



# City of Hutto

## Agenda

### **Planning and Zoning Commission Tuesday, November 7, 2023 at 7:00 PM Council Chambers**

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

#### **1. CALL SESSION TO ORDER**

#### **2. ROLL CALL**

#### **3. PUBLIC COMMENT**

#### **4. CONSENT AGENDA**

- 4.1. Discussion and Possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on October 10, 2023.
- 4.2. Consideration and possible action to disapprove the proposed Elm Park Townhomes Preliminary Plat, 12.043 acres, more or less, of land, proposing one residential lot, located along Elm Park Street in the Star Ranch MUD (ETJ).
- 4.3. Consideration and possible action to disapprove the proposed Hippo Partner - LI Hutto Megasite Preliminary Plat, 52.57 acres, more or less, of land, located north of County Road 132 and west of FM3349.
- 4.4. Consideration and possible action to approve the Hutto Crossing Phase 4 Section 18 Final Plat, 22.045 acres, more or less, of land, 34 lots, located north on Carl Stern Drive.
- 4.5. Consideration and possible action on the proposed Yardly Emory Crossing Preliminary Plat, 56.318 acres, more or less, of land, comprised of one multi-family lot, located on County Road 119.
- 4.6. Consideration and acceptance of the 2024 submittal calendar in accordance with Texas HB3699.

#### **5. AGENDA ITEMS**

- 5.1. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 2725 Limmer Loop, to allow a car wash in the B-2 (General Commercial) zoning district, as an accessory use to a gas station (UDC 10.304.6).

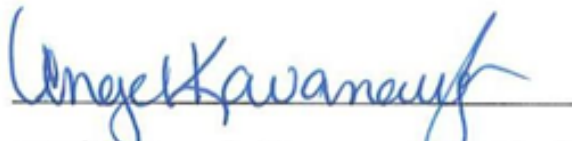
#### **6. DEVELOPMENT SERVICES DIRECTOR REPORT**

#### **7. ADJOURNMENT**

#### **8. CERTIFICATION**

I certify that this notice of the November 7, 2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on November 3, 2023 at 5:00 P.M.



  
Angel Kavanaugh, Management Assistant

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



# AGENDA ITEM REPORT

4.1.



**To:** Planning and Zoning Commission  
**Subject:** Discussion and Possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on October 10, 2023.  
**Meeting:** Tuesday, November 7, 2023  
**Department:** Development Services  
**Staff Contact:**

## BACKGROUND INFORMATION:

## SUMMARY OF REQUEST:

## STAFF REVIEW:

## FISCAL NOTES:

## POLICY IMPLICATIONS:

## ATTACHMENTS:

1. Planning and Zoning Meeting minutes 10.10.2023



# City of Hutto

## Minutes

**Planning and Zoning Commission**  
**Tuesday, October 10, 2023 at 7:00 PM**  
**City Council Chambers**

**1. CALL SESSION TO ORDER**

Planning and Zoning Commission meeting was called to order at 7:10 PM.

**2. ROLL CALL**

Members of the Planning and Zoning Commission in attendance were: Jim Morris, Susanne Boyer, Rick Hudson and Jerica Lawyer. Members not in attendance were: Bryan Lee and Cheryl Stewart.

Members of the City of Hutto staff in attendance were: John Byrum, Planning Manager and Angel Kavanaugh, Sr. Management Assistant.

**3. PUBLIC COMMENT**

Residents chose to make the statements at the time of the agenda item.

**4. CONSENT AGENDA**

- 4.1. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on September 5, 2023.

Vice Chair Rick Hudson made a motion to approve the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on September 5, 2023 as written, seconded by Commissioner Jim Morris. Motion passed 4 Ayes to 0 Nays

- 4.2. Consideration and possible action to approve Brooklands Sec Six Amended Plat, 21.59 acres, more or less, located northeast of Brooklands Drive and Swindoll Lane.

Vice Chair Rick Hudson Made a motion to approve Brooklands Sec Six Amended Plat, 21.59 Acres, more or less, located northeast of Brooklands Drive and Swindoll Lane as written, Seconded by Commissioner Jim Morris. Motion passed 4 Ayes to 0 Nays

- 4.3. Consideration and possible action to approve the proposed Northtown Commons Final Plat, 3.1 acres, more or less, of land, two (2) commercial lots, located on Limmer Loop.

Commissioner Jim Morris made a motion to approve the proposed Northtown Commons Final Plat, 3.1 Acres, more or less, of land, two(2) commercial lots, located on Limmer Loop. as written, seconded by Vice Chair Rick Hudson. Motion passed 4 Ayes to 0 Nays

**5. AGENDA ITEMS**

- 5.1. Consideration and possible action on the minor modification application of The Pastrami Guy food truck to be located in the Historic District at 209 Farley Street. Vice Chair Rick Hudson made a motion to accept the minor modification application of the Pastrami Guy food truck to be located in the Historic District at 209 Farley Street as presented by staff, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.
- 5.2. Consider a public hearing and possible action on the Bluffs At Blackhawk Preliminary Plat, 81.41 acres, more or less, more or less, of land, located on Rowe Lane at Melber Lane.  
The public hearing opened at 7:22 pm. The following residents spoke about Road issues, conditions, congestion, possible dark sky lighting, water/drainage issues, and not having the smaller lots.  
David  
Claudia Beauser 333 Comanche  
Jeff Latham  
Stephanie Newberry 232 Taco Bridge  
Public Hearing closed at 7:38 pm. The applicants were there to answer questions and opened up to the residents as well. A motion to postpone item 5.2 with 2 conditions was made by Commissioner Jerica Lawyer. 1. That the applicant speaks with residents and answers their questions 2. Residents speak with Wilco/Travis County. This item will be brought back on the December Agenda, seconded by Vice Chair Rick Hudson. Motion passed 4 Ayes to 0 Nays.
- 5.3. Conduct a public hearing and possible action on Ordinance No. O-2023-033 for the proposed Specific Use Permit request for the property known as 901 Ed Schmidt Boulevard, to allow a drive-through facility (UDC 10.304.10) (Ashley Bailey)  
The public hearing opened at 8:35 pm and closed at 8:35 pm. A motion was made by Commissioner Jim Morris to accept staff recommendation on the proposed Specific Use Permit for the property known as 901 Ed Schmidt boulevard, to allow a drive through facility ( UDC 10.304.10)-With staff conditions, seconded by Vice Chair Rick Hudson. Motion passed 3 Ayes to 0 Nays
- 5.4. Conduct a public hearing and consider possible action on the Planned Unit Development (PUD) request for the property known as Meadow Brook Planned Unit Development (PUD), 87.8 acres, more or less, of land, located off FM1660S.  
The public hearing opened at 8:48 pm and closed at 8:48 pm. A motion was made by Vice Chair Rick Hudson to accept staff recommendation on the Planned Unit Development (PUD) request for the property known as Meadowbrook Planned Unit Development (PUD) 87.8 acres, more or less of land, located off FM 1660S with the condition that striping of street parking is provided, seconded by Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.
- 5.5. Conduct a public hearing and consider possible action on the CoOp Planned Unit Development Amendment, 35.102 acres, more or less, located on US 79 West at CoOp Blvd.  
The public hearing opened at 9:00 pm. Ellie Gonzales had a location question that was resolved, closed at 9:05 pm. A motion was made by commissioner Jim Morris to accept staff recommendation on the CoOp Planned Unit Development Amendment, 35.102 acres, more or less, located on US 79 West at CoOp Blvd, seconded by Chair Susanne Boyer. Motion passed 4 Ayes to 0 Nays.

- 5.6. Conduct a public hearing and consider possible action on the CoOp District Resubdivision of Lot 1, approximately 3.37 acres, east of the northeast corner of W. Live Oak Street and Exchange Blvd.  
The public hearing opened at 9:11 pm. Closed at 9:11 pm. A motion was made by Vice Chair Rick Hudson to accept staff recommendation on the CoOp District Resubdivision of Lot 1 approximately 3.37 acres, east of the northeast corner of W Live Oak Street and Exchange Blvd as presented , seconded by Commissioner Jim Morris. Motion passes 4 Ayes to 0 Nays.
- 5.7. Conduct a public hearing and consider possible action on the CoOp District Resubdivision of Lots 4A, 4B, 4E, 5A, approximately 5.78 acres, located at the northeast corner of CoOp Blvd. and US Highway 79.  
The public hearing opened at 9:14 pm. Closed at 9:14 pm. A motion was made by Vice chair Rick Hudson to accept staff recommendation on the CoOp District resubdivision of Lots 4A, 4E and 5 A, approximately 5.78 acres, located at the northeast corner of CoOp Blvd and US Highway 79, with the recommendation that the chair name be changed from Rick Hudson to Susanne Boyer, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays
- 5.8. Conduct a public hearing and consider possible action on the CoOp District Resubdivision of Lots 6A-1, 7, 8 and 9, approximately 15.35 acres at the southeast corner of W. Live Oak Blvd. and Exchange Blvd.  
The public hearing opened at 9:21 pm. Closed at 9:21 pm. A motion was made by Vice Chair Rick Hudson to accept staff recommendation on the resubdivision of Lots 6A-1, 7, 8 and 9, approximately 15.35 acres at the southeast corner of W. Live Oak Blvd. and Exchange Blvd, with the recommendation that lot 9A name be changed to 8 so people are not looking for 8 and staff condition of the replant number be added to the document, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.
- 5.9. Conduct a public hearing and consider possible action on Durango Farms Ph 2 Lots 1-5 Blk H Replat, approximately 0.713 acres, at the northeast corner of Mager Lane and Greenspire Lane.  
The public hearing opened at 9:36 pm. Closed at 9:36 pm. A motion was made by Vice Chair Rick Hudson to accept staff recommendation for the Durango Farms Ph 2 Lots 1-5 Blk H Replat, approximately 0.713 acres, at the northeast corner of Mager Lane and Greenspire Lane with 5A being a Drainage lot, seconded by Commissioner Jerica Lawyer. Motion passed 4 Ayes to 0 Nays.

**6. DEVELOPMENT SERVICES DIRECTOR REPORT**

- \* There will be a November 7th Meeting
- \* Send Commissioners the Prelim Schedule for the UDC

**7. ADJOURNMENT**

Meeting was adjourned at 9:46 PM.

**8. CERTIFICATION**

I certify that this notice of the October 10, 2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on October 6, 2023 at 5:00 P.M.

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Planning and Zoning Chair

# AGENDA ITEM REPORT

4.2.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action to disapprove the proposed Elm Park Townhomes Preliminary Plat, 12.043 acres, more or less, of land, proposing one residential lot, located along Elm Park Street in the Star Ranch MUD (ETJ).  
**Meeting:** Tuesday, November 7, 2023  
**Department:** Development Services  
**Staff Contact:** Ashley Bailey

## BACKGROUND INFORMATION:

The proposed Preliminary Plat consists of one residential lot for the purposes of townhomes. The property is within the extra-territorial jurisdiction, thus not subject to zoning and can develop according to the conceptual plan as approved and/or modified from time to time (attached). At this time, the comments have not yet been cleared. Thus, staff is recommending disapproval of the plat as submitted.

## SUMMARY OF REQUEST:

Staff recommends disapproval of the Preliminary Plat per HB3699.

## STAFF REVIEW:

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

## FISCAL NOTES:

None with this item.

## POLICY IMPLICATIONS:

None with this item.

## ATTACHMENTS:

1. Elm Park Townhomes Prelim - Initial Staff Comments

# AGENDA ITEM REPORT

4.2.



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## 2. Approved Concept Plan - 2019 Star Ranch

# Elm Park Townhomes Prelim - Initial

10/23/2023

## Attendees

Sofia Sierra (sofia.sierra@huttotx.gov)  
Mindy McDonough (mindy.mcdonough@huttotx.gov)  
Matt Rector (matt.rector@huttotx.gov)

## Documents

ElmParkTHPrelim-Init-Plat(9-26-23).pdf  
ElmParkTHPrelim-Init-EngRpt(9-26-23).pdf



PRELIMINARY PLAT  
OF  
ELM PARK TOWNHOMES

12.043 ACRES OF LAND SITUATED IN THE JAMES H. NEILEY SURVEY,  
ABSTRACT NO. 485, IN WILLIAMSON COUNTY, TEXAS

**SHEET INDEX**

|               |                                                                            |
|---------------|----------------------------------------------------------------------------|
| SHEET 1 OF 3: | PRELIMINARY PLAT & LOCATION MAP                                            |
| SHEET 2 OF 3: | PLAT NOTES & SIGNATURE BLOCKS                                              |
| SHEET 3 OF 3: | LINE/CURVE TABLES, METES & BOUNDS,<br>BEARING/ELEV. BASIS NOTE, BENCHMARKS |

The last sheet should be  
the one with the plat  
notes and signature  
block - please swap the  
order of sheets 2 and 3

OWNER: TIMOTHY TIMMERMAN  
TACK DEVELOPMENT, LTD.  
230 KLATTENHOFF LN, STE. 100  
HUTTO, TX 78634  
(512) 496-8668  
TIM@TIMMERMANCAPITAL.COM

ENGINEERING REVIEW  
Review is for general compliance only. Sole  
responsibility for correctness remains with the  
Engineer of Record.

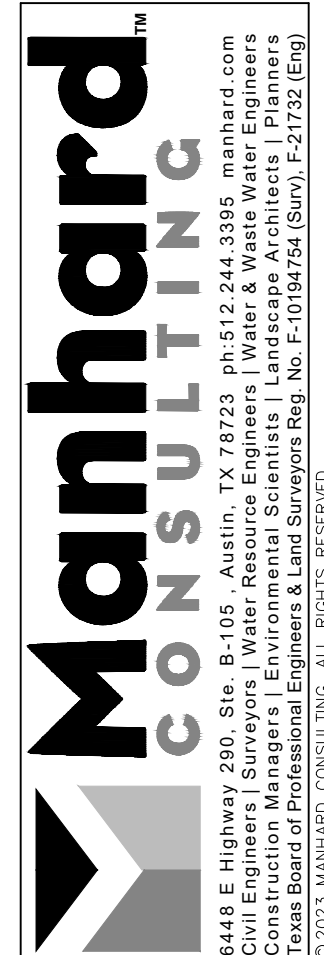
☐ No Exceptions Taken  
☐ Revise as Noted  
☒ Denied. Revise and Resubmit.

