1.352	1.352
2010 GO Bond Fund																	
TEXSTAR		LGIP	TexSTAR					158,565.88	100.000	158,565.88	158,565.88	100.000	158,565.88	1		1.352	1.352
Total for 2010 GO Bond Fund								158,565.88	100.000	158,565.88	158,565.88	100.000	158,565.88	1		1.352	1.352
2011 CO Bond Fund																	
TEXSTAR		LGIP	TexSTAR					201,214.04	100.000	201,214.04	201,214.04	100.000	201,214.04	1		1.352	1.352
Total for 2011 CO Bond Fund								201,214.04	100.000	201,214.04	201,214.04	100.000	201,214.04	1		1.352	1.352
2012 GO Bond Fund																	
TEXSTAR		LGIP	TexSTAR					64,287.82	100.000	64,287.82	64,287.82	100.000	64,287.82	1		1.352	1.352
Total for 2012 GO Bond Fund								64,287.82	100.000	64,287.82	64,287.82	100.000	64,287.82	1		1.352	1.352
2013 CO Bond Fund																	
TEXSTAR		LGIP	TexSTAR					184,676.33	100.000	184,676.33	184,676.33	100.000	184,676.33	1		1.352	1.352
Total for 2013 CO Bond Fund								184,676.33	100.000	184,676.33	184,676.33	100.000	184,676.33	1		1.352	1.352

CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
2016 GO Bond Fund																	
TEXSTAR		LGIP	TexSTAR					1,090,236.64	100.000	1,090,236.64	1,090,236.64	100.000	1,090,236.64	1		1.352	1.352
Total for 2016 GO Bond Fund								1,090,236.64	100.000	1,090,236.64	1,090,236.64	100.000	1,090,236.64	1		1.352	1.352
2017 CO Bonds																	
TEXSTAR		LGIP	TexSTAR					13,563,045.69	100.000	13,563,045.69	13,563,045.69	100.000	13,563,045.69	1		1.352	1.352
912796LN7	12/04/17	TREAS BILL	U.S. Treasury		03/01/18			3,000,000.00	99.699	2,990,966.50	3,000,000.00	100.000	3,000,000.00	1		1.250	1.250
912796PH6	12/04/17	TREAS BILL	U.S. Treasury		05/31/18			3,000,000.00	99.303	2,979,085.00	2,989,307.49	99.589	2,987,658.00	92		1.420	1.420
912828L40	12/04/17	TREAS NOTE	U.S. Treasury	1.000	09/15/18			3,000,000.00	99.527	2,985,820.31	2,990,185.56	99.508	2,985,234.00	199		1.612	1.612
912828A34	12/04/17	TREAS NOTE	U.S. Treasury	1.250	11/30/18			3,000,000.00	99.590	2,987,695.31	2,990,657.01	99.434	2,983,008.00	275		1.670	1.670
Total for 2017 CO Bonds								25,563,045.69	99.780	25,506,612.81	25,533,195.75	99.828	25,518,945.69	67		1.416	1.416
2017 LTN Bond Fund																	
TEXSTAR		LGIP	TexSTAR					2,484,708.00	100.000	2,484,708.00	2,484,708.00	100.000	2,484,708.00	1		1.352	1.352
Total for 2017 LTN Bond Fund								2,484,708.00	100.000	2,484,708.00	2,484,708.00	100.000	2,484,708.00	1		1.352	1.352
Debt Service																	
TEXSTAR		LGIP	TexSTAR					241,939.04	100.000	241,939.04	241,939.04	100.000	241,939.04	1		1.352	1.352
TEXSTAR2		LGIP	TexSTAR					1,212.36	100.000	1,212.36	1,212.36	100.000	1,212.36	1		1.352	1.352
Total for Debt Service								243,151.40	100.000	243,151.40	243,151.40	100.000	243,151.40	1		1.352	1.352

CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
Operating Fund																	
FSB		BANK DEP	First State Bk					184,994.54	100.000	184,994.54	184,994.54	100.000	184,994.54	1		0.550	0.550
TEXPOOL		LGIP	TexPool					5,761,386.24	100.000	5,761,386.24	5,761,386.24	100.000	5,761,386.24	1		1.344	1.344
TEXSTAR		LGIP	TexSTAR					2,974,805.38	100.000	2,974,805.38	2,974,805.38	100.000	2,974,805.38	1		1.352	1.352
WF-HUTTO		BANK DEP	Wells Fargo					2,229,395.09	100.000	2,229,395.09	2,229,395.09	100.000	2,229,395.09	1		0.000	0.000
46640QCG4	06/21/17	CP - DISC	J.P.Morgan Sec		03/16/18			500,000.00	98.891	494,453.89	499,689.59	99.930	499,649.50	16		1.507	1.507
CD-5930-3	11/15/16	CD	First St Bk Central TX CD	0.350	05/15/18			512,470.10	100.000	512,470.10	512,470.10	100.000	512,470.10	76		0.350	0.350
CD-5931-2	05/15/16	CD	First St Bk Central TX CD	0.450	05/15/18			516,192.65	100.000	516,192.65	516,192.65	100.000	516,192.65	76		0.450	0.450
Total for Operating Fund								12,679,244.00	99.956	12,673,697.89	12,678,933.59	99.997	12,678,893.50	8		1.028	1.028
Total for City of Hutto								43,008,563.26	99.856	42,946,584.27	42,978,402.91	99.897	42,964,112.76	42		1.294	1.294