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

ACREAGE: 12.043  
PATENT SURVEY: JAMES H. NEILEY SURVEY, A-485  
NUMBER OF BLOCKS: 1  
ACREAGE BY USE: MULTIFAMILY: 12.043  
NUMBER OF LOTS BY USE: MULTIFAMILY - 1

SURVEYOR: ABRAM DASHNER, RPLS NO. 5901  
MANHARD CONSULTING  
6448 E. HWY 290 STE. B-105  
AUSTIN, TX 78723  
(512)244-3395  
ADASHNER@MANHARD.COM

ENGINEER: JONATHAN L. FITZGERALD, P.E. NO. 127704  
MANHARD CONSULTING  
1120 S. CAPITAL OF TEXAS HWY  
BLDG. 1, SUITE 210  
AUSTIN, TEXAS 78746  
JFITZGERALD@MANHARD.COM



ELM PARK TOWNHOMES

ELM PARK ST, HUTTO, WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT

REVISED: 09/01/23

PROJ. MGR.: JF

DRAWN BY: TRS

SURVEY DATE: 05/05/23

ISSUE DATE: 06/30/23

SCALE: 1"=100'

SHEET

1 OF 3



September 1, 2023 — 11:39 Dwg Name: P:\615.046 Timmerman Capital\001 Star Ranch 19A Multi-Family.dwg Surv\Final Drawings\Plot of Subdivision\Preliminary Plat\615.046001-PrelimPlat.dwg Updated By: T.Smith

PRELIMINARY PLAT  
OF  
ELM PARK TOWNHOMES

12.043 ACRES OF LAND SITUATED IN THE JAMES H. NEILEY SURVEY,  
ABSTRACT NO. 485, IN WILLIAMSON COUNTY, TEXAS

ABBREVIATIONS

- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS,  
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. = DEED RECORDS,  
WILLIAMSON COUNTY, TEXAS
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.A.E. = PUBLIC ACCESS EASEMENT
- W.W.E. = WASTEWATER EASEMENT
- A.E. = ACCESS EASEMENT

include comma between  
DEVELOPMENT and LTD

OWNER'S CERTIFICATION

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

THAT, TACK DEVELOPMENT LTD, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN 325.34 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2008092900, AND A PORTION OF THAT CERTAIN 11.0980 ACRE TRACT (CALLED "TRACT 4") CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2004019476, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

ELM PARK TOWNHOMES

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
BY: TIMOTHY TIMMERMAN, AGENT

TACK DEVELOPMENT, LTD.  
230 KLATTENHOFF LN, STE. 100  
HUTTO, TX 78634  
(512) 846-1690

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES ON: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

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

I, ABRAM DASHNER, REGISTERED PUBLIC SURVEYOR, NO 5901, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

THE FIELD WORK WAS COMPLETED ON \_\_\_\_\_

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ABRAM DASHNER, RPLS NO. 5901  
MANHARD CONSULTING  
6448 E HWY 290, SUITE B-105  
AUSTIN, TEXAS 78723  
(512) 244-3395  
ADASHNER@MANHARD.COM

PLAT NOTES

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- THIS LOT IS RESTRICTED TO MULTI-FAMILY USE, UNLESS OTHERWISE INDICATED
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22 AND THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION, AND DRAINAGE DISTRICT NO. 3. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT(S) IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE APPROPRIATE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT(S) MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
~~WATER:~~ WILLIAMSON COUNTY M.U.D. NO. 22  
~~WASTEWATER:~~ WILLIAMSON COUNTY M.U.D. NO. 22  
~~ELECTRIC:~~ ONCOR
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PODS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, GENERALLY ACCEPTED ENGINEERING PRACTICES, AND THE DEVELOPMENT AGREEMENT, AS APPLICABLE
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- ACCESS TO THE PROPERTY WILL BE B ~~missing~~ ELM PARK STREET PER DOCUMENT NO. 2018045811, O.P.R.W.C.T.
- THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARY OF THE UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT.
- ALL DRIVES WITHIN THIS SUBDIVISION ARE PRIVATE DRIVES.
- A PORTION OF THIS TRACT IS ENCROACHED BY THE 1% ULTIMATE FLOODPLAIN BASED ON A FLOODPLAIN STUDY CONDUCTED BY \_\_\_\_\_ DATED \_\_\_\_\_, 2023.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET, THEN THE STREETS WILL HAVE TO BE A MINIMUM OF 32 FEET WIDE. STREETS 26 TO LESS THAN 32 FEET WIDE WILL REQUIRE FIRE LANE SIGNAGE POSTED ON ONE SIDE, AND STREETS LESS THAN 26 FEET WIDE WILL BE REQUIRED TO HAVE FIRE LANE SIGNAGE POSTED ON BOTH SIDES.
- THE SECTION OF THE PLAT ENCOMPASSED WITHIN WILLIAMSON COUNTY MUNICIPAL DISTRICT NO. 22 HAS ALREADY BEEN CONSIDERED IN A PRIOR DRAINAGE ANALYSIS, AND IT IS NOT SUBJECT TO DETENTION PREREQUISITES.

EASEMENT LIST:

- 0.3623 ACRE DRAINAGE EASEMENT TO WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 22 – DOCUMENT NO. 2021012950, O.P.R.W.C.T.  
– SUBJECT TO, AS SHOWN HEREON
- ELECTRIC AND TELEPHONE LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY – VOLUME 350, PAGE 196, D.R.W.C.T.  
– SUBJECT TO; NOT PLOTTABLE BY DESCRIPTION
- TERMS, PROVISIONS AND CONDITIONS OF THAT FIRST AMENDMENT TO CART PATH EASEMENT TO OLY STAR RANCH GENERAL PARTNERSHIP – DOCUMENT NO. 2000015869, OPRWC, CORRECTED BY DOCUMENT NO. 2001072308, OPRWC, AND AMENDED BY DOCUMENT NO. 2001072311, O.P.R.W.C.T.  
– SUBJECT TO, AS SHOWN HEREON

CITY DEVELOPMENT SERVICES SIGNATURES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ASHLEY BAILEY, AICP  
DEVELOPMENT SERVICES DIRECTOR  
DATE

preliminary plats do  
not get recorded

PLANNING AND ZONING COMMISSION CHAIR

THIS PLAT WAS APPROVED ~~FOR RECORDING~~ BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

Update to Susanna Boyer

RICHARD HUDSON  
PLANNING AND ZONING COMMISSION CHAIR  
DATE

spelling

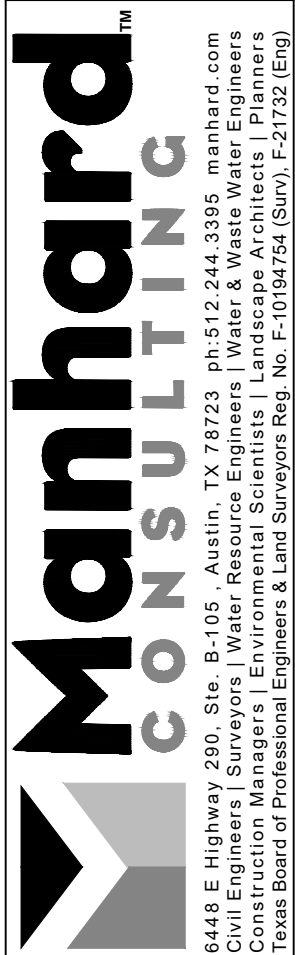
ENGINEER'S CERTIFICATION

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

I, JONATHAN L. FITZGERALD, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY,  
TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JONATHAN L. FITZGERALD, P.E. NO. 127704  
MANHARD CONSULTING  
1120 S CAPITAL OF TEXAS HWY  
BLDG. 1, SUITE 210  
AUSTIN, TEXAS 78746  
JFITZGERALD@MANHARD.COM



ELM PARK TOWNHOMES

ELM PARK ST, HUTTO, WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT

REVISED: 09/01/23  
PROJ. MGR.: JF  
DRAWN BY: TRS  
SURVEY DATE: 05/05/23  
ISSUE DATE: 06/30/23  
SCALE:

SHEET

2 OF 3

September 1, 2023 — 11:39 Dwg Name: P:\615.046 Timmerman Capital\001 Star Ranch 19A Multi-Family.dwg, Surv\Encl Drawings\Plot of Subdivision\ Preliminary Plat\615.046001--PrelimPlat.dwg Updated By: T.Smith

PRELIMINARY PLAT  
OF  
ELM PARK TOWNHOMES

12.043 ACRES OF LAND SITUATED IN THE JAMES H. NEILEY SURVEY,  
ABSTRACT NO. 485, IN WILLIAMSON COUNTY, TEXAS

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS  
COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE  
ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.  
COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND  
COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00008

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON THE NORTH AMERICAN  
VERTICAL DATUM OF 1988 (GEOID18)

BENCHMARKS

**TBM #50:**  
CUT SQUARE SET IN STORM CURB INLET.  
  
ELEVATION=670.05'                      DATUM=NAVD88—GEOID 18  
  
**TBM #51:**  
CUT SQUARE SET IN CONCRETE CART PATH.  
  
ELEVATION=667.74'                      DATUM=NAVD88—GEOID 18  
  
**TBM #52:**  
CUT SQUARE SET IN CONCRETE CART PATH.  
  
ELEVATION=646.82'                      DATUM=NAVD88—GEOID 18  
**TOPOGRAPHIC FIELD WORK COMPLETED ON 5/5/2023**

| CURVE TABLE |         |            |         |               |         |
|-------------|---------|------------|---------|---------------|---------|
| CURVE       | RADIUS  | DELTA      | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 75.00'  | 133°21'49" | 174.57' | S29°31'02"E   | 137.75' |
| C2          | 232.18' | 29°08'11"  | 118.07' | S11°57'47"E   | 116.80' |
| C3          | 150.00' | 71°29'19"  | 187.16' | N32°23'35"W   | 175.25' |
| C4          | 530.00' | 30°59'59"  | 286.75' | N52°39'52"E   | 283.27' |
| C5          | 150.00' | 29°02'16"  | 76.02'  | S33°54'32"E   | 75.21'  |
| C6          | 37.50'  | 76°46'10"  | 50.25'  | S57°46'29"E   | 46.57'  |
| C7          | 37.50'  | 97°23'00"  | 63.74'  | S71°45'15"W   | 56.34'  |
| C8          | 37.50'  | 39°54'17"  | 26.12'  | N79°30'24"W   | 25.59'  |
| C9          | 37.50'  | 31°54'13"  | 20.88'  | S64°35'21"W   | 20.61'  |
| C10         | 37.50'  | 70°42'59"  | 46.28'  | S83°59'44"W   | 43.40'  |
| C11         | 37.50'  | 23°13'07"  | 15.20'  | N49°02'13"W   | 15.09'  |
| C12         | 37.50'  | 90°00'00"  | 58.90'  | N07°34'20"E   | 53.03'  |
| C13         | 37.50'  | 18°02'16"  | 11.81'  | N61°35'28"E   | 11.76'  |
| C14         | 484.48' | 2°41'02"   | 22.69'  | S38°20'34"W   | 22.69'  |
| C15         | 530.00' | 5°33'30"   | 51.42'  | N34°23'07"E   | 51.40'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N50°49'27"W | 75.44' |
| L2         | N88°05'36"W | 69.05' |
| L3         | S65°51'18"W | 75.49' |
| L4         | N00°46'13"E | 22.62' |
| L5         | N41°04'20"W | 63.29' |
| L6         | N73°55'11"E | 4.23'  |
| L7         | N05°52'04"W | 94.16' |
| L8         | S48°25'40"E | 56.21' |
| L9         | N37°25'40"W | 38.25' |
| L10        | N70°36'36"E | 66.66' |

DESCRIPTION

12.043 ACRES OF LAND SITUATED IN THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485, IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 325.34 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2008092900, AND A PORTION OF THAT CERTAIN 11.0980 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2004019476, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 12.043 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2–inch iron rod found in the curving east right–of–way line of Elm Park St (60' r.o.w.), for the most northerly corner hereof, from which a 1/2–inch iron rod found at the point of tangency of said curve bears 51.42 feet along the arc of a curve to the left, said curve having a radius of 530.00 feet, a central angle of 5°33'30", and a chord which bears N34°23'07"E, a distance of 51.40 feet;

THENCE, S52°50'07"E, leaving said east right–of–way line, over and across said 325.34 acre tract, a distance of 140.33 feet to a 1/2–inch iron rod found in the south line of said 325.34 acre tract, being the west line of that certain 1.0265 acre tract (called 'Parcel L') conveyed to Star Golf Partners, Ltd., by Deed of record in Document No. 2004037056, of said Official Public Records, being the beginning of a non–tangent curve to the left;

THENCE, along the west and south lines of said 1.0265 acre tract, being the south line of said 325.34 acre tract, the following two (2) courses and distances:

- Along said curve, having a radius of 75.00 feet, a central angle of 133°21'49", an arc length of 174.57 feet, and a chord which bears of S29°31'02"E, a distance of 137.75 feet to a 1/2–inch iron rod found at the end of said curve;
- N83°48'04"E, a distance of 185.01 feet to a 1/2–inch iron rod found at the southeast corner of said 1.0265 acre tract, being an angle point in the south line of said 325.34 acre tract, also being an angle point in the west line of that certain 26.2193 acre tract (called 'Parcel D') conveyed to Star Golf Partners, Ltd., by Deed of record in Document No. 2004037056, of said Official Public Records, also being the northwest corner of said 11.0980 acre tract, for an angle point;

THENCE, along the west line of said 26.2193 acre tract, being the north and east lines of said 11.0980 acre tract, the following four (4) courses and distances:

- N83°50'26"E, a distance of 662.14 feet to a 1/2–inch iron rod found, for an angle point;
- N77°35'22"E, a distance of 162.96 feet to a 1/2–inch iron rod found, for the northeasterly corner hereof;
- S23°05'46"W, a distance of 460.78 feet to a 1/2–inch iron rod found at the beginning of a non–tangent curve to the left;
- Along said curve, having a radius of 232.18 feet, a central angle of 29°08'11", an arc length of 118.07 feet, and a chord which bears S11°57'47"E, a distance of 116.80 feet to a 1/2–inch iron rod found at the end of said curve, for the southeasterly corner hereof;

THENCE, S73°03'43"W, leaving the west line of said 26.2193 acre tract, over and across said 11.0980 acre tract, a distance of 107.80 feet to a 1/2–inch iron rod found in the south line of said 11.0980 acre tract, being the west line of said 26.2193 acre tract, also being the beginning of a non–tangent curve to the left;

THENCE, along the south line of said 11.0980 acre tract, being the west line of said 26.2193 acre tract, the following five (5) courses and distances:

- Along said curve, having a radius of 150.00 feet, a central angle of 71°29'19", an arc length of 187.16 feet, and a chord which bears N32°23'35"W, a distance of 175.25 feet to a 1/2–inch iron rod found at the end of said curve;
- N50°49'27"W, a distance of 75.44 feet to a 1/2–inch iron rod found, for an angle point;
- N88°05'36"W, a distance of 69.05 feet to a 1/2–inch iron rod found, for an angle point;
- S65°51'18"W, a distance of 75.49 feet to a 1/2–inch iron rod found, for an angle point;
- S48°38'14"W, a distance of 366.11 feet to a 1/2–inch iron rod found at an angle point in the south line of said 11.0980 acre tract, being an angle point in the west line of said 26.2193 acre tract, also being in the east line of said 325.34 acre tract, also being in the east line of Villas at Star Ranch Section 22 Condominiums, a Condominium Regime of record in Doc. No. 2018028765, of said Official Public Records, for the most southerly corner hereof;

THENCE, N00°46'13"E, along the east line of said Villas at Star Ranch Section 22 Condominiums, being the west line of said 11.0980 acre tract, also being the east line of said 325.34 acre tract, a distance of 22.62 feet to a nail found at the northeast corner of said Villas at Star Ranch Section 22 Condominiums, for an angle point;

THENCE, over and across said 325.34 acre tract, along the north line of said Villas at Star Ranch Section 22 Condominiums, the following three (3) courses and distances:

- N60°38'47"W, a distance of 523.54 feet to a cut "X" in concrete found, for an angle point;
- N41°04'20"W, a distance of 63.29 feet to a cut "X" in concrete found, for an angle point;
- N31°14'00"W, a distance of 151.31 feet to a 1/2–inch iron rod with 'Manhard Consulting' cap set at the most northerly corner of said Villas at Star Ranch Section 22 Condominiums, being in the south line of Lot 35, Block R, Star Ranch Section 7, Phase 6, a subdivision of record in Document No. 2018045811, of said Official Public Records, for an angle point;

THENCE, continuing over and across said 325.34 acre tract, along the south and east lines of said Lot 35, the following two (2) courses and distances:

- N73°55'11"E, a distance of 4.23 feet to a 1/2–inch iron rod with 'Manhard Consulting' cap set at the southeast corner of said Lot 35, for an angle point;
- N05°52'04"W, a distance of 94.16 feet to a 1/2–inch iron rod with 'Manhard Consulting' cap set at the northeast corner of said Lot 35, being in said south right–of–way line of Elm Park St, also being the beginning of a non–tangent curve to the left;

THENCE, continuing over and across said 325.34 acre tract, along said south right–of–way line, along said curve, having a radius of 530.00 feet, a central angle of 30°59'59", an arc length of 286.75 feet, and a chord which bears N52°39'52"E, a distance of 283.27 feet to the POINT OF BEGINNING, and containing 12.043 acres (524,588 square feet) of land, more or less.

ManhardCONSULTING

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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)  
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ELM PARK TOWNHOMES

ELM PARK ST, HUTTO, WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT

REVISED: 09/01/23

PROJ. MGR.: JF

DRAWN BY: TRS

SURVEY DATE: 05/05/23

ISSUE DATE: 06/30/23

SCALE:

SHEET

3 OF 3



PRELIMINARY ENGINEERING REPORT

FOR

ELM PARK TOWNHOMES  
STAR RANCH PARCEL 19A

HUTTO, WILLIAMSON COUNTY, TEXAS

*PREPARED FOR:*

SR INVESTMENTS, LTD  
KLATTENHOFF LN  
HUTTO, TX 78634

*PREPARED BY:*

MANHARD CONSULTING, LTD  
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MANHARD CONSULTING LTD  
FIRM NO. F-21732  
PROJECT – 615.046001

*This document is released for interim review under the authority of **Jonathan L. Fitzgerald, P.E., TX127704**. Not for regulatory approval, permitting, or construction.*

***JULY 17, 2023***

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## **1.0 INTRODUCTION**

The purpose of this report is to present a summary of the infrastructure planned for the development of Phase 19A in the Star Ranch Townhomes project. The proposed site covers an area of 12.043 acres and is in Hutto, TX, a part of Williamson County. The site is at the frontage of Elm Park St, opposite Foxroll Cove. In the Appendix, you will find various exhibits such as the Location Map, FEMA Firm Panel, USGS Soils Report, Existing Conditions Assessment, Preliminary Engineering Plans, and Drainage Calculations.