CUSIP	Security Type	Security Description	01/31/18 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	02/28/18 Book Value	01/31/18 Market Value	02/28/18 Market Value	Change in Mkt Value
2007 Tax Note Bond Fund											
TEXSTAR	LGIP	TexSTAR	170,193.89	176.47	0.00	0.00	0.00	170,370.36	170,193.89	170,370.36	176.47
Total for 2007 Tax Note Bond Fund			170,193.89	176.47	0.00	0.00	0.00	170,370.36	170,193.89	170,370.36	176.47
2010 Bond Fund											
TEXSTAR	LGIP	TexSTAR	168,887.98	175.12	0.00	0.00	0.00	169,063.10	168,887.98	169,063.10	175.12
Total for 2010 Bond Fund			168,887.98	175.12	0.00	0.00	0.00	169,063.10	168,887.98	169,063.10	175.12
2010 GO Bond Fund											
TEXSTAR	LGIP	TexSTAR	158,401.60	164.28	0.00	0.00	0.00	158,565.88	158,401.60	158,565.88	164.28
Total for 2010 GO Bond Fund			158,401.60	164.28	0.00	0.00	0.00	158,565.88	158,401.60	158,565.88	164.28
2011 CO Bond Fund											
TEXSTAR	LGIP	TexSTAR	201,005.60	208.44	0.00	0.00	0.00	201,214.04	201,005.60	201,214.04	208.44
Total for 2011 CO Bond Fund			201,005.60	208.44	0.00	0.00	0.00	201,214.04	201,005.60	201,214.04	208.44
2012 GO Bond Fund											
TEXSTAR	LGIP	TexSTAR	64,221.24	66.58	0.00	0.00	0.00	64,287.82	64,221.24	64,287.82	66.58
Total for 2012 GO Bond Fund			64,221.24	66.58	0.00	0.00	0.00	64,287.82	64,221.24	64,287.82	66.58
2013 CO Bond Fund											
BBVAHUTTO	BANK DEP	BBVA Compass MM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TEXSTAR	LGIP	TexSTAR	184,485.04	191.29	0.00	0.00	0.00	184,676.33	184,485.04	184,676.33	191.29
Total for 2013 CO Bond Fund			184,485.04	191.29	0.00	0.00	0.00	184,676.33	184,485.04	184,676.33	191.29

CUSIP	Security Type	Security Description	01/31/18 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	02/28/18 Book Value	01/31/18 Market Value	02/28/18 Market Value	Change in Mkt Value
2016 GO Bond Fund											
TEXSTAR	LGIP	TexSTAR	1,069,107.20	21,129.44	0.00	0.00	0.00	1,090,236.64	1,069,107.20	1,090,236.64	21,129.44
Total for 2016 GO Bond Fund			1,069,107.20	21,129.44	0.00	0.00	0.00	1,090,236.64	1,069,107.20	1,090,236.64	21,129.44
2017 CO Bonds											
TEXSTAR	LGIP	TexSTAR	14,215,953.95	0.00	(652,908.26)	0.00	0.00	13,563,045.69	14,215,953.95	13,563,045.69	(652,908.26)
912796LN7	TREAS BILL	U.S. Treasury 0.000 03/01/18	2,997,092.67	0.00	0.00	2,907.33	0.00	3,000,000.00	2,996,760.00	3,000,000.00	3,240.00
912796PH6	TREAS BILL	U.S. Treasury 0.000 05/31/18	2,986,017.51	0.00	0.00	3,289.98	0.00	2,989,307.49	2,985,399.00	2,987,658.00	2,259.00
912828L40	TREAS NOTE	U.S. Treasury 1.000 09/15/18	2,988,780.66	0.00	0.00	1,404.90	0.00	2,990,185.56	2,985,939.00	2,985,234.00	(705.00)
912828A34	TREAS NOTE	U.S. Treasury 1.250 11/30/18	2,989,703.82	0.00	0.00	953.19	0.00	2,990,657.01	2,984,649.00	2,983,008.00	(1,641.00)
Total for 2017 CO Bonds			26,177,548.61	0.00	(652,908.26)	8,555.40	0.00	25,533,195.75	26,168,700.95	25,518,945.69	(649,755.26)
2017 LTN Bond Fund											
TEXSTAR	LGIP	TexSTAR	2,482,133.96	2,574.04	0.00	0.00	0.00	2,484,708.00	2,482,133.96	2,484,708.00	2,574.04
Total for 2017 LTN Bond Fund			2,482,133.96	2,574.04	0.00	0.00	0.00	2,484,708.00	2,482,133.96	2,484,708.00	2,574.04
Debt Service											
TEXSTAR	LGIP	TexSTAR	241,688.41	250.63	0.00	0.00	0.00	241,939.04	241,688.41	241,939.04	250.63
TEXSTAR2	LGIP	TexSTAR	1,211.11	1.25	0.00	0.00	0.00	1,212.36	1,211.11	1,212.36	1.25
Total for Debt Service			242,899.52	251.88	0.00	0.00	0.00	243,151.40	242,899.52	243,151.40	251.88