## **2.0 PROJECT DESCRIPTION**

### **2.1 SITE SUMMARY**

The 12.043-acre tract of land is currently vacant, with 5.297 acres falling within the boundaries of Williamson County Municipal Utility District (MUD) No. 22, and 6.746 acres falling within Williamson County MUD No. 3. Along the frontage of Elm Park St, there is a total of 286.75 linear feet of right-of-way (ROW). Additionally, there are two private access roads situated within a 46-foot-wide public utility easement (PUE), drainage easement (DE), and access easement (AE). Furthermore, a 30-foot-wide cart path easement is included in the development plans.

The infrastructure within the public roadway, private street, and utility easements will include water, wastewater, and storm drainage systems. To meet the detention requirements of MUD No. 3, a single detention basin will be constructed on the property.

The public water system will have two points of connection. One connection will be located within the Elm Park St right-of-way (ROW), while the other will be within the Star Ranch Blvd ROW. To ensure minimal impact on the floodplain, a boring pit will be used to bore the water main under Brushy Creek Tributary 6.

Regarding the sanitary sewer system, there will be two primary connections. One connection will be located at the Elm Park St ROW, while the other will traverse a 15-foot-wide Wastewater Easement across the Star Gold Partners, LTD. Property to the north of the development.

The Star Ranch development has established a development agreement with the City of Hutto (ETJ). This agreement entails that various entities will review different aspects of the project. The City of Hutto and Williamson County will review the preliminary and final plat. Williamson County will assess the site construction plans for Drainage, while MUD No. 22 and No. 3 will review the Water and Sewer Site Construction Plans. Additionally, County Emergency Services District (ESD) No. 3 will review the emergency access and fire-related construction items.

## 2.2 FEMA FLOODPLAIN

A portion of the track is found within the 1% ultimate floodplain, as indicated by a preliminary floodplain analysis conducted by Landpoint Engineering in September 2022. However, according to the FEMA FIRM Panel #48491C0515F, effective December 20, 2019, the Brushy Creek Tributary 6 does not currently have a mapped floodplain for this specific section of the track. The mapped floodplain terminates at the northern side of Star Ranch Blvd, which is part of Brushy Creek Tributary 6. For a visual representation, please refer to **Appendix A**, which includes a FIRMette copy detailing the exact location of the track.

**Appendix B**

For further information regarding the preliminary 100-year Water Surface Elevations (WSEL), please consult **Appendix C**, which contains the Existing Conditions Plans. The preliminary floodplain analysis includes cross sections along the Centerline of Brushy Creek Tributary 6 adjacent to the track.

**Appendix D**

## 2.3 USGS SOILS

The National Resources Conservation Service (NRCS) classifies the soils as consisting of Austin Silty Clay, Austin-Whitewright Complex, Eddy, and Houston Black Clay. These soils fall under the rating classification of hydrologic D soils, which indicates a high runoff rate. **Appendix B** includes the NRCS soils map for reference.

**Appendix C**

## 2.4 ANALYSIS METHODOLOGY

In order to develop an accurate runoff model, a comprehensive analysis of existing grades and



drainage systems was conducted to identify the drainage areas within each watershed. This analysis involved matching observed runoff hydrographs to model output by adjusting parameters such as curve number (CN) and time of concentration (Tc) through a calibration exercise using HEC-HMS. The calibrated CN and Tc values were then correlated with observable parameters such as imperviousness and subdrainage area size.

provide models for review

The TR-55 methodology was employed to generate rainfall distributions for various scenarios, including the 2-year, 10-year, 25-year, and 100-year storm events. The storm events were modeled using the most up-to-date data from Atlas 14, specifically referencing Exhibit 2 - Table 2 as outlined in the Williamson County Drainage Criteria Manual for the Brushy Creek Zone.

**EXHIBIT 2 – TABLE 3, DEPTH-DURATION-FREQUENCY VALUES  
BRUSHY CREEK ZONE**

| DURATION | 2-YR | 5-YR  | 10-YR | 25-YR | 50-YR | 100-YR | 500-YR | 1000-YR |
|----------|------|-------|-------|-------|-------|--------|--------|---------|
| 5 MIN    | 0.52 | 0.649 | 0.761 | 0.92  | 1.05  | 1.18   | 1.5    | 1.65    |
| 15 MIN   | 1.04 | 1.3   | 1.52  | 1.83  | 2.09  | 2.35   | 2.97   | 3.25    |
| 1 HR     | 1.91 | 2.39  | 2.8   | 3.39  | 3.85  | 4.35   | 5.65   | 6.27    |
| 2 HR     | 2.35 | 2.99  | 3.57  | 4.41  | 5.1   | 5.87   | 7.98   | 9.02    |
| 3 HR     | 2.6  | 3.36  | 4.05  | 5.08  | 5.94  | 6.91   | 9.65   | 11      |
| 6 HR     | 3.05 | 3.98  | 4.86  | 6.18  | 7.32  | 8.61   | 12.3   | 14.2    |
| 12 HR    | 3.49 | 4.57  | 5.6   | 7.17  | 8.52  | 10.1   | 14.6   | 16.9    |
| 24 HR    | 3.96 | 5.2   | 6.37  | 8.16  | 9.69  | 11.5   | 16.6   | 19.3    |

To estimate the runoff resulting from the storm rainfall, the Soil Conservation Service (SCS) utilizes the runoff CN method. The determination of the CN relies on the soil and cover conditions within the watershed, which the model represents through hydrologic soil group, cover type, treatment, and hydrologic conditions. Travel Time (Tt), a key parameter, is determined by considering both Tc and Tt of flow through the watershed. The Tt method is based on the velocities of flow through different segments of the watershed. It is important to note that urbanization tends to increase downstream peak discharges and consequently leads to detention requirements by increasing runoff and reducing travel times.

### **3.0 EXISTING DRAINAGE CONDITIONS**

The subject tract exhibits a ridge line that naturally divides the drainage patterns of the development. The western portion of the site directs its drainage towards the north of the development, ultimately converging into Brushy Creek Tributary 6. Conversely, the eastern portion of the site directly drains into Brushy Creek Tributary 6. It is essential to note that the site is divided into MUD No. 22 and No. 3.

Detention measures are not required for the section of the site within MUD No. 22, whereas MUD No. 3 necessitates the implementation of detention facilities. Consult Appendix C, which provides the Pre-Development Drainage Area Map (DAM) for a visual representation. The DAM displays the watersheds for POI A, considering pre-development runoff conditions warranting detention facilities. The existing impervious cover within the development and the Time of Concentration (Tc) to the entry points on the subject property have been taken into account.

The hydrologic summaries for on-site drainage areas (EX 01, EX 02) and off-site areas (OS-1, OS-2) are presented in **Table 3.1**. Furthermore, **Table 3.2** breaks down the Time of Concentration (Tc) calculations for the on-site and off-site areas. Utilizing HEC-HMS, the flow to POI A is detailed in **Table 3.3**. In this analysis, the downstream nodes of interest will focus on POI A, where the combined flows exit the proposed development.

**TABLE 3.1: EXISTING CONDITIONS HYDROLOGY SUMMARY**

| Drainage Area | Area (sf) | CN (Open Space/Pasture) | CN (Pavement ) | CN (Gravel) | Impervious Cover (Pavement) (sf) | Impervious Cover (Gravel) (sf) | Impervious Cover (%) | Area (ac) | TOC (min) |
|---------------|-----------|-------------------------|----------------|-------------|----------------------------------|--------------------------------|----------------------|-----------|-----------|
| EX-01         | 282,704   | 80                      | 98             | 80          | 0                                |                                | 0%                   | 6.49      | 10.49     |
| EX-02         | 87,556    | 80                      | 98             | 80          | 0                                |                                | 0%                   | 2.01      | 10.00     |
| OS-01         | 31,363    | 80                      | 98             | 80          | 13,037                           |                                | 42%                  | 0.72      | 10.00     |
| OS-02         | 23,958    | 80                      | 98             | 80          | 0                                |                                | 0%                   | 0.55      | 10.00     |

**TABLE 3.2: EXISTING TIME OF CONCENTRATION CALCULATIONS**

| Contributing Area | Sheet Flow |               |                       |                    | Shallow Concentrated Flow (Unpaved) |               |                      | Reach       |                 |                            |
|-------------------|------------|---------------|-----------------------|--------------------|-------------------------------------|---------------|----------------------|-------------|-----------------|----------------------------|
|                   | Length     | Slope (ft/ft) | Roughness Coefficient | T <sub>sheet</sub> | Length (ft)                         | Slope (ft/ft) | T <sub>unpaved</sub> | Length (ft) | Velocity (ft/s) | T <sub>channel</sub> (min) |
| EX-01             | 100        | 0.05          | 0.13                  | 5.8                | 900                                 | 0.04          | 4.6                  |             |                 | 0.0                        |
| EX-02             | 100        | 0.05          | 0.13                  | 5.8                | 270                                 | 0.04          | 1.4                  | 795         | 4               | 3.3                        |
| OS-01             | 105        | 0.02          | 0.13                  | 8.8                |                                     |               | 0.0                  | 1100        | 4               | 4.6                        |
| OS-02             | 100        | 0.12          | 0.13                  | 4.1                | 370                                 | 0.12          | 1.1                  | 550         | 4               | 2.3                        |

**TABLE 3.3: EXISTING PEAK FLOWS**

| Drainage Area | Peak Flow (cfs) |                 |                 |                  |
|---------------|-----------------|-----------------|-----------------|------------------|
|               | Q <sub>2</sub>  | Q <sub>10</sub> | Q <sub>25</sub> | Q <sub>100</sub> |
| EX-01         | 15.2            | 28.4            | 37.1            | 51.5             |
| EX-02         | 4.8             | 9.0             | 11.7            | 16.2             |
| OS-01         | 2.3             | 3.7             | 4.7             | 6.2              |
| OS-02         | 1.3             | 2.4             | 3.2             | 4.4              |
| POI A         | 22.0            | 40.7            | 53.2            | 73.8             |

#### **4.0 PROPOSED DRAINAGE CONDITIONS**

A comprehensive site analysis was conducted for the point of interest POI A. The areas contributing to POI A include both on-site areas, DA-01, DA-02, DA-03, DA-04, and off-site areas, OS-01 and OS-02. To manage the water runoff, DA-02, DA-03, and OS-01 will be directed into on-site storm pipes and routed to the proposed detention pond. On the other hand, DA-01, DA-04, and OS-02 will be directed toward the existing floodway, specifically Brushy Creek Tributary 6.

provide stage storage  
for proposed pond

The detention pond will feature a single outfall structure. This outfall structure within the pond will guide the water flow through a sequence of outlets and spillways, ultimately reaching the downstream area of POI A. The preliminary design of the outfall structure ensures that excess flows will be detained and released at a controlled rate.

The proposed time of concentration has been updated to reflect the fully developed conditions on-site and the conveyance of stormwater through the on-site pipes. The size and orientation of the preliminary and final detention pond will adhere to the guidelines outlined in Williamson County Subdivision Regulations Section B11 – Drainage and Flood Control.

Tables 4.1, 4.2, and 4.3 summarize the hydrology for the proposed conditions, including time of concentration calculations and peak flow tables. Additionally, Table 4.4 compares the existing and proposed analysis points for reference.

**TABLE 4.1: PROPOSED CONDITIONS HYDROLOGY SUMMARY**

| Contributing Area | Area (sf) | CN (Open Space/Pasture) | CN (Pavement) | CN (Gravel) | Impervious Cover (Pavement/Rooftop) (sf) | Impervious Cover (%) | Area (ac) | TOC (min) |
|-------------------|-----------|-------------------------|---------------|-------------|------------------------------------------|----------------------|-----------|-----------|
| DA-01             | 90,169    | 80                      | 98            | 80          | 31,848                                   | 35.3%                | 2.07      | 10.00     |
| DA-02             | 192,535   | 80                      | 98            | 80          | 127,826                                  | 66.4%                | 4.42      | 10.00     |
| DA-03             | 96,703    | 80                      | 98            | 80          | 52,357                                   | 54.1%                | 2.22      | 10.00     |
| DA-04             | 5,663     | 80                      | 98            | 80          | 3,589                                    | 63.4%                | 0.13      | 10.00     |
| OS-01             | 31,363    | 80                      | 98            | 80          | 13,689                                   | 43.6%                | 0.72      | 10.75     |
| OS-02             | 23,958    | 80                      | 98            | 80          | 0.00                                     | 0.0%                 | 0.55      | 10.00     |

**TABLE 4.2: PROPOSED TIME OF CONCENTRATION**

| Contributing Area | Sheet Flow |               |                       |                    | Shallow Concentrated Flow (Unpaved) |               |                      | Pipe/Channel Flow 1 |                 |                            | Reach Lag   |                 |           |
|-------------------|------------|---------------|-----------------------|--------------------|-------------------------------------|---------------|----------------------|---------------------|-----------------|----------------------------|-------------|-----------------|-----------|
|                   | Length     | Slope (ft/ft) | Roughness Coefficient | T <sub>sheet</sub> | Length (ft)                         | Slope (ft/ft) | T <sub>unpaved</sub> | Length (ft)         | Velocity (ft/s) | T <sub>channel</sub> (min) | Length (ft) | Velocity (ft/s) | Lag (min) |
| DA-01             | 55         | 0.02          | 0.013                 | 0.83               | 200                                 | 0.08          | 0.73                 |                     |                 | 0.00                       |             |                 | 0.00      |
| DA-02             | 100        | 0.05          | 0.13                  | 5.84               | 140                                 | 0.07          | 0.54                 | 405                 | 8               | 0.84                       |             |                 | 0.00      |
| DA-03             | 40         | 0.02          | 0.013                 | 0.64               |                                     |               | 0.00                 | 280                 | 8               | 0.58                       | 625         | 8               | 1.30      |
| DA-04             | 35         | 0.25          | 0.013                 | 0.21               |                                     |               | 0.00                 |                     |                 | 0.00                       | 935         | 4               | 3.90      |
| OS-01             | 105        | 0.02          | 0.13                  | 8.76               | 407                                 | 0.05          | 1.98                 |                     |                 | 0.00                       | 1100        | 4               | 4.58      |
| OS-02             | 100        | 0.12          | 0.13                  | 4.12               | 370                                 | 0.12          | 1.10                 |                     |                 | 0.00                       | 550         | 4               | 2.29      |

**TABLE 4.3: PROPOSED CONDITIONS PEAK FLOWS**

| Analysis Point | Peak Flow (cfs) |                 |                 |                  |
|----------------|-----------------|-----------------|-----------------|------------------|
|                | Q <sub>2</sub>  | Q <sub>10</sub> | Q <sub>25</sub> | Q <sub>100</sub> |
| DA-01          | 6.3             | 10.5            | 13.3            | 17.7             |
| DA-02          | 15.7            | 24.5            | 30.1            | 39.2             |
| DA-03          | 7.4             | 11.9            | 14.8            | 19.5             |
| DA-04          | 0.5             | 0.7             | 0.9             | 1.2              |
| OS-01          | 2.2             | 3.7             | 4.6             | 6.1              |
| OS-02          | 1.3             | 2.4             | 3.2             | 4.4              |
| POI A          | 20.7            | 40.5            | 49.4            | 63.2             |

**TABLE 4.4: ANALYSIS POINT COMPARISON**

| <b>STORMWATER PRE VS. POST ANALYSIS</b> |                      |                       |                       |                        |
|-----------------------------------------|----------------------|-----------------------|-----------------------|------------------------|
| EXISTING                                | <b>Q<sub>2</sub></b> | <b>Q<sub>10</sub></b> | <b>Q<sub>25</sub></b> | <b>Q<sub>100</sub></b> |
| POI A                                   | 22.0                 | 40.7                  | 53.2                  | 73.8                   |
| PROPOSED                                | <b>Q<sub>2</sub></b> | <b>Q<sub>10</sub></b> | <b>Q<sub>25</sub></b> | <b>Q<sub>100</sub></b> |
| POI A                                   | 20.7                 | 40.5                  | 49.4                  | 63.2                   |
| POI A: CHANGE IN Q<br>(PR - EX)         | -1.3                 | -0.2                  | -3.8                  | -10.6                  |

Change in POI A includes post-development conditions for outlet control.

## **5.0 PROPOSED UTILITIES**

### **5.1 WATER SERVICE**

MUD No. 22 and No. 3 will be responsible for providing water service to the proposed development. The existing water distribution system includes an 8" waterline situated in Elm Park St. ROW and a 12" waterline located in Star Ranch Blvd ROW. The planned development will connect to these existing waterlines to ensure a domestic water supply.