CUSIP	Security Type	Security Description	01/31/18 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	02/28/18 Book Value	01/31/18 Market Value	02/28/18 Market Value	Change in Mkt Value
Operating Fund											
FSB	BANK DEP	First State Bk	184,994.54	0.00	0.00	0.00	0.00	184,994.54	184,994.54	184,994.54	0.00
TEXPOOL	LGIP	TexPool	5,350,353.35	411,032.89	0.00	0.00	0.00	5,761,386.24	5,350,353.35	5,761,386.24	411,032.89
TEXSTAR	LGIP	TexSTAR	2,974,805.38	0.00	0.00	0.00	0.00	2,974,805.38	2,974,805.38	2,974,805.38	0.00
WF-HUTTO	BANK DEP	Wells Fargo	2,056,945.66	172,449.43	0.00	0.00	0.00	2,229,395.09	2,056,945.66	2,229,395.09	172,449.43
89233HB29	CP - DISC	Toyota Mtr Cr 0.000 02/02/18	499,980.97	0.00	(500,000.00)	19.03	0.00	0.00	499,963.00	0.00	(499,963.00)
CD-5927-5	CD	First St Bk Central TX CD 0.250 02/02/18	1,020,061.33	0.00	(1,020,061.33)	0.00	0.00	0.00	1,020,061.33	0.00	(1,020,061.33)
46640QCG4	CP - DISC	J.P.Morgan Sec 0.000 03/16/18	499,110.14	0.00	0.00	579.45	0.00	499,689.59	499,020.50	499,649.50	629.00
CD-5930-3	CD	First St Bk Central TX CD 0.350 05/15/18	512,018.40	451.70	0.00	0.00	0.00	512,470.10	512,018.40	512,470.10	451.70
CD-5931-2	CD	First St Bk Central TX CD 0.450 05/15/18	515,607.82	584.83	0.00	0.00	0.00	516,192.65	515,607.82	516,192.65	584.83
Total for Operating Fund			13,613,877.59	584,518.85	(1,520,061.33)	598.48	0.00	12,678,933.59	13,613,769.98	12,678,893.50	(934,876.48)
Total for City of Hutto											
Total for City of Hutto			44,532,762.23	609,456.39	(2,172,969.59)	9,153.88	0.00	42,978,402.91	44,523,806.96	42,964,112.76	(1,559,694.20)

CUSIP	Security Type	Security Description	Beg. Accrued	Interest Earned	Interest Rec'd / Sold / Matured	Interest Purchased	Ending Accrued	Disc Accr / Prem Amort	Net Income
2007 Tax Note Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	176.47	176.47	0.00	0.00	0.00	176.47
Total for 2007 Tax Note Bond Fund			0.00	176.47	176.47	0.00	0.00	0.00	176.47
2010 Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	175.12	175.12	0.00	0.00	0.00	175.12
Total for 2010 Bond Fund			0.00	175.12	175.12	0.00	0.00	0.00	175.12
2010 GO Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	164.28	164.28	0.00	0.00	0.00	164.28
Total for 2010 GO Bond Fund			0.00	164.28	164.28	0.00	0.00	0.00	164.28
2011 CO Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	208.44	208.44	0.00	0.00	0.00	208.44
Total for 2011 CO Bond Fund			0.00	208.44	208.44	0.00	0.00	0.00	208.44
2012 GO Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	66.58	66.58	0.00	0.00	0.00	66.58
Total for 2012 GO Bond Fund			0.00	66.58	66.58	0.00	0.00	0.00	66.58
2013 CO Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	191.29	191.29	0.00	0.00	0.00	191.29
Total for 2013 CO Bond Fund			0.00	191.29	191.29	0.00	0.00	0.00	191.29

CUSIP	Security Type	Security Description	Beg. Accrued	Interest Earned	Interest Rec'd / Sold / Matured	Interest Purchased	Ending Accrued	Disc Accr / Prem Amort	Net Income
2016 GO Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	1,129.44	1,129.44	0.00	0.00	0.00	1,129.44
Total for 2016 GO Bond Fund			0.00	1,129.44	1,129.44	0.00	0.00	0.00	1,129.44
2017 CO Bonds									
TEXSTAR	LGIP	TexSTAR	0.00	14,589.77	14,589.77	0.00	0.00	0.00	14,589.77
912796LN7	TREAS BILL	U.S. Treasury 0.000 03/01/18	0.00	0.00	0.00	0.00	0.00	2,907.33	2,907.33
912796PH6	TREAS BILL	U.S. Treasury 0.000 05/31/18	0.00	0.00	0.00	0.00	0.00	3,289.98	3,289.98
912828L40	TREAS NOTE	U.S. Treasury 1.000 09/15/18	11,519.34	2,320.44	0.00	0.00	13,839.78	1,404.90	3,725.34
912828A34	TREAS NOTE	U.S. Treasury 1.250 11/30/18	6,490.38	2,884.62	0.00	0.00	9,375.00	953.19	3,837.81
Total for 2017 CO Bonds			18,009.72	19,794.83	14,589.77	0.00	23,214.78	8,555.40	28,350.23
2017 LTN Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	2,574.04	2,574.04	0.00	0.00	0.00	2,574.04
Total for 2017 LTN Bond Fund			0.00	2,574.04	2,574.04	0.00	0.00	0.00	2,574.04
Debt Service									
TEXSTAR	LGIP	TexSTAR	0.00	250.63	250.63	0.00	0.00	0.00	250.63
TEXSTAR2	LGIP	TexSTAR	0.00	1.25	1.25	0.00	0.00	0.00	1.25
Total for Debt Service			0.00	251.88	251.88	0.00	0.00	0.00	251.88