Within the private street and utility easements, an 8" domestic water line will be installed, creating a loop throughout the remaining areas of the site. Additionally, fire hydrants will be strategically placed to ensure adequate coverage for all buildings within the development. It is important to note that two connections for landscaping irrigation will be provided in this development.

### **5.2 WASTEWATER SERVICE**

MUD No. 22 and No. 3 will provide wastewater service for the proposed development. The existing wastewater distribution system consists of an 8" sewer line in Elm Park St ROW and another 8" sewer line in a 15-foot-wide wastewater easement.

The planned development will connect to these existing sewer lines to facilitate gravity flow from the development. Within the private street and utility easements, an 8" wastewater line will be installed to ensure the gravity flow of wastewater from the development.



### **5.3 ROADWAYS**

The proposed development will have two points of access along Elm Park St. The internal local roadways will be privately owned and maintained as "Private Street and Utility Easements." These street sections and utility assignments will be designed in accordance with the approved Development Agreement and the Williamson County Subdivision Regulations (WCSR) with the applicable Construction Plans and Site Plans.

### **6.0 SUMMARY**

This report outlines the infrastructure plans for the Star Ranch Townhomes Parcel 19A project in Hutto, TX. The proposed development covers 12.043 acres and includes water, wastewater, and storm drainage systems. The site is divided into MUD No. 22 and No. 3, with different requirements for detention. Existing and proposed drainage conditions and utilities, such as water and wastewater services, are discussed. The plans adhere to regulatory standards and aim to ensure efficient infrastructure functioning within the development.

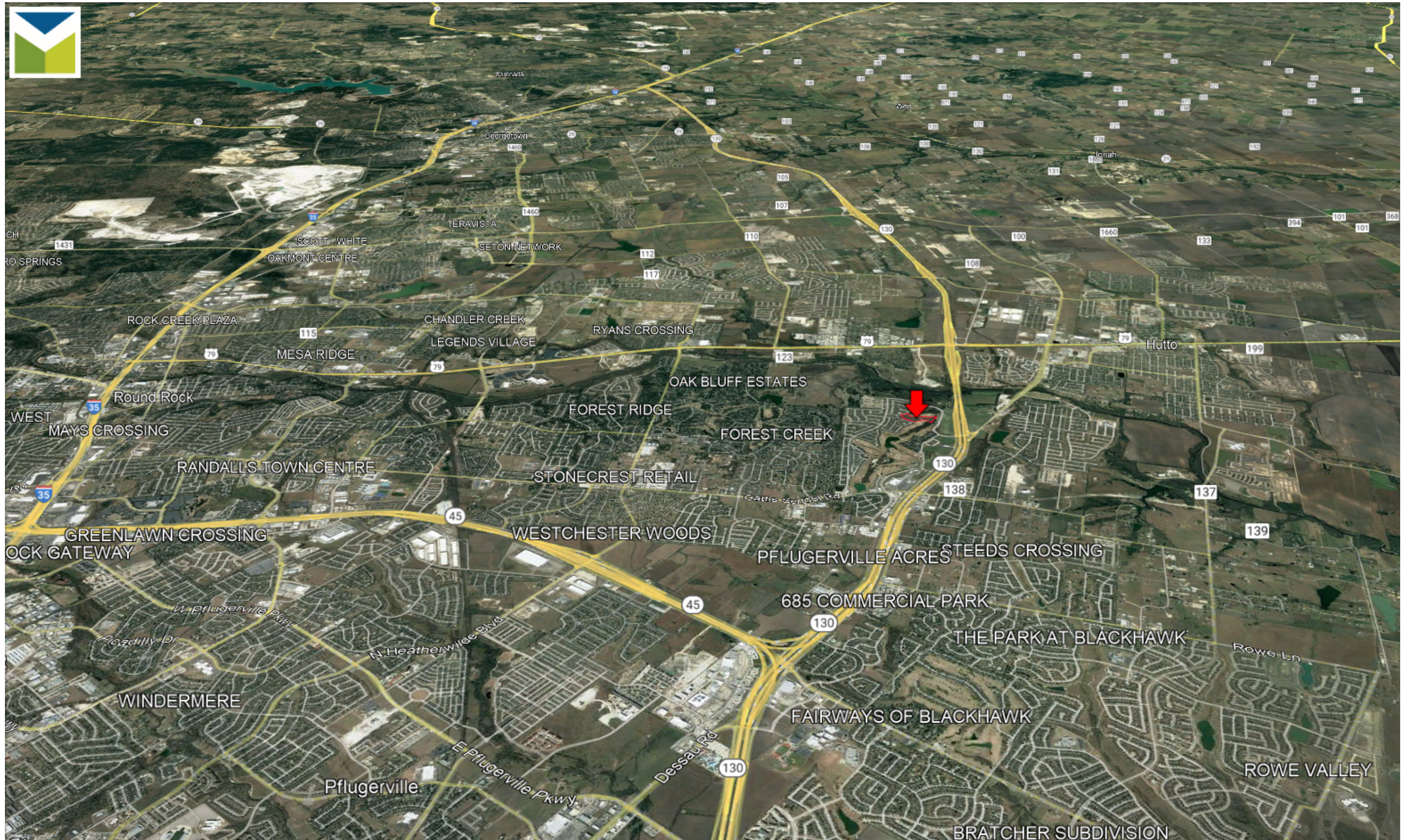
Sincerely,

MANHARD CONSULTING, LTD

Jonathan L. Fitzgerald, PE

## **APPENDIX A – LOCATION MAP**





CITY OF HUTTO ETJ

WILLIAMSON COUNTY

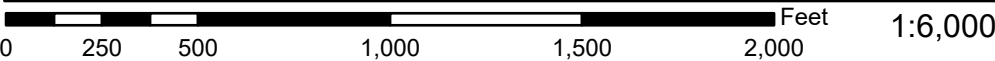
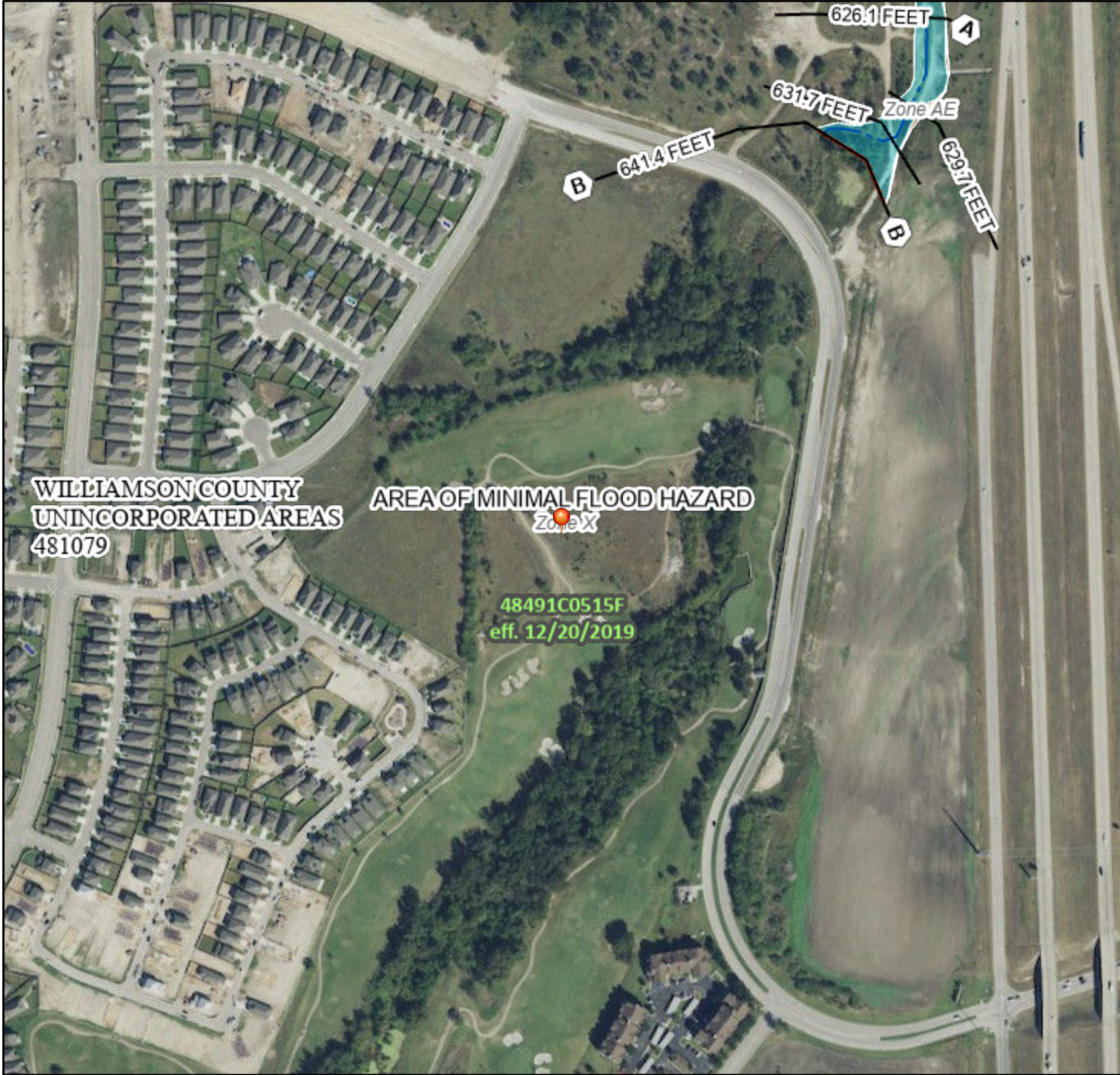


## **APPENDIX B – FEMA FIRMETTE MAP**

# National Flood Hazard Layer FIRMette



97°35'8"W 30°31'17"N



Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
|                             |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | 17.5                                                                                                                                                              |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
|                             |  | Coastal Transect Baseline                                                                                                                                         |
|                             |  | Profile Baseline                                                                                                                                                  |
| MAP PANELS                  |  | Digital Data Available                                                                                                                                            |
|                             |  | No Digital Data Available                                                                                                                                         |
|                             |  | Unmapped                                                                                                                                                          |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/26/2023 at 12:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## **APPENDIX C – USGS SOILS REPORT**

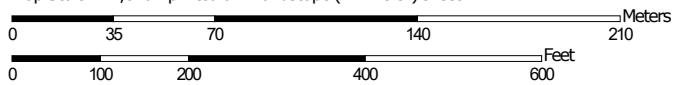


# Hydrologic Soil Group—Williamson County, Texas (STAR RANCH TOWNHOMES PARCEL 19A)



Soil Map may not be valid at this scale.

Map Scale: 1:2,610 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas  
 Survey Area Data: Version 23, Aug 24, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

| Map unit symbol                    | Map unit name                                             | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|-----------------------------------------------------------|--------|--------------|----------------|
| AsB                                | Austin silty clay, 1 to 3 percent slopes                  | D      | 0.5          | 2.3%           |
| AwD3                               | Austin-Whitewright complex, 2 to 6 percent slopes, eroded | D      | 12.6         | 53.3%          |
| EyD                                | Eddy very gravelly clay loam, 3 to 8 percent slopes       | D      | 4.4          | 18.8%          |
| HoB                                | Houston Black clay, 1 to 3 percent slopes                 | D      | 6.0          | 25.6%          |
| <b>Totals for Area of Interest</b> |                                                           |        | <b>23.6</b>  | <b>100.0%</b>  |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



## **APPENDIX D – EXISTING CONDITIONS**

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

12.043 ACRES OF LAND SITUATED IN THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 325.34 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2008092900, AND A PORTION OF THAT CERTAIN 11.0980 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2004019476, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

LEGEND

- = FOUND 1/2-INCH IRON ROD
- ▲ = FOUND NAIL
- ⊗ = FOUND/SET CUT "X"
- = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- ⊙ = BENCHMARK
- ⊕ = SANITARY MANHOLE (SMH)
- ⊖ = STORM MANHOLE (MH)
- ⊗ = DRAIN
- ⊗ = VALVE BOX
- ⊗<sub>CV</sub> = IRRIGATION CONTROL VALVE
- ⊗ = WATER METER
- ⊗ = GAS MARKER POST
- ⊗ = FIBER OPTIC PEDESTAL
- ⊗ = LIGHT STANDARD
- ⊗ = BOLLARD
- = PROPERTY LINE
- - - = ADJOINING PROPERTY LINE

BENCHMARKS

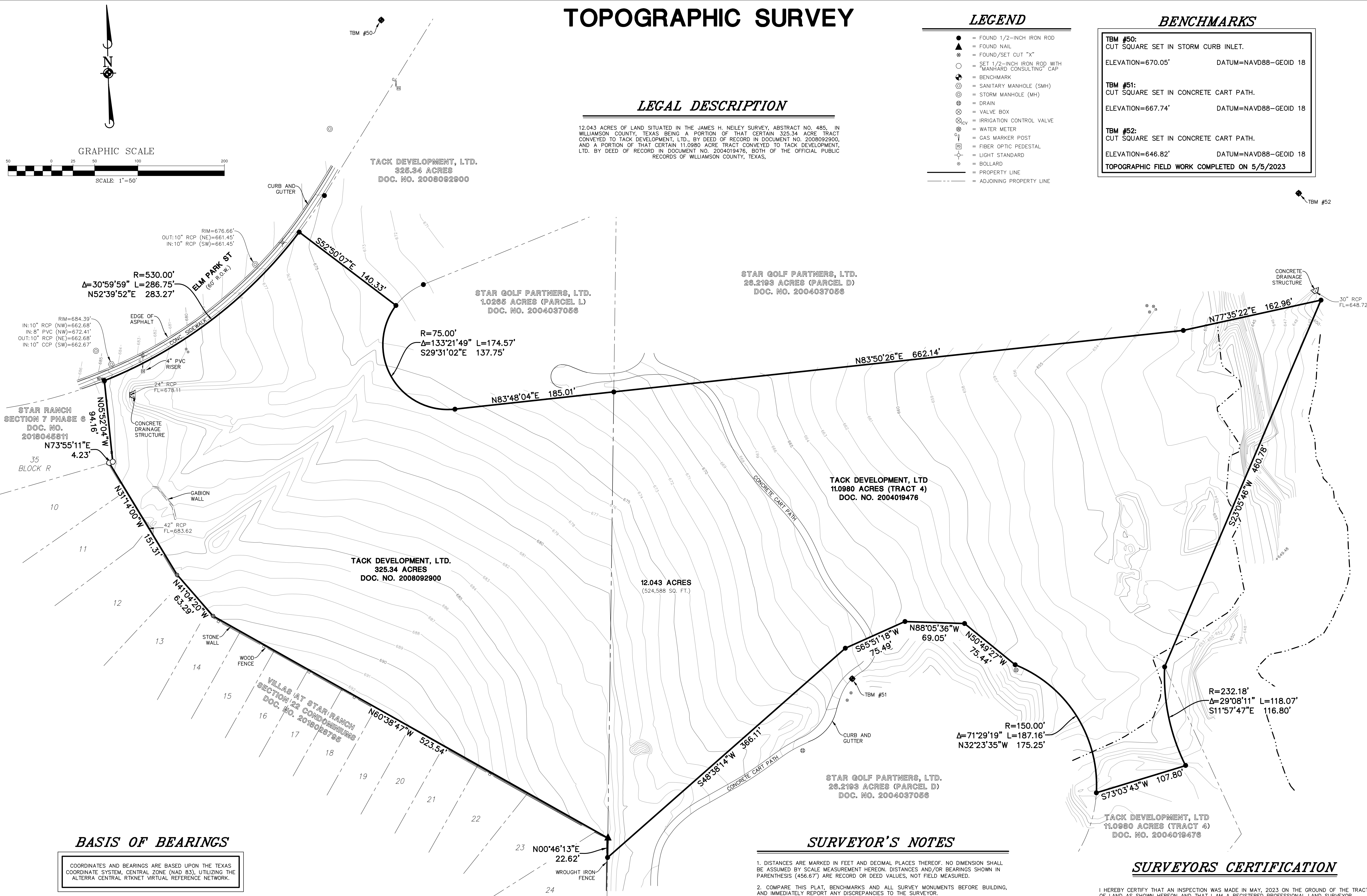
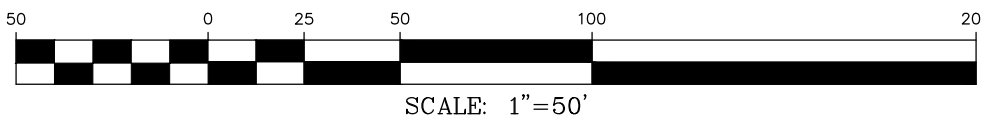
**TBM #50:**  
CUT SQUARE SET IN STORM CURB INLET.  
ELEVATION=670.05' DATUM=NAVD88—GEOID 18