CUSIP	Security Type	Security Description	Beg. Accrued	Interest Earned	Interest Rec'd / Sold / Matured	Interest Purchased	Ending Accrued	Disc Accr / Prem Amort	Net Income
Operating Fund									
FSB	BANK DEP	First State Bk	0.00	117.14	117.14	0.00	0.00	0.00	117.14
TEXPOOL	LGIP	TexPool	0.00	5,872.07	5,872.07	0.00	0.00	0.00	5,872.07
TEXSTAR	LGIP	TexSTAR	0.00	3,084.94	3,084.94	0.00	0.00	0.00	3,084.94
89233HB29	CP - DISC	Toyota Mtr Cr 0.000 02/02/18	0.00	0.00	0.00	0.00	0.00	19.03	19.03
CD-5927-5	CD	First St Bk Central TX CD 0.250 02/02/18	635.79	6.99	642.78	0.00	0.00	0.00	6.99
46640QCG4	CP - DISC	J.P.Morgan Sec 0.000 03/16/18	0.00	0.00	0.00	0.00	0.00	579.45	579.45
CD-5930-3	CD	First St Bk Central TX CD 0.350 05/15/18	382.96	137.54	451.70	0.00	68.80	0.00	137.54
CD-5931-2	CD	First St Bk Central TX CD 0.450 05/15/18	495.83	178.10	584.83	0.00	89.10	0.00	178.10
Total for Operating Fund			1,514.58	9,396.78	10,753.46	0.00	157.90	598.48	9,995.26
Total for City of Hutto									
Total for City of Hutto			19,524.30	34,129.15	30,280.77	0.00	23,372.68	9,153.88	43,283.03

Trade Date	Settle Date	CUSIP	Security Type	Security Description	Coupon	Mty Date	Call Date	Par Value	Price	Principal Amount	Int Purchased / Received	Total Amount	Realized Gain / Loss	YTM	YTW
Operating Fund															
Maturities															
02/02/18	02/02/18	89233HB29	CP - DISC	Toyota Mtr Cr		02/02/18		500,000.00	100.000	500,000.00	0.00	500,000.00		1.384	
02/02/18	02/02/18	CD-5927-5	CD	First St Bk Central TX CD	0.250	02/02/18		1,020,061.33	100.000	1,020,061.33	0.00	1,020,061.33		0.250	
Total for: Maturities								1,520,061.33		1,520,061.33	0.00	1,520,061.33		0.623	
Income Payments															
02/02/18	02/02/18	CD-5927-5	CD	First St Bk Central TX CD	0.250	02/02/18				0.00	642.78	642.78			
02/15/18	02/15/18	CD-5931-2	CD	First St Bk Central TX CD	0.450	05/15/18				0.00	584.83	584.83			
02/15/18	02/15/18	CD-5930-3	CD	First St Bk Central TX CD	0.350	05/15/18				0.00	451.70	451.70			
Total for: Income Payments										0.00	1,679.31	1,679.31			
Capitalized Interest															
02/15/18	02/15/18	CD-5931-2	CD	First St Bk Central TX CD	0.450	05/15/18		584.83	100.000	584.83	0.00	584.83			
02/15/18	02/15/18	CD-5930-3	CD	First St Bk Central TX CD	0.350	05/15/18		451.70	100.000	451.70	0.00	451.70			
Total for: Capitalized Interest								1,036.53		1,036.53	0.00	1,036.53			

Trade Date	Settle Date	CUSIP	Security Type	Security Description	Coupon	Mty Date	Call Date	Par Value	Price	Principal Amount	Int Purchased / Received	Total Amount	Realized Gain / Loss	YTM	YTW
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Total for All Portfolios

Transaction Type	Quantity	Total Amount	Realized G/L	YTM	YTW
Total Maturities	1,520,061.33	1,520,061.33		0.623	
Total Income Payments	0.00	1,679.31			
Total Capitalized Interest	1,036.53	1,036.53			

CUSIP	Settle Date	Security Type	Security Description	Next Call Date	Purchase Qty	Orig Price	Original Cost	Amrt/Accr for Period	Total Amrt/Accr Since Purch	Remaining Disc / Prem	Book Value
2017 CO Bonds											
912796LN7	12/04/17	TREAS BILL	U.S. Treasury 0.000 03/01/18		3,000,000.00	99.699	2,990,966.50	2,907.33	9,033.50	0.00	3,000,000.00
912796PH6	12/04/17	TREAS BILL	U.S. Treasury 0.000 05/31/18		3,000,000.00	99.303	2,979,085.00	3,289.98	10,222.49	10,692.51	2,989,307.49
912828L40	12/04/17	TREAS NOTE	U.S. Treasury 1.000 09/15/18		3,000,000.00	99.527	2,985,820.31	1,404.90	4,365.25	9,814.44	2,990,185.56
912828A34	12/04/17	TREAS NOTE	U.S. Treasury 1.250 11/30/18		3,000,000.00	99.590	2,987,695.31	953.19	2,961.70	9,342.99	2,990,657.01
Total for 2017 CO Bonds					12,000,000.00		11,943,567.12	8,555.40	26,582.94	29,849.94	11,970,150.06
Operating Fund											
89233HB29	05/10/17	CP - DISC	Toyota Mtr Cr 0.000 02/02/18		0.00	98.980	0.00	19.03	0.00	0.00	0.00
CD-5927-5	02/02/17	CD	First St Bk Central TX CD 0.250 02/02/18		0.00	100.000	0.00	0.00	0.00	0.00	0.00
46640QCG4	06/21/17	CP - DISC	J.P.Morgan Sec 0.000 03/16/18		500,000.00	98.891	494,453.89	579.45	5,235.70	310.41	499,689.59
CD-5930-3	11/15/16	CD	First St Bk Central TX CD 0.350 05/15/18		512,470.10	100.000	512,470.10	0.00	0.00	0.00	512,470.10
CD-5931-2	05/15/16	CD	First St Bk Central TX CD 0.450 05/15/18		516,192.65	100.000	516,192.65	0.00	0.00	0.00	516,192.65
Total for Operating Fund					1,528,662.75		1,523,116.64	598.48	5,235.70	310.41	1,528,352.34
Total for City of Hutto					13,528,662.75		13,466,683.76	9,153.88	31,818.64	30,160.35	13,498,502.40

CUSIP	Security Type	Security Description	Pay Date	Interest	Principal	Total Amount
2017 CO Bonds						
912796LN7	TREAS BILL	U.S. Treasury 0.000 03/01/18	03/01/18	0.00	3,000,000.00	3,000,000.00
912828L40	TREAS NOTE	U.S. Treasury 1.000 09/15/18	03/15/18	15,000.00	0.00	15,000.00
912796PH6	TREAS BILL	U.S. Treasury 0.000 05/31/18	05/31/18	0.00	3,000,000.00	3,000,000.00
912828A34	TREAS NOTE	U.S. Treasury 1.250 11/30/18	05/31/18	18,750.00	0.00	18,750.00
Total for 2017 CO Bonds				33,750.00	6,000,000.00	6,033,750.00
Operating Fund						
46640QCG4	CP - DISC	J.P.Morgan Sec 0.000 03/16/18	03/16/18	0.00	500,000.00	500,000.00
CD-5930-3	CD	First St Bk Central TX CD 0.350 05/15/18	05/15/18	448.41	512,470.10	512,918.51
CD-5931-2	CD	First St Bk Central TX CD 0.450 05/15/18	05/15/18	580.71	516,192.65	516,773.36
Total for Operating Fund				1,029.12	1,528,662.75	1,529,691.87

CUSIP	Security Type	Security Description	Pay Date	Interest	Principal	Total Amount
Total for All Portfolios						
			March 2018	15,000.00	3,500,000.00	3,515,000.00
			May 2018	19,779.12	4,028,662.75	4,048,441.87
Total Projected Cash Flows for City of Hutto				34,779.12	7,528,662.75	7,563,441.87



City of Hutto, TX

Budget Report Group Summary

For Fiscal: 2017-2018 Period Ending: 02/28/2018

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 10 - General Fund						
Revenue	13,081,430.75	13,186,930.75	459,653.97	9,458,400.58	-3,728,530.17	28.27 %
Expense	13,080,786.17	13,722,140.96	967,997.41	4,623,595.41	9,098,545.55	66.31 %
Fund: 10 - General Fund Surplus (Deficit):	644.58	-535,210.21	-508,343.44	4,834,805.17	5,370,015.38	1,003.35 %
Fund: 11 - General Debt Service Fund						
Revenue	1,651,792.64	1,651,792.64	0.00	84,719.10	-1,567,073.54	94.87 %
Expense	1,716,192.03	2,023,892.85	735,246.82	735,716.82	1,288,176.03	63.65 %
Fund: 11 - General Debt Service Fund Surplus (Deficit):	-64,399.39	-372,100.21	-735,246.82	-650,997.72	-278,897.51	-74.95 %
Fund: 13 - General Capital Replacement						
Revenue	72,500.00	72,500.00	0.00	0.00	-72,500.00	100.00 %
Expense	72,500.00	72,500.00	0.00	0.00	72,500.00	100.00 %
Fund: 13 - General Capital Replacement Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	0.00 %
Fund: 20 - Court Technology Fund						
Revenue	7,000.00	7,000.00	333.94	2,307.21	-4,692.79	67.04 %
Expense	16,190.00	16,190.00	200.00	9,795.92	6,394.08	39.49 %
Fund: 20 - Court Technology Fund Surplus (Deficit):	-9,190.00	-9,190.00	133.94	-7,488.71	1,701.29	18.51 %
Fund: 21 - Court Security Fund						
Revenue	5,100.00	5,100.00	-1,084.54	395.41	-4,704.59	92.25 %
Expense	31,250.00	31,250.00	512.69	918.69	30,331.31	97.06 %
Fund: 21 - Court Security Fund Surplus (Deficit):	-26,150.00	-26,150.00	-1,597.23	-523.28	25,626.72	98.00 %
Fund: 22 - Court Training Fund						
Revenue	500.00	500.00	10.00	122.50	-377.50	75.50 %
Expense	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
Fund: 22 - Court Training Fund Surplus (Deficit):	-1,500.00	-1,500.00	10.00	122.50	1,622.50	108.17 %
Fund: 24 - Hotel Tax Fund						
Revenue	250,000.00	250,000.00	0.00	44,971.38	-205,028.62	82.01 %
Expense	263,000.00	518,000.00	0.00	3,665.00	514,335.00	99.29 %
Fund: 24 - Hotel Tax Fund Surplus (Deficit):	-13,000.00	-268,000.00	0.00	41,306.38	309,306.38	115.41 %
Fund: 26 - ATS Red Light Camera Fund						
Expense	5,000.00	5,000.00	106.95	4,185.12	814.88	16.30 %
Fund: 26 - ATS Red Light Camera Fund Total:	5,000.00	5,000.00	106.95	4,185.12	814.88	16.30 %
Fund: 27 - PEG Capital Fees						
Revenue	32,500.00	32,500.00	9,361.77	728.02	-31,771.98	97.76 %
Expense	26,200.00	26,200.00	0.00	0.00	26,200.00	100.00 %
Fund: 27 - PEG Capital Fees Surplus (Deficit):	6,300.00	6,300.00	9,361.77	728.02	-5,571.98	88.44 %
Fund: 50 - Utility Fund						
Revenue	23,818,111.00	18,340,590.00	752,861.96	3,178,782.90	-15,161,807.10	82.67 %
Expense	26,016,586.00	20,263,107.00	931,519.30	3,112,547.16	17,150,559.84	84.64 %
Fund: 50 - Utility Fund Surplus (Deficit):	-2,198,475.00	-1,922,517.00	-178,657.34	66,235.74	1,988,752.74	103.45 %
Fund: 51 - Utility Debt Service Fund						
Revenue	4,102,321.00	4,102,321.00	-1,604.51	-1,604.51	-4,103,925.51	100.04 %
Expense	4,117,406.00	6,634,677.00	1,720,597.13	1,721,346.13	4,913,330.87	74.06 %
Fund: 51 - Utility Debt Service Fund Surplus (Deficit):	-15,085.00	-2,532,356.00	-1,722,201.64	-1,722,950.64	809,405.36	31.96 %
Fund: 52 - Impact Fees Fund						
Revenue	1,200,000.00	1,200,000.00	5,004.50	301,494.50	-898,505.50	74.88 %
Expense	1,200,000.00	1,200,000.00	0.00	0.00	1,200,000.00	100.00 %
Fund: 52 - Impact Fees Fund Surplus (Deficit):	0.00	0.00	5,004.50	301,494.50	301,494.50	0.00 %