**TBM #51:**  
CUT SQUARE SET IN CONCRETE CART PATH.  
ELEVATION=667.74' DATUM=NAVD88—GEOID 18

**TBM #52:**  
CUT SQUARE SET IN CONCRETE CART PATH.  
ELEVATION=646.82' DATUM=NAVD88—GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 5/5/2023

GRAPHIC SCALE



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18)

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48491C0515F WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN MAY, 2023 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS, AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

ABRAM C. DASHNER  
RPLS NO. 5901  
MANHARD CONSULTING  
6448 E HWY 290, STE. B-105  
AUSTIN, TEXAS 78723



STAR RANCH 19A MULTI-FAMILY  
FM 685, HUTTO, TEXAS 78634  
TOPOGRAPHIC SURVEY

PROJ. MGR.: AD  
DRAWN BY: PWP  
SURVEY DATE: 5/5/23  
ISSUE DATE: 5/18/23  
SCALE: 1"=50'

SHEET  
1 OF 1

## **APPENDIX E – PRE-DEVELOPMENT DRAINAGE MAP**



Plot Date: 06/27/23    Draw Name: P:\615.046\_Timmerman Capital\001 Star Ranch\_19A\_Multi-Family\Draw\Area\_Map.dwg    User: JF    Updated By: JF



| Existing Conditions Hydrology Summary |                 |                 |                 |                  |               |           |                         |               |             |                                  |                                |                      |           |           |                        |          |              |  |
|---------------------------------------|-----------------|-----------------|-----------------|------------------|---------------|-----------|-------------------------|---------------|-------------|----------------------------------|--------------------------------|----------------------|-----------|-----------|------------------------|----------|--------------|--|
| Drainage Area                         | Peak Flow (cfs) |                 |                 |                  | Drainage Area | Area (sf) | CN (Open Space/Pasture) | CN (Pavement) | CN (Gravel) | Impervious Cover (Pavement) (sf) | Impervious Cover (Gravel) (sf) | Impervious Cover (%) | Area (ac) | TOC (min) | Composite Curve Number | Lag Time | DS Reach     |  |
|                                       | Q <sub>2</sub>  | Q <sub>10</sub> | Q <sub>25</sub> | Q <sub>100</sub> |               |           |                         |               |             |                                  |                                |                      |           |           |                        |          |              |  |
| EX-01                                 | 15.2            | 28.4            | 37.1            | 51.5             | EX-01         | 282,704   | 80                      | 98            | 80          | 0                                |                                | 0%                   | 6.49      | 10.49     | 80.00                  | 6.29     |              |  |
| EX-02                                 | 4.8             | 9.0             | 11.7            | 16.2             | EX-02         | 87,556    | 80                      | 98            | 80          | 0                                |                                | 0%                   | 2.01      | 10.00     | 80.00                  | 6.00     | R_EX02_POI A |  |
| OS-01                                 | 2.3             | 3.7             | 4.7             | 6.2              | OS-01         | 31,363    | 80                      | 98            | 80          | 13,037                           |                                | 42%                  | 0.72      | 10.00     | 87.48                  | 6.00     | R_OS1_POI A  |  |
| OS-02                                 | 1.3             | 2.4             | 3.2             | 4.4              | OS-02         | 23,958    | 80                      | 98            | 80          | 0                                |                                | 0%                   | 0.55      | 10.00     | 80.00                  | 6.00     | R_OS2_POI A  |  |
| POI A                                 | 22.0            | 40.7            | 53.2            | 73.8             |               |           |                         |               |             |                                  |                                |                      |           |           |                        |          |              |  |

| Time of Concentration Calculations |            |               |                       |                    |                                     |               |                      |             |                 |                            |
|------------------------------------|------------|---------------|-----------------------|--------------------|-------------------------------------|---------------|----------------------|-------------|-----------------|----------------------------|
| Contributing Area                  | Sheet Flow |               |                       |                    | Shallow Concentrated Flow (Unpaved) |               |                      | Reach       |                 |                            |
|                                    | Length     | Slope (ft/ft) | Roughness Coefficient | T <sub>sheet</sub> | Length (ft)                         | Slope (ft/ft) | T <sub>unpaved</sub> | Length (ft) | Velocity (ft/s) | T <sub>channel</sub> (min) |
| EX-01                              | 100        | 0.05          | 0.13                  | 5.8                | 900                                 | 0.04          | 4.6                  |             |                 | 0.0                        |
| EX-02                              | 100        | 0.05          | 0.13                  | 5.8                | 270                                 | 0.04          | 1.4                  | 795         | 4               | 3.3                        |
| OS-01                              | 105        | 0.02          | 0.13                  | 8.8                |                                     |               | 0.0                  | 1100        | 4               | 4.6                        |
| OS-02                              | 100        | 0.12          | 0.13                  | 4.1                | 370                                 | 0.12          | 1.1                  | 550         | 4               | 2.3                        |



- LEGEND
- IMPERVIOUS AREA
  - TOC FLOWLINE
  - REACH
  - EX. CONTOUR
  - DRAINAGE DIVIDE
  - FLOW ARROW
  - DA-##  
## AC
  - ##  
## LF
  - TIME OF CONCENTRATION PATH (SHEET, SHALLOW, CHANNEL, REACH)

**DRAINAGE NOTE**

STORM RUNOFF FOR THE 2, 10, 25, AND 100 STORM EVENTS FOR EXISTING AND POST-DEVELOPED SITE CONDITIONS WERE MODELED USING USACE'S HEC-HMS MODEL. 24 HOUR SCS STORM. THE PROPOSED IMPROVEMENTS REDUCE DEVELOPED SITE RUNOFF SO THAT POST-DEVELOPMENT CONDITIONS MEET RUNOFF CONDITIONS AT THE STUDY POINTS IS LESS THAN THE EXISTING (PRE-DEVELOPMENT) CONDITIONS.

**WILLIAMSON COUNTY NOTES**

MUNICIPAL UTILITY DISTRICT NO. 22 DOES NOT REQUIRE DETENTION FACILITIES. MUNICIPAL UTILITY DISTRICT NO. 3 DOES REQUIRE ONSITE DETENTION FACILITIES.

PROJ. MGR.: JF  
PROJ. ASSOC.: JF  
DRAWN BY: JF, JF, JK  
DATE: 06/28/2023

SHEET  
**C2.0**  
615.046001

ELM PARK TOWNHOMES  
HUTTO, WILLIAMSON COUNTY, TEXAS  
PRE-DEVELOPMENT DRAINAGE AREA MAP

Manhard CONSULTING

1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph: 737.377.6500 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

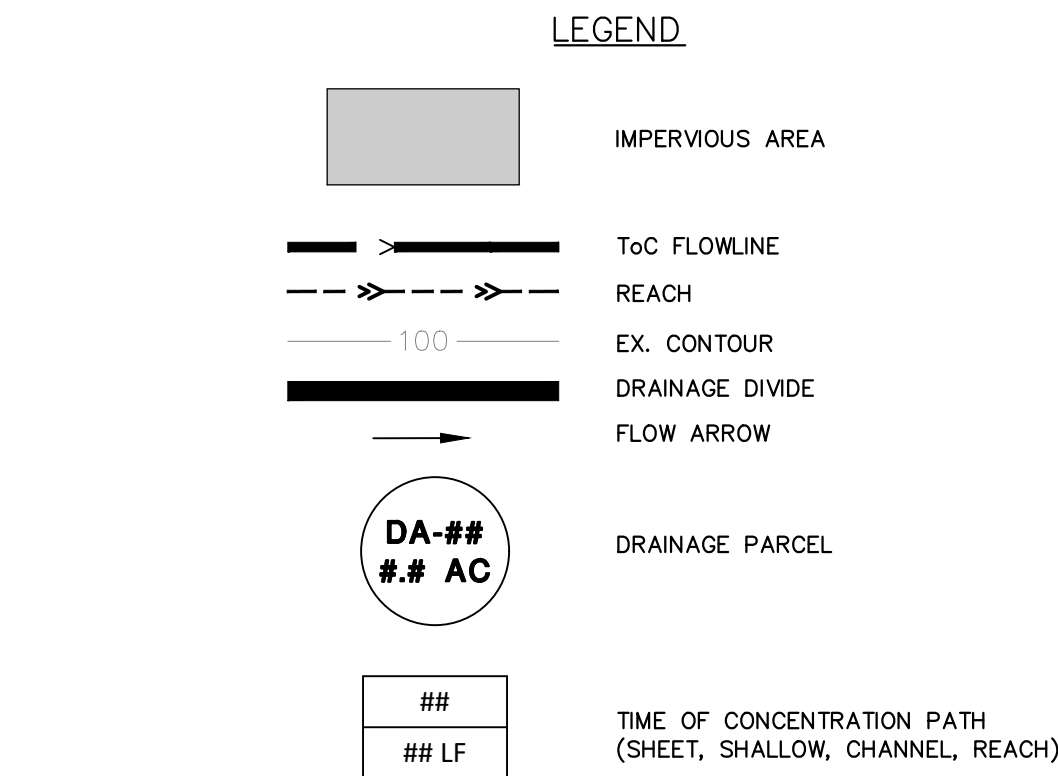
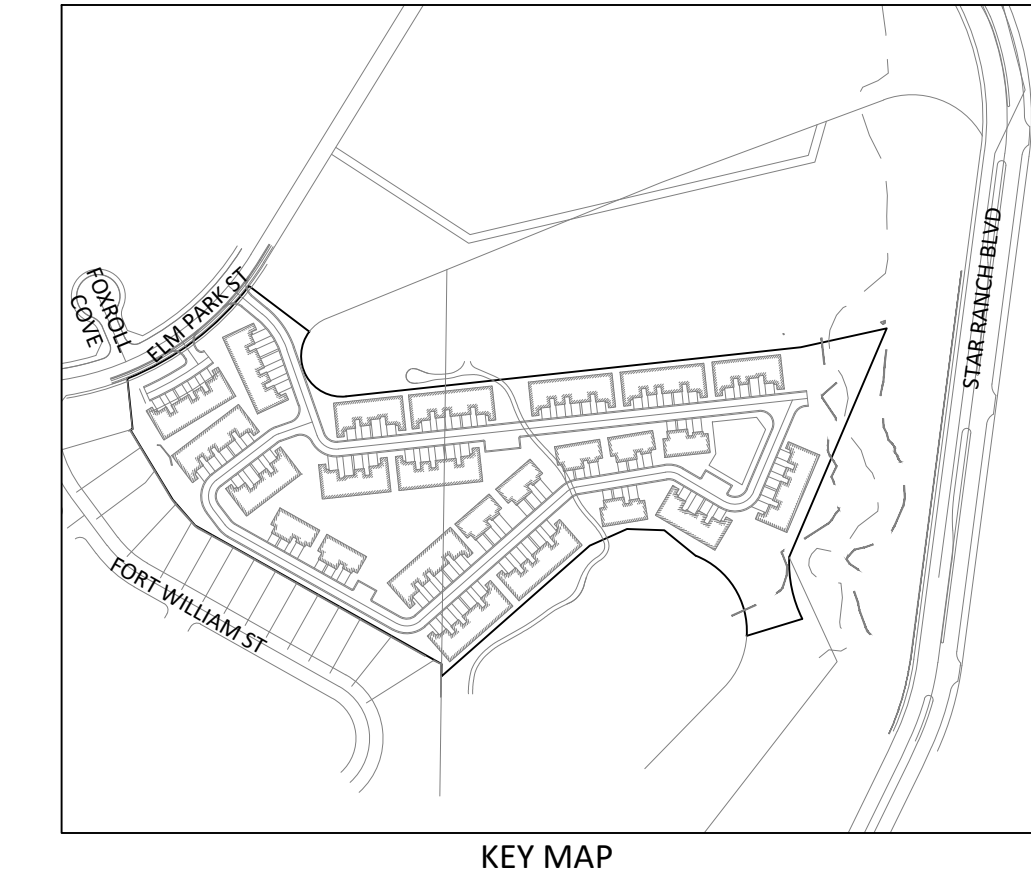
REVISIONS  
DATE  
DRAWN BY



## **APPENDIX F – POST-DEVELOPMENT DRAINAGE MAP**



| Contributing Area | Time of Concentration Calculations |               |                       |                    |                                     |               |                      |                     |                 | Reach Calculations         |             |                 |           |
|-------------------|------------------------------------|---------------|-----------------------|--------------------|-------------------------------------|---------------|----------------------|---------------------|-----------------|----------------------------|-------------|-----------------|-----------|
|                   | Sheet Flow                         |               |                       |                    | Shallow Concentrated Flow (Unpaved) |               |                      | Pipe/Channel Flow 1 |                 | Reach Lag                  |             |                 |           |
|                   | Length                             | Slope (ft/ft) | Roughness Coefficient | T <sub>sheet</sub> | Length (ft)                         | Slope (ft/ft) | T <sub>unpaved</sub> | Length (ft)         | Velocity (ft/s) | T <sub>channel</sub> (min) | Length (ft) | Velocity (ft/s) | Lag (min) |
| DA-01             | 55                                 | 0.02          | 0.013                 | 0.83               | 200                                 | 0.08          | 0.73                 |                     |                 | 0.00                       |             |                 | 0.00      |
| DA-02             | 100                                | 0.05          | 0.130                 | 5.84               | 140                                 | 0.07          | 0.54                 | 405                 | 8               | 0.84                       |             |                 | 0.00      |
| DA-03             | 40                                 | 0.02          | 0.013                 | 0.64               |                                     |               | 0.00                 | 280                 | 8               | 0.58                       | 625         | 8               | 1.30      |
| DA-04             | 35                                 | 0.25          | 0.013                 | 0.21               |                                     |               | 0.00                 |                     |                 | 0.00                       | 935         | 4               | 3.90      |
| OS-01             | 105                                | 0.02          | 0.13                  | 8.76               | 407                                 | 0.05          | 1.98                 |                     |                 | 0.00                       | 1100        | 4               | 4.58      |
| OS-02             | 100                                | 0.12          | 0.130                 | 4.12               | 370                                 | 0.12          | 1.10                 |                     |                 | 0.00                       | 550         | 4               | 2.29      |



STORM RUNOFF FOR THE 2, 10, 25, AND 100 STORM EVENTS FOR EXISTING AND POST-DEVELOPED SITE CONDITIONS WERE MODELED USING USACE'S HEC-HMS MODEL, 24 HOUR SCS STORM. THE PROPOSED IMPROVEMENTS REDUCE DEVELOPED SITE RUNOFF SO THAT POST-DEVELOPMENT CONDITIONS MEET RUNOFF CONDITIONS AT THE STUDY POINTS IS LESS THAN THE EXISTING (PRE-DEVELOPMENT) CONDITIONS.

MUNICIPAL UTILITY DISTRICT NO. 22 DOES NOT REQUIRE DETENTION FACILITIES.  
MUNICIPAL UTILITY DISTRICT NO. 3 DOES REQUIRE ONSITE DETENTION FACILITIES.

[illegible]

**Manhard**  
CONSULTING™

120 S. Capital of Texas Way, Bldg. 1, Ste. 210 Austin, TX 78746 ph: 373-3774 fax: 373-3769 manhard.com

Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners

**STAR RANCH PARCEL 19A TOWNHOMES**

**HUTTO, WILLIAMSON COUNTY, TEXAS**

## POST-DEVELOPMENT DRAINAGE AREA MAP

PROJ. MGR.: JF  
PROJ. ASSOC.: JE  
DRAWN BY: JE, JF, JK  
DATE: 06/28/2023

**SHEET**  
**C2.1**  
**615.046001**



## **APPENDIX G – UTILITY AND STORMWATER PLANS**







S:\LAND2501-2550\2544\DWG\2544- concept plan JULY 2019.dwg, 7/19/2019 9:28:35 AM



STAR RANCH CONCEPTUAL MASTER PLAN FEBRUARY 2018

400 300 200 100 0 400 800 1200

SCALE: 1" = 400'

TACK DEVELOPMENT LTD & STAR GOLF PARTNERS, LTD  
TIM TIMMERMAN  
2490 FM 685  
HUTTO, TX 78634



Page 40 of 104



# AGENDA ITEM REPORT

4.3.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action to disapprove the proposed Hippo Partner - LI Hutto Megasite Preliminary Plat, 52.57 acres, more or less, of land, located north of County Road 132 and west of FM3349.  
**Meeting:** Tuesday, November 7, 2023  
**Department:** Development Services  
**Staff Contact:** Ashley Bailey

## BACKGROUND INFORMATION:

The proposed Preliminary Plat consists of one non-residential lot for the purposes of industrial development. The 'shot clock' bill, HB3699, was not voluntarily waived. Thus, a recommendation for disapproval in accordance with state law is provided to the Planning and Zoning Commission. Resubmittals of plats following HB3699 are only accepted according to the submittal calendar.