Budget Report

For Fiscal: 2017-2018 Period Ending: 02/28/2018

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 53 - Utility Capital Replacement						
Revenue	50,000.00	50,000.00	0.00	0.00	-50,000.00	100.00 %
Fund: 53 - Utility Capital Replacement Total:	50,000.00	50,000.00	0.00	0.00	-50,000.00	100.00 %
Fund: 60 - Capital Improvements Project						
Revenue	14,608,265.00	14,608,265.00	677,083.71	732,161.34	-13,876,103.66	94.99 %
Expense	15,071,264.00	15,071,264.00	1,722,815.61	5,229,116.84	9,842,147.16	65.30 %
Fund: 60 - Capital Improvements Project Surplus (Deficit):	-462,999.00	-462,999.00	-1,045,731.90	-4,496,955.50	-4,033,956.50	-871.27 %
Fund: 62 - Drainage & Streets Fund						
Revenue	3,000,000.00	3,000,000.00	0.00	0.00	-3,000,000.00	100.00 %
Expense	2,567,910.51	2,567,910.51	41,390.34	1,123,513.50	1,444,397.01	56.25 %
Fund: 62 - Drainage & Streets Fund Surplus (Deficit):	432,089.49	432,089.49	-41,390.34	-1,123,513.50	-1,555,602.99	360.02 %
Fund: 70 - Solid Waste Fund						
Revenue	1,215,000.00	1,215,000.00	114,131.15	475,781.33	-739,218.67	60.84 %
Expense	1,277,500.00	1,277,500.00	104,613.60	415,642.05	861,857.95	67.46 %
Fund: 70 - Solid Waste Fund Surplus (Deficit):	-62,500.00	-62,500.00	9,517.55	60,139.28	122,639.28	196.22 %
Report Surplus (Deficit):	-2,369,264.32	-5,709,132.93	-4,209,247.90	-2,701,782.88	3,007,350.05	52.68 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
10 - General Fund	644.58	-535,210.21	-508,343.44	4,834,805.17	5,370,015.38
11 - General Debt Service Fund	-64,399.39	-372,100.21	-735,246.82	-650,997.72	-278,897.51
13 - General Capital Replacement	0.00	0.00	0.00	0.00	0.00
20 - Court Technology Fund	-9,190.00	-9,190.00	133.94	-7,488.71	1,701.29
21 - Court Security Fund	-26,150.00	-26,150.00	-1,597.23	-523.28	25,626.72
22 - Court Training Fund	-1,500.00	-1,500.00	10.00	122.50	1,622.50
24 - Hotel Tax Fund	-13,000.00	-268,000.00	0.00	41,306.38	309,306.38
26 - ATS Red Light Camera Fund	-5,000.00	-5,000.00	-106.95	-4,185.12	814.88
27 - PEG Capital Fees	6,300.00	6,300.00	9,361.77	728.02	-5,571.98
50 - Utility Fund	-2,198,475.00	-1,922,517.00	-178,657.34	66,235.74	1,988,752.74
51 - Utility Debt Service Fund	-15,085.00	-2,532,356.00	-1,722,201.64	-1,722,950.64	809,405.36
52 - Impact Fees Fund	0.00	0.00	5,004.50	301,494.50	301,494.50
53 - Utility Capital Replacement	50,000.00	50,000.00	0.00	0.00	-50,000.00
60 - Capital Improvements Project	-462,999.00	-462,999.00	-1,045,731.90	-4,496,955.50	-4,033,956.50
62 - Drainage & Streets Fund	432,089.49	432,089.49	-41,390.34	-1,123,513.50	-1,555,602.99
70 - Solid Waste Fund	-62,500.00	-62,500.00	9,517.55	60,139.28	122,639.28
Report Surplus (Deficit):	-2,369,264.32	-5,709,132.93	-4,209,247.90	-2,701,782.88	3,007,350.05