## SUMMARY OF REQUEST:

## STAFF REVIEW:

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

## FISCAL NOTES:

None with this item.

## POLICY IMPLICATIONS:

None with this item.

## ATTACHMENTS:

1. Hutto Megasite Preliminary Plat - Initial Staff Comments



# AGENDA ITEM REPORT

4.3.



# Hutto Megasite Preliminary Plat - Initial

11/3/2023

## Attendees

Ashley Bailey (ashley.bailey@huttotx.gov)  
Sofia Sierra (sofia.sierra@huttotx.gov)  
Mindy McDonough (mindy.mcdonough@huttotx.gov)  
Matt Rector (matt.rector@huttotx.gov)

## Documents

HippoPartnersLIHuttoMegasitePrelim-Init-Plat(10-19-23).pdf  
HippoPartnersLIHuttoMegasitePrelim-Init-Applic(10-19-23).pdf  
HippoPartnersLIHuttoMegasitePrelim-Init-DrainRpt(10-19-23).pdf

FIELD NOTES

A DESCRIPTION OF 52.569 ACRES (APPROXIMATELY 2,289,898 SQ. FT.) IN THE J.J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 AND THE THOMAS GREEN SURVEY NO. 9, ABSTRACT NO. 740, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 20.65 ACRE TRACT CONVEYED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B IN A SPECIAL WARRANTY DEED DATED APRIL 24, 2018, RECORDED IN DOCUMENT NO. 2018034372 AND A PORTION OF A 79.10 ACRE TRACT CONVEYED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B IN A SPECIAL WARRANTY DEED DATED APRIL 24, 2018, RECORDED IN DOCUMENT NO. 2018034369, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 52.569 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN THE WEST LINE OF THE SAID 20.65 ACRE TRACT, BEING IN THE EAST LINE OF A 99.584 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2022053902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" REBAR WITH "S.A.M." CAP FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (RIGHT-OF-WAY WIDTH VARIES), BEING THE NORTHWEST CORNER OF THE SAID 20.65 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF THE SAID 99.584 ACRE TRACT, BEARS NORTH 08°49'43" EAST, A DISTANCE OF 948.06 FEET;

THENCE SOUTH 81°12'08" EAST, CROSSING THE SAID 20.65 ACRE TRACT AND THE SAID 79.10 ACRE TRACT, A DISTANCE OF 1458.03 FEET TO A CALCULATED POINT IN THE EAST LINE OF THE SAID 79.10 ACRE TRACT, BEING IN THE WEST LINE OF A 89.57 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018034308 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" REBAR WITH "S.A.M." CAP FOUND FOR AN ANGLE POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, BEING THE NORTHEAST CORNER OF THE SAID 79.10 ACRE TRACT, BEING ALSO IN THE WEST LINE OF THE SAID 89.57 ACRE TRACT, BEARS NORTH 07°33'17" EAST, A DISTANCE OF 1508.91 FEET;

THENCE SOUTH 07°33'17" WEST, WITH THE EAST LINE OF THE SAID 79.10 ACRE TRACT AND THE WEST LINE OF THE SAID 89.57 ACRE TRACT, A DISTANCE OF 834.54 FEET TO A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF THE SAID 89.57 ACRE TRACT, BEING THE NORTHWEST CORNER OF A 35.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018035181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07°33'17" WEST, WITH THE EAST LINE OF THE SAID 79.10 ACRE TRACT AND WEST LINE OF THE SAID 35.00 ACRE TRACT, A DISTANCE OF 424.10 FEET TO A CALCULATED POINT, FROM WHICH A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF THE SAID 79.10 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE SAID 35.00 ACRE TRACT, BEING ALSO IN THE NORTH LINE OF A 224.42 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018036400 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS SOUTH 07°33'17" WEST, A DISTANCE OF 461.14 FEET;

THENCE CROSSING THE SAID 79.10 ACRE TRACT AND THE SAID 20.65 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1080.50 FEET, A DELTA ANGLE OF 09°11'29", AN ARC LENGTH OF 173.33 FEET, AND A CHORD WHICH BEARS SOUTH 76°35'49" WEST, A DISTANCE OF 173.15 FEET TO A CALCULATED POINT;
2. SOUTH 69°53'30" WEST, A DISTANCE OF 464.89 FEET TO A CALCULATED POINT;
3. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 997.50 FEET, A DELTA ANGLE OF 26°38'21", AN ARC LENGTH OF 463.78 FEET, AND A CHORD WHICH BEARS SOUTH 83°53'08" WEST, A DISTANCE OF 459.61 FEET TO A CALCULATED POINT;
4. NORTH 82°47'41" WEST, A DISTANCE OF 475.00 FEET TO A 1" IRON PIPE FOUND IN THE WEST LINE OF THE SAID 20.65 ACRE TRACT, BEING A NORTHEAST CORNER OF THE SAID 224.42 ACRE TRACT, BEING ALSO THE SOUTHEAST CORNER OF THE SAID 99.584 ACRE TRACT, FROM WHICH:
  - A 3" IRON PIPE FOUND, BEARS SOUTH 08°49'43" WEST, A DISTANCE OF 0.44 FEET;
  - A 1/2" REBAR WITH "S.A.M." CAP FOUND FOR THE SOUTHWEST CORNER OF THE SAID 20.65 ACRE TRACT, BEING AN INTERIOR CORNER OF THE SAID 224.42 ACRE TRACT, BEARS SOUTH 08°49'43" WEST, A DISTANCE OF 79.89 FEET;

THENCE NORTH 08°49'43" EAST, WITH THE WEST LINE OF THE SAID 20.65 ACRE TRACT AND THE EAST LINE OF THE SAID 99.584 ACRE TRACT, A DISTANCE OF 1679.98 FEET TO THE POINT OF BEGINNING, CONTAINING 52.569 ACRES 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. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. AN ADDITIONAL FIVE (5) FOOT ELECTRIC EASEMENT IS HEREBY DEDICATED ADJACENT TO THE FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) THAT IS ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
9. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
10. 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.
11. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAP ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ONE-HALF (1/2) INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
WATER: CITY OF HUTTO  
WASTEWATER: CITY OF HUTTO  
ELECTRIC: ONCOR
13. UTILITY NOTES:  
A. WITHIN CON  
I. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.  
B. OUTSIDE CON  
I. WATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE.  
WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. FLOODPLAIN NOTES:  
A. ULTIMATE FLOODPLAIN  
I. "NO PORTION OF THIS TRACT IS ENCROACHED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN."  
B. EXISTING FLOODPLAIN  
I. "NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBERS 48491C0540E, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS."
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE (UDC), CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE CITY.
18. THE MAXIMUM IMPERVIOUS COVER ALLOWED PER NON-RESIDENTIAL LOT IS 90%.
19. SURVEY REFERENCE:  
ELEVATIONS ARE BASED ON NAVD88 (GEOID03).  
BEARINGS BASED ON N.A.D. 1983 (NA 2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.  
SCALE FACTOR OF 0.99988, ORIGIN (0,0).
20. REGIONAL STORM WATER DETENTION FACILITIES WILL BE PROVIDED WITH THE "CITY OF HUTTO EAST/WEST SPINE ROAD" PLANS PROPOSED BY OTHERS TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2,10,25, AND 100-YEAR STORM EVENTS.

To comply with HB3699, a resubmittal of this plat will only be accepted according to the submittal calendar.

ENGINEERING REVIEW  
Review is for general compliance only. Sole responsibility for correctness remains with the Engineer of Record.

- ☐ No Exceptions Taken  
☐ Revise as Noted  
☒ Denied. Revise and Resubmit.

Missing PZ Chair and Development Services  
Director signature blocks

OWNER:

CHENEY GAMBO  
HUTTO ECONOMIC DEVELOPMENT CORPORATION TYBE B  
500 W LIVE OAK STREET,  
HUTTO, TX, 78634  
(512) 759-4012

DEVELOPER:

STEVE MATTINGLY  
HIPPO PARTNERS 2023, LP  
2705 BEE CAVES ROAD, SUITE 230  
AUSTIN, TEXAS 78746  
HUTTO, TX, 78634  
(512) 472-5000

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY  
BLDG. 3, STE. 200  
AUSTIN, TEXAS 78759  
(512) 454-8711

SURVEY:

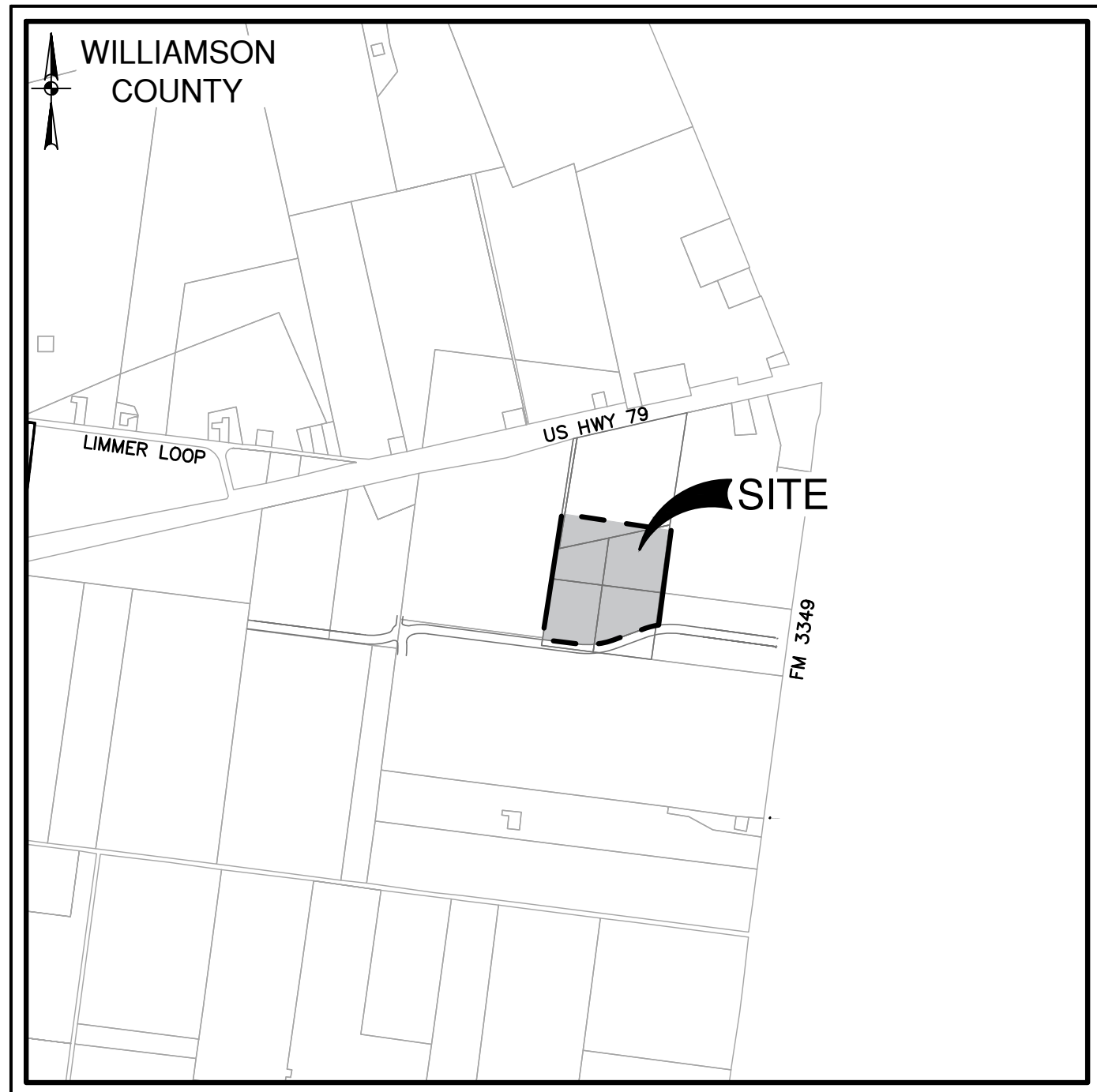
EARLY LAND SURVEYING, LLC  
P.O. BOX 92589  
AUSTIN, TEXAS 78709  
(512) 202-8631



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

# HIPPO PARTNERS - LI HUTTO MEGASITE PRELIMINARY PLAT XXXX-PLAT

## CITY OF HUTTO, TEXAS OCTOBER 2023



LOCATION MAP

SCALE: 1" = 2000'

### HIGHWAY 79 HUTTO, TX 78634

### SHEET INDEX

| SHEET DESCRIPTION                        | SHEET No. |
|------------------------------------------|-----------|
| COVER SHEET                              | 01        |
| EXISTING CONDITIONS PLAN                 | 02        |
| PRELIMINARY PLAN AND DIMENSIONAL CONTROL | 03        |
| OVERALL WATER DISTRIBUTION PLAN          | 04        |
| OVERALL WASTEWATER PLAN                  | 05        |
| OVERALL STORM DRAIN PLAN                 | 06        |

typically these are separated and not combined in to a single set for a preliminary plat. Usually it would be a survey sheet, a preliminary plat, and utility schematics. please revise.

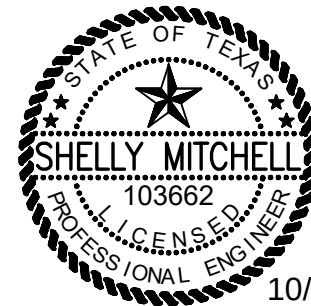
### ENGINEER'S CERTIFICATION

I, SHELLY MITCHELL, P.E. #103662, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (HIPPO PARTNERS - LI HUTTO MEGASITE PRELIMINARY PLAT) IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE "A" OR ZONE "AE" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 48491C0540E, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT CONFORMS TO THE CITY OF HUTTO REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS THIS 10th DAY OF October 2023.

Shelly Mitchell

PAPE-DAWSON ENGINEERS  
SHELLY MITCHELL  
VICE PRESIDENT



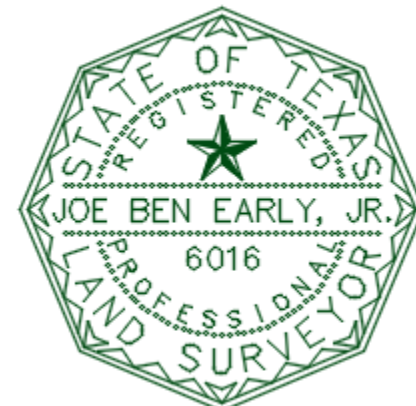
10/10/2023

### SURVEYOR'S CERTIFICATION

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS THIS 9th DAY OF October 2023.

Joe Ben Early Jr.