Fund Balance Report

As Of 02/28/2018

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
10 - General Fund	4,503,720.74	9,458,400.58	4,623,595.41	9,338,525.91
11 - General Debt Service Fund	218,656.72	84,719.10	735,716.82	-432,341.00
13 - General Capital Replacement	481,198.22	0.00	0.00	481,198.22
20 - Court Technology Fund	9,599.97	2,307.21	9,795.92	2,111.26
21 - Court Security Fund	27,790.72	395.41	918.69	27,267.44
22 - Court Training Fund	2,153.37	122.50	0.00	2,275.87
24 - Hotel Tax Fund	217,859.44	44,971.38	3,665.00	259,165.82
25 - Hutto Police Seizure Fund	14,242.08	0.00	0.00	14,242.08
26 - ATS Red Light Camera Fund	95,946.77	0.00	4,185.12	91,761.65
27 - PEG Capital Fees	45,735.58	728.02	0.00	46,463.60
40 - Park Improvement Fund	315,791.61	0.00	0.00	315,791.61
50 - Utility Fund	26,772,460.81	3,178,782.90	3,112,547.16	26,838,696.55
51 - Utility Debt Service Fund	-1,430,831.02	-1,604.51	1,721,346.13	-3,153,781.66
52 - Impact Fees Fund	0.00	301,494.50	0.00	301,494.50
53 - Utility Capital Replacement	345,833.37	0.00	0.00	345,833.37
60 - Capital Improvements Project	2,640,225.61	732,161.34	5,229,116.84	-1,856,729.89
62 - Drainage & Streets Fund	0.00	0.00	1,123,513.50	-1,123,513.50
70 - Solid Waste Fund	319,835.44	475,781.33	415,642.05	379,974.72
Report Total:	34,580,219.43	14,278,259.76	16,980,042.64	31,878,436.55



City of Hutto, TX

Balance Sheet

Account Summary

As Of 02/28/2018

Balance

Fund: 10 - General Fund

Assets

Total Assets:	10,494,717.40	<u>10,494,717.40</u>
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Liability

Total Liability:	<u>1,156,191.49</u>
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Equity

Total Beginning Equity:	<u>4,503,720.74</u>
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Total Revenue	9,458,400.58
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Total Expense	<u>4,623,595.41</u>
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Revenues Over/Under Expenses	<u>4,834,805.17</u>
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Total Equity and Current Surplus (Deficit):	9,338,525.91
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Total Liabilities, Equity and Current Surplus (Deficit):	<u>10,494,717.40</u>
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Balance Sheet

As Of 02/28/2018

		Balance	
Fund: 11 - General Debt Service Fund			
Assets			
	Total Assets:	-416,013.50	-416,013.50
Liability			
	Total Liability:	16,327.50	
Equity			
	Total Beginning Equity:	218,656.72	
Total Revenue		84,719.10	
Total Expense		735,716.82	
Revenues Over/Under Expenses		-650,997.72	
	Total Equity and Current Surplus (Deficit):	-432,341.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		-416,013.50

Balance Sheet

As Of 02/28/2018

	Balance	
Fund: 13 - General Capital Replacement		
Assets		
Total Assets:	<u>481,198.22</u>	<u><u>481,198.22</u></u>
Liability		
Total Liability:	<u>0.00</u>	
Equity		
Total Beginning Equity:	<u>481,198.22</u>	
Total Revenue	0.00	
Total Expense	<u>0.00</u>	
Revenues Over/Under Expenses	<u>0.00</u>	
Total Equity and Current Surplus (Deficit):	<u>481,198.22</u>	
Total Liabilities, Equity and Current Surplus (Deficit):		<u><u>481,198.22</u></u>

Balance Sheet

As Of 02/28/2018

	Balance	
Fund: 20 - Court Technology Fund		
Assets		
Total Assets:	<u>2,111.26</u>	<u><u>2,111.26</u></u>
Liability		
Total Liability:	<u>0.00</u>	
Equity		
Total Beginning Equity:	<u>9,599.97</u>	
Total Revenue	2,307.21	
Total Expense	<u>9,795.92</u>	
Revenues Over/Under Expenses	<u>-7,488.71</u>	
Total Equity and Current Surplus (Deficit):	<u>2,111.26</u>	
Total Liabilities, Equity and Current Surplus (Deficit):		<u><u>2,111.26</u></u>

Balance Sheet

As Of 02/28/2018

	Balance	
Fund: 21 - Court Security Fund		
Assets		
Total Assets:	27,267.44	<u>27,267.44</u>
Liability		
Total Liability:	0.00	
Equity		
Total Beginning Equity:	27,790.72	
Total Revenue	395.41	
Total Expense	918.69	
Revenues Over/Under Expenses	-523.28	
Total Equity and Current Surplus (Deficit):	27,267.44	
Total Liabilities, Equity and Current Surplus (Deficit):		<u>27,267.44</u>

Balance Sheet

As Of 02/28/2018

	Balance	
Fund: 22 - Court Training Fund		
Assets		
Total Assets:	<u>2,275.87</u>	<u><u>2,275.87</u></u>
Liability		
Total Liability:	<u>0.00</u>	
Equity		
Total Beginning Equity:	<u>2,153.37</u>	
Total Revenue	122.50	
Total Expense	<u>0.00</u>	
Revenues Over/Under Expenses	122.50	
Total Equity and Current Surplus (Deficit):	2,275.87	
Total Liabilities, Equity and Current Surplus (Deficit):		<u><u>2,275.87</u></u>

Balance Sheet

As Of 02/28/2018

		Balance
Fund: 24 - Hotel Tax Fund		
Assets		
	Total Assets:	346,231.77 346,231.77
Liability		
	Total Liability:	87,065.95
Equity		
	Total Beginning Equity:	217,859.44
Total Revenue		44,971.38
Total Expense		3,665.00
Revenues Over/Under Expenses		41,306.38
	Total Equity and Current Surplus (Deficit):	259,165.82
	Total Liabilities, Equity and Current Surplus (Deficit):	346,231.77