EARLY LAND SURVEYING  
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 01 OF 06

XXXX-PLAT



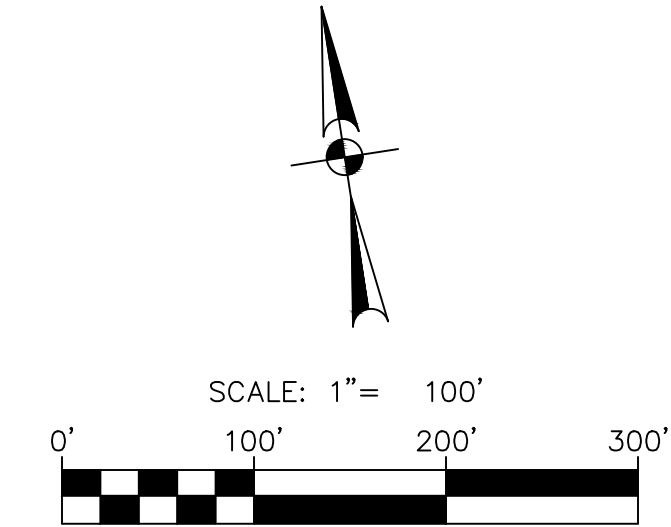
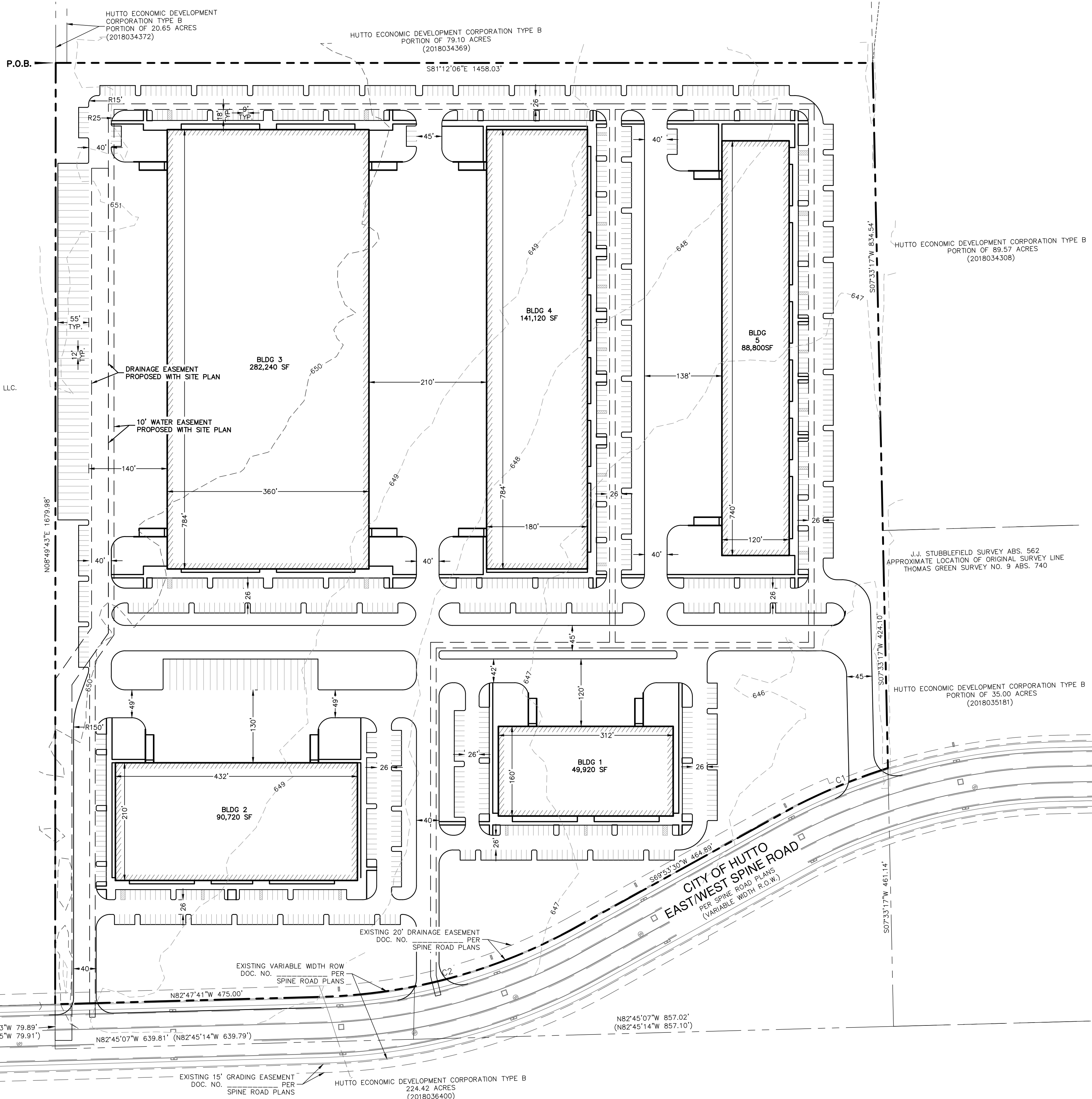




Remove site plan features from the Preliminary Plat schematic.  
Provide copies of all easements per the application.  
Add lot/block and phasing if proposed  
Add a title to the top of the schematic  
Add basic information from the checklist as provided in the application - missing acreage, lots by type, ROW, total number of lots/blocks.  
Cannot review for content with the content checklist is not followed - revise and resubmit.

Because this application did not request to waive the 'shot clock' this application will be formally denied at the November P&Z. Please follow the submittal calendar to resubmit denied applications.

TITAN MEGA LAND INVESTORS, LLC.  
99.584 ACRES  
(2022053902)



#### LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT (ESMT)
- PROPOSED CURB
- PROPOSED BUILDING
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- P.O.B. POINT OF BEGINNING

#### NOTES

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EXISTING ONE FOOT CONTOURS ARE COMPILED FROM AN EARLY LAND SURVEYING ON THE GROUND TOPOGRAPHIC SURVEY CONDUCTED JULY 2023.
- SEE CITY OF HUTTO EAST/WEST SPINE ROAD PLANS CASE NUMBER PROPOSED BY OTHERS FOR EXISTING SPINE ROAD INFORMATION.

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
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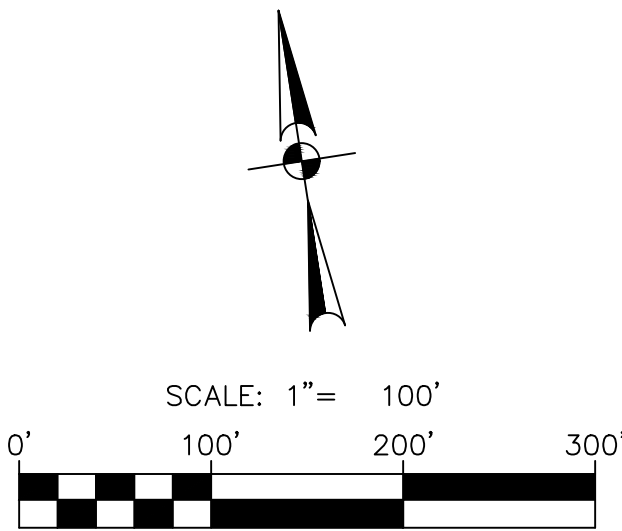
**PAPE-DAWSON ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512-664-8711  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

**HIPPO PARTNERS - LI HUTTO MEGASITE**  
CITY OF HUTTO, TEXAS  
**PRELIMINARY PLAN AND DIMENSIONAL CONTROL**

|          |              |
|----------|--------------|
| CITY NO. | XXXX-PLAT    |
| JOB NO.  | 51431-00     |
| DATE     | OCTOBER 2023 |
| DESIGNER | MPW          |
| CHECKED  | EAL          |
| DRAWN    | VKB          |
| SHEET    | 03 OF 06     |

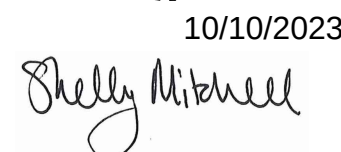
XXXX-PLAT





|                                                                                     |                                    |
|-------------------------------------------------------------------------------------|------------------------------------|
|  | BOUNDARY LINE                      |
|  | ROAD CENTER LINE (CL)              |
|  | EASEMENT (ESMT)                    |
|  | EXISTING WASTEWATER LINE & MANHOLE |
|  | EXISTING STORM DRAIN LINE          |
|  | EXISTING WATER LINE                |
|  | PROPOSED WASTEWATER LINE & MANHOLE |
|  | EXISTING MINOR CONTOUR             |
|  | EXISTING MAJOR CONTOUR             |
|  | FIRE HYDRANT ASSEMBLY              |
|  | PROPOSED BUILDING                  |
| P.O.B.                                                                              | POINT OF BEGINNING                 |

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. ON-LAND HITS HAVE NOT BEEN IDENTIFIED. THE VERIFIABILITY OF THE CONTRACTOR'S REPRESENTATIVE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S NEGLIGENCE IN NOT LOCATING AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. EXISTING ONE FOOT CONTOURS ARE COMPILED FROM AN EARLY LAND SURVEYING TOPOGRAPHIC MAP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEPARATION BETWEEN WASTEWATER MAINS AND OTHER UTILITIES SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE CITY OF HUNTSVILLE. SEE CITY OF HUNTSVILLE EAST/WEST SPINE ROAD PLANS PAGE NUMBER 10. PROPOSED BY OTHERS FOR EXISTING SPINE ROAD INFORMATION. ONSITE UTILITY SIZING IS PRELIMINARY AND BASED ON THE CITY OF HUNTSVILLE DESIGN AND SITE PLAN CONSTRUCTION DOCUMENTS.



**PAPE-DAWSON  
ENGINEERS**

**HIPPO PARTNERS - LI HUTTO MEGASITE**  
CITY OF HUTTO, TEXAS

# OVERALL WATER DISTRIBUTION PLAN

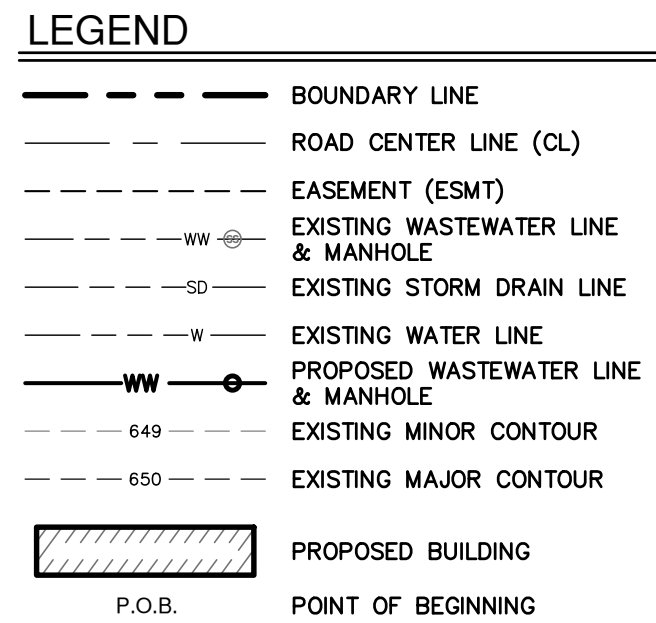
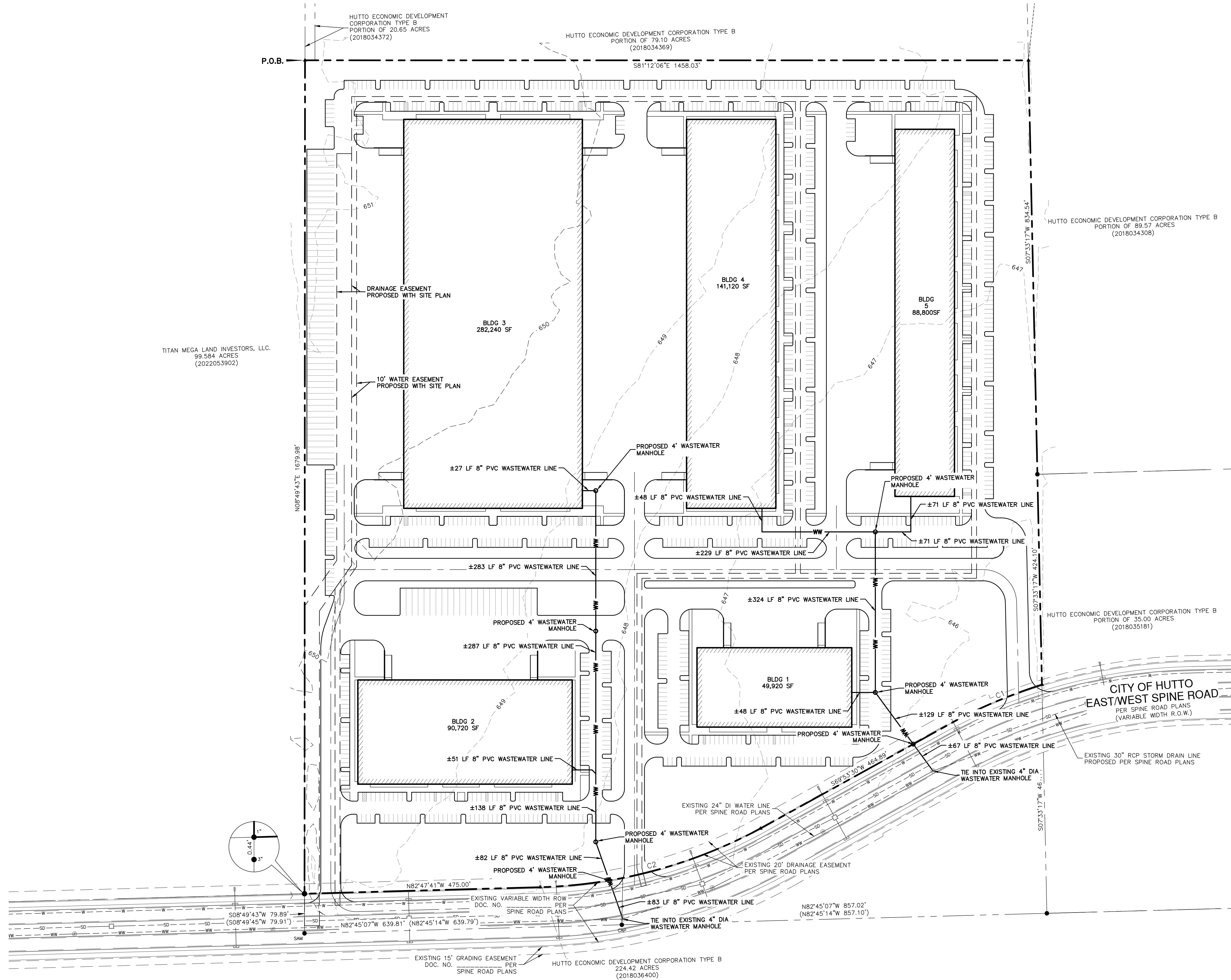
CITY NO. XXXX-PLAT  
JOB NO. 51431-00  
DATE OCTOBER 2023  
DESIGNER MPW  
CHECKED EAL DRAWN VK  
SHEET **04 OF 10**

XXXX-PLAT



Date: Oct 10, 2023, 10:04am User ID: mwalls  
File: H:\Projects\51431\001\212 Preliminary Plat\Civil\WWS\431-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



- NOTES
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
  - EXISTING ONE FOOT CONTOURS ARE COMPILED FROM AN EARLY LAND SURVEYING TOPOGRAPHIC SURVEY CONDUCTED JULY 2023.
  - SEPARATION BETWEEN WASTEWATER MAINS AND OTHER UTILITIES SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE TCEQ.
  - PRIMARY WASTEWATER SERVICE SHALL BE PROVIDED VIA AN OFFSITE WASTEWATER LINE TO BE DESIGNED, CONSTRUCTED, OPERATIONAL AND STUBBED TO THIS PROPERTY IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HUTTO, TEXAS AND P4 RE MANAGEMENT, LLC, EFFECTIVE JUNE 19, 2019.
  - SEE CITY OF HUTTO EAST/WEST SPINE ROAD PLANS CASE NUMBER FOR PROPOSED BY OTHERS FOR EXISTING SPINE ROAD INFORMATION.
  - ON-SITE UTILITY SIZING IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN AND SITE PLAN CONSTRUCTION DOCUMENTS.