Balance Sheet

As Of 02/28/2018

	Balance	
Fund: 25 - Hutto Police Seizure Fund		
Assets		
Total Assets:	14,242.08	<u>14,242.08</u>
Liability		
Total Liability:	0.00	
Equity		
Total Beginning Equity:	14,242.08	
Total Revenue	0.00	
Total Expense	0.00	
Revenues Over/Under Expenses	0.00	
Total Equity and Current Surplus (Deficit):	14,242.08	
Total Liabilities, Equity and Current Surplus (Deficit):		<u>14,242.08</u>

Balance Sheet

As Of 02/28/2018

		Balance	
Fund: 26 - ATS Red Light Camera Fund			
Assets			
	Total Assets:	151,757.49	151,757.49
Liability			
	Total Liability:	59,995.84	
Equity			
	Total Beginning Equity:	95,946.77	
Total Revenue		0.00	
Total Expense		4,185.12	
Revenues Over/Under Expenses		-4,185.12	
	Total Equity and Current Surplus (Deficit):	91,761.65	
	Total Liabilities, Equity and Current Surplus (Deficit):		151,757.49

Balance Sheet

As Of 02/28/2018

	Balance	
Fund: 27 - PEG Capital Fees		
Assets		
Total Assets:	46,463.60	<u>46,463.60</u>
Liability		
Total Liability:	0.00	
Equity		
Total Beginning Equity:	45,735.58	
Total Revenue	728.02	
Total Expense	0.00	
Revenues Over/Under Expenses	728.02	
Total Equity and Current Surplus (Deficit):	46,463.60	
Total Liabilities, Equity and Current Surplus (Deficit):		<u>46,463.60</u>

Balance Sheet

As Of 02/28/2018

		Balance	
Fund: 40 - Park Improvement Fund			
Assets			
	Total Assets:	315,791.61	315,791.61
Liability			
	Total Liability:	0.00	
Equity			
	Total Beginning Equity:	315,791.61	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	315,791.61	
	Total Liabilities, Equity and Current Surplus (Deficit):		315,791.61

Balance Sheet

As Of 02/28/2018

	Balance	
Fund: 50 - Utility Fund		
Assets		
	Total Assets:	68,829,885.62
		<u>68,829,885.62</u>
Liability		
	Total Liability:	41,991,189.07
Equity		
	Total Beginning Equity:	26,772,460.81
Total Revenue		3,178,782.90
Total Expense		3,112,547.16
Revenues Over/Under Expenses		66,235.74
	Total Equity and Current Surplus (Deficit):	26,838,696.55
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>68,829,885.62</u>

Balance Sheet

As Of 02/28/2018

	Balance	
Fund: 51 - Utility Debt Service Fund		
Assets		
Total Assets:	<u>-3,152,379.36</u>	<u><u>-3,152,379.36</u></u>
Liability		
Total Liability:	<u>1,402.30</u>	
Equity		
Total Beginning Equity:	<u>-1,430,831.02</u>	
Total Revenue	-1,604.51	
Total Expense	<u>1,721,346.13</u>	
Revenues Over/Under Expenses	<u>-1,722,950.64</u>	
Total Equity and Current Surplus (Deficit):	<u>-3,153,781.66</u>	
Total Liabilities, Equity and Current Surplus (Deficit):		<u><u>-3,152,379.36</u></u>

Balance Sheet

As Of 02/28/2018

	Balance	
Fund: 52 - Impact Fees Fund		
Assets		
Total Assets:	1,659,142.00	<u>1,659,142.00</u>
Liability		
Total Liability:	1,357,647.50	
Equity		
Total Beginning Equity:	0.00	
Total Revenue	301,494.50	
Total Expense	0.00	
Revenues Over/Under Expenses	301,494.50	
Total Equity and Current Surplus (Deficit):	301,494.50	
Total Liabilities, Equity and Current Surplus (Deficit):		<u>1,659,142.00</u>

Balance Sheet

As Of 02/28/2018

		Balance
Fund: 53 - Utility Capital Replacement		
Assets		
	Total Assets:	345,833.37
		345,833.37
Liability		
	Total Liability:	0.00
Equity		
	Total Beginning Equity:	345,833.37
Total Revenue		0.00
Revenues Over/Under Expenses		0.00
	Total Equity and Current Surplus (Deficit):	345,833.37
	Total Liabilities, Equity and Current Surplus (Deficit):	345,833.37

Balance Sheet

As Of 02/28/2018

		Balance	
Fund: 62 - Drainage & Streets Fund			
Assets			
	Total Assets:	-1,102,153.93	-1,102,153.93
Liability			
	Total Liability:	21,359.57	
Equity			
	Total Beginning Equity:	0.00	
Total Revenue		0.00	
Total Expense		1,123,513.50	
Revenues Over/Under Expenses		-1,123,513.50	
	Total Equity and Current Surplus (Deficit):	-1,123,513.50	
	Total Liabilities, Equity and Current Surplus (Deficit):		-1,102,153.93

Balance Sheet

As Of 02/28/2018

	Balance	
Fund: 70 - Solid Waste Fund		
Assets		
Total Assets:	612,951.86	<u>612,951.86</u>
Liability		
Total Liability:	232,977.14	
Equity		
Total Beginning Equity:	319,835.44	
Total Revenue	475,781.33	
Total Expense	415,642.05	
Revenues Over/Under Expenses	60,139.28	
Total Equity and Current Surplus (Deficit):	379,974.72	
Total Liabilities, Equity and Current Surplus (Deficit):		<u>612,951.86</u>

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 12A.

AGENDA DATE: April 05, 2018

PRESENTED BY:

ITEM:

Executive Session, as authorized by Texas Government Code, Section 551.071, regarding consulting with an Attorney, and Section 551.087, economic development negotiations related to the Co-Op District and Project Butterfly.

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.