**PAPE-DAWSON**  
**ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1801 N. MO-PAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512-464-8711  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

**HIPPO PARTNERS - LI HUTTO MEGASITE**  
**CITY OF HUTTO, TEXAS**  
**OVERALL WASTEWATER PLAN**

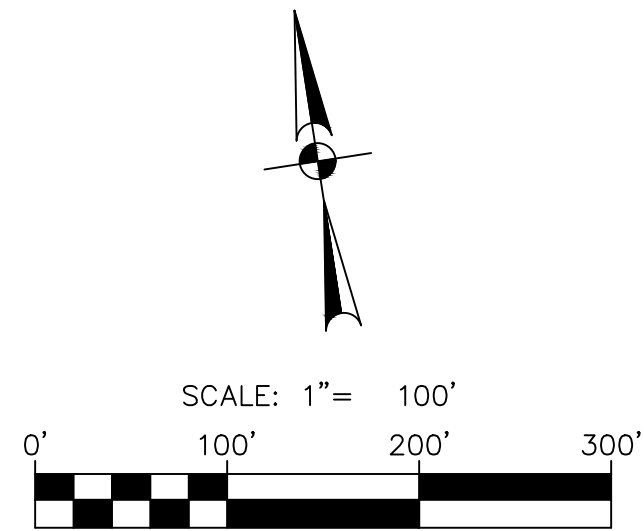
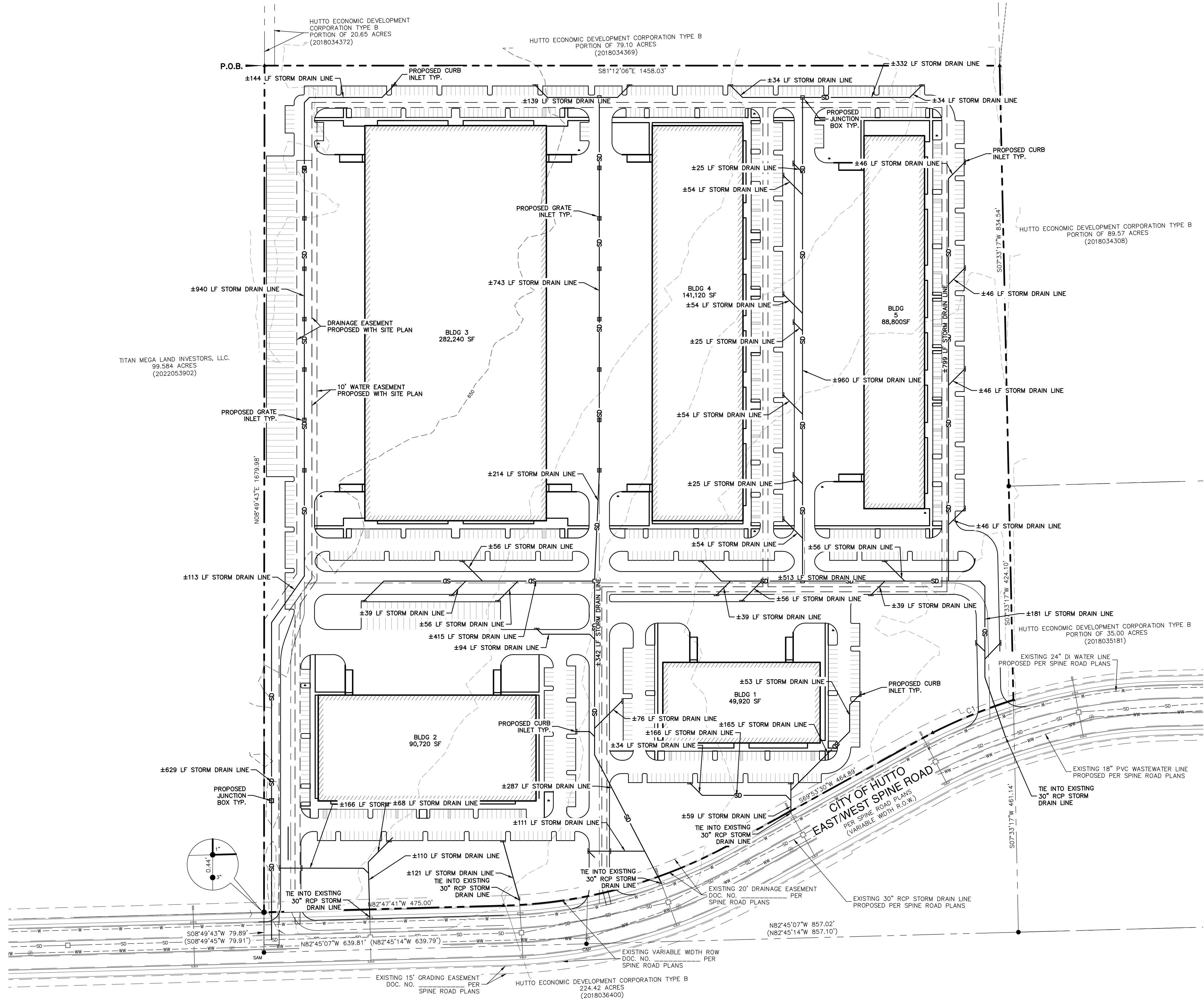
CITY NO. XXXX-PLAT  
JOB NO. 51431-00  
DATE OCTOBER 2023  
DESIGNER MPW  
CHECKED EAL DRAWN VKB  
SHEET 05 OF 06

XXXX-PLAT



Date: Oct 10, 2023, 10:05am User ID: mwalls  
File: H:\Projects\51431\51431-0012 Preliminary Plat\Civil\SDS1431-00.dwg

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#### LEGEND

|     |                           |
|-----|---------------------------|
| --- | BOUNDARY LINE             |
| --- | ROAD CENTER LINE (CL)     |
| --- | EASEMENT (ESMT)           |
| --- | EXISTING WASTEWATER LINE  |
| --- | EXISTING STORM DRAIN LINE |
| --- | EXISTING WATER LINE       |
| --- | PROPOSED STORM DRAIN LINE |
| --- | EXISTING MINOR CONTOUR    |
| --- | EXISTING MAJOR CONTOUR    |
| --- | CURB INLET                |
| --- | GRATE INLET               |
| --- | JUNCTION BOX              |
| --- | PROPOSED BUILDING         |
| --- | P.O.B.                    |
| --- | POINT OF BEGINNING        |

#### NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. EXISTING ONE FOOT CONTOURS ARE COMPILED FROM AN EARLY LAND SURVEYING TOPOGRAPHIC SURVEY CONDUCTED JULY 2023.
3. SEPARATION BETWEEN STORM MAINS AND OTHER UTILITIES SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE TCEQ.
4. PRIMARY STORM SERVICE SHALL BE PROVIDED VIA AN OFFSITE STORM LINE TO BE DESIGNED, CONSTRUCTED, OPERATIONAL AND STUBBED TO THIS PROPERTY IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HUTTO, TEXAS AND P4 RE MANAGEMENT, LLC, EFFECTIVE JUNE 19, 2019.
5. SEE CITY OF HUTTO EAST/WEST SPINE ROAD PLANS CASE NUMBER PROPOSED BY OTHERS FOR EXISTING SPINE ROAD INFORMATION.
6. ONSITE UTILITY SIZING IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN AND SITE PLAN CONSTRUCTION DOCUMENTS.

CITY NO. XXXX-PLAT  
JOB NO. 51431-00  
DATE OCTOBER 2023  
DESIGNER MPW  
CHECKED EAL DRAWN VKB  
SHEET 06 OF 06

XXXX-PLAT



## PRELIMINARY PLAT APPLICATION

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

PROJECT NAME: Hippo Partner - LI Hutto Megasite

PROJECT ADDRESS: HWY 79 Hutto, Texas 78634

Total acreage 52.57 Acres Proposed use Light Industrial

Location: East side of Hutto, South of US HWY 79

If this Preliminary Plat is a revision, provide the name of the approved plat/plan:

**Incomplete submittals will not be accepted for review**

Fill this out - TIA letter  
is missing

### In General:

Annexation and/or Zoning must be approved prior to Preliminary Plat Submittal.

A Preliminary Plat and Final Plat may not be submitted simultaneously.

Subdivision improvements plans may not be submitted without an approved preliminary plat.

The subdivision does not "cut away" a non-conforming use from an adjacent lot to extend the non-conforming use.

The subdivision is compatible with existing and permitted land uses in the surrounding area.

The subdivision preserves and/or enhances the character of Hutto.

### REQUIRED FOR SUBMITTAL

1. ☐ Completed Master application and Plat application with owner's original signature.
2. ☐ Applicant has coordinated with staff on submittal requirements
  - o Date of Pre-Development Meeting: \_\_\_\_\_
3. ☐ Copy of deed/proof of ownership, proof of signatory authority for corporations.
4. ☐ Traffic Impact Analysis (TIA) Determination or approved TIA, or City Engineer's written approval of a TIA deferral. UDC 10.312.11 and 10.615.4.1
5. ☐ Service Extension Request approval documentation
6. ☐ Engineer's summary letter describing any service extensions, streets, and other public facilities proposed with the application.
7. ☐ Copy of completed LOMA/CLOMAR/LOMAR as applicable.
8. ☐ Documentation from Williamson County 911/Addressing approving the street names. 10.615.3 UDC
9. ☐ Written verification from all utility providers that the project is within their service area and the ability to provide services to the development.
10. ☐ A tree inventory and survey, showing the location, size, species and condition of existing protected trees on a lot, superimposed over proposed lot lines and other improvements. 10.407.8.2.3 UDC
11. ☐ Copy of proposed/existing deed restrictions, restrictive covenants or other private limitations.
12. ☐ Copy of all dedicated easements affecting the property.
13. ☐ Parkland letter of intent - if parkland is proposed to be conveyed to the City, the dedication must be approved by the Parks Advisory Board and Parks and Recreation Director (10.609.5.1 UDC)

October 2021



14. ☐ Utility summary describing existing and proposed water and wastewater facilities with a utility schematic.
15. ☐ Drainage Study and summary letter of facilities and/or improvements
16. ☐ If the subject property has been approved for a private wastewater treatment system or a septic tank system, provide documentation.
17. ☐ Phase plan, if applicable, that meets the minimum requirements of 10.605.3 of the UDC
18. ☐ Connectivity Index documentation for all residential projects per 10.613.3.3 of the UDC
19. ☐ List of all property owners within 200 feet of the proposed tract with mailing addresses as recorded with the current tax roll and mailing labels on Avery 5160 sized labels (or similar) for notification.
20. ☐ All submittal documents provided on a thumb drive or other electronic storage device.
21. ☐ Two paper copies sized 18" x 24" and two (2) sized 11" x 17"

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

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

**WAIVER OF RIGHTS ACKNOWLEDGEMENT**

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

**FOR DEPARTMENT USE ONLY:**

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



## MASTER APPLICATION

Must accompany all application types  
Unless otherwise indicated

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

PROJECT NAME: Hippo Partner - LI Hutto Megasite APPLICATION TYPE: Preliminary Plat

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

Name: Shelly Mitchell P.E.

Company Name: Pape-Dawson Engineers, Inc.

Address: 10801 N Mopac Expy Bldg 3, Suite 200 Austin, Texas 78759

Phone: 512-454-8711 Email: SMitchell@pape-dawson.com

### PROPERTY INFORMATION

Address: HWY 79 Hutto, Texas 78634

Legal Description: R498071, R498062, R345747, R498070

Deed Reference: Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ or Document No. Doc. No. 2018034372-1; Doc. No. 201803469-01

City Limits or ETJ: City Limits Current Zoning District: Hippo Partner - LI Hutto Megasite

### PROPERTY OWNER INFORMATION

Name: Don Carlson

Company Name: Hutto Economic Development Corporation Type B

Address: 500 W Live Oak Street Hutto, Texas 78634

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Shelly Mitchell  
Property Owner Signature

Shelly Mitchell, P.E.  
Property Owner Printed Name

10/10/2023  
Date

Authorized Agent  
THE STATE OF TEXAS

Authorized Agent

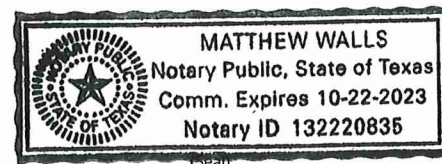
COUNTY OF Travis

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

Given under my hand and seal of office this 10<sup>th</sup> day of October, 20 23 A.D.

Matthew Walls  
Notary Public Signature

Matthew Walls  
Notary Public Printed Name



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



OWNER'S AUTHORIZATION LETTER

---

Site Address: Highway 79, Hutto, Texas 78634

Site Legal Description: AW0562 - Stubblefield, J.j. Sur., ACRES 14.7  
AW0562 - Stubblefield, J.j. Sur., ACRES 7.95  
AW0740 - Lee, Thomas B. Sur., ACRES 15.3  
AW0740 - Lee, Thomas B. Sur., ACRES 12.7

Property Owner: Hutto Economic Development Corporation Type B  
500 W Live Oak Street, Hutto, Tx, 78634

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of permit review associated with the above referenced property. I/we hereby authorize the Applicant listed on this application (Shelly Mitchell of Pape-Dawson Engineers) to act on my/our behalf during the processing and presentation of this request. Pape-Dawson Engineers shall be the principal contact with the City in processing this application.



Owner's Signature

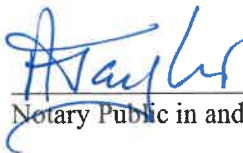
Oct 3, 2023

Date

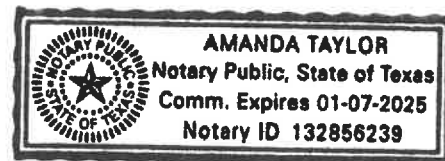
Don Carlson

Owner's Printed Name

Sworn and subscribed before me this 3<sup>rd</sup> day of October, 2023.



Notary Public in and for the State of Texas



My commission expires on 1/7/2025.

# 0. Owner Authorization Letter

Final Audit Report

2023-10-03

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2023-10-03                                   |
| By:             | Cheney Gamboa (cheney.gamboa@huttotx.gov)    |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAm1rjIn-JWcoZHFkfaoYshpO7nOAK4flK |

## "0. Owner Authorization Letter" History

-  Document created by Cheney Gamboa (cheney.gamboa@huttotx.gov)  
2023-10-03 - 1:52:25 PM GMT
-  Document emailed to don.carlson@huttotx.gov for signature  
2023-10-03 - 1:52:46 PM GMT
-  Email viewed by don.carlson@huttotx.gov  
2023-10-03 - 2:49:39 PM GMT
-  Signer don.carlson@huttotx.gov entered name at signing as Don Carlson  
2023-10-03 - 2:50:17 PM GMT
-  Document e-signed by Don Carlson (don.carlson@huttotx.gov)  
Signature Date: 2023-10-03 - 2:50:19 PM GMT - Time Source: server
-  Agreement completed.  
2023-10-03 - 2:50:19 PM GMT



## **PLAT CONTENT REQUIREMENTS**

- ☐ Proposed subdivision name listed at the top of each page. Title “revised” if the preliminary plat has changed after approval and reference the prior approved plat if the name has changed/is changing.
- ☐ Schematic drawn at a scale of 1” = 100’, include a scale bar and numeric scale
- ☐ Location map and north arrow
- ☐ Legend with all acronyms, symbols, and line types defined
- ☐ Proposed phasing must be legible on the schematic and meet the requirements of 10.605.3 UDC
- ☐ Plat title and page numbers on each page. Scale and north arrow on each page with the plat schematic.
- ☐ Label each lot number and each block alphanumerically (i.e. Lot 1, Block A)
- ☐ Dimensions for front, side and rear lot lines.
- ☐ Identify adjacent city limit, ETJ and/or County line, if applicable.
- ☐ Owner’s name and deed or plat reference and property lines of all adjacent properties. Include adjacent lots in dashed lines.
- ☐ In one area on the first page:
  - ☐ Name and contact information of developer, owner of record, and authorized agent (engineer, consultant, etc).
  - ☐ Acreage of total site, lots by type, and right-of-way.
  - ☐ Plat title and page numbers on each page. Scale and north arrow on each page with the plat schematic.
  - ☐ Linear feet of new streets
  - ☐ Total number of blocks and lots
- ☐ Identify building setback lines as a separate diagram on the plat for all residential subdivisions.
- ☐ For residential subdivisions, show compliance with 10.403.3 with a width to depth ratio of 1:3, as determined by the smallest rectangle enclosing the extreme limits of the lot.
- ☐ Show greenlink lots when applicable per 10.613.3.6 of the UDC.
- ☐ Provide the required connections as defined in 10.613.3.8 of the UDC.
- ☐ Block lengths must be no more than 1,000 ft. except along major arterials. 10.613.5.2 UDC
- ☐ Double frontage residential lots are discouraged, where impossible, a minimum of a 10ft. deep lot or easement shall be dedicated along the secondary frontage for landscaping and subdivision wall and a non-vehicular access easement shall be included to prohibit vehicular access or crossing. 10.613.3.5.3
- ☐ Location, dimensions, and widths of all /existing/dedicated streets, alleys, railroads or easements. All subdivisions must provide for adequate roads 10.615.4.6 UDC.
- ☐ Locations, bearings, distances and widths of proposed streets, alleys, railroads, easements and Right-of-Way dedication. All subdivisions must provide for adequate roads 10.615.4.6 UDC.

- ☐ Locations, dimensions, names and descriptions of all existing/proposed streets, alleys, parks, open space, blocks, lots, reservations, easements and right-of way.
- ☐ Locations, dimensions and holders of all existing/proposed easements, right-of-way and utilities within, intersecting or contiguous with the subdivision. Survey ties across all adjacent streets to determine right-of-way widths. Complete curve and line data, when applicable.
- ☐ Label all ROW widths.
- ☐ New street names shall meet the standards of 10.615.3 of the UDC. Provide a street table with the name, classification, Right-of-Way width, tree yard, sidewalk width, and driveway distance from the corner measurement per 10.611 of the UDC or as modified within an approved PUD.
- ☐ Lot Table shown on the plat for residential subdivisions that includes the lot and square foot size of each lot contained in the plat. Call out non-residential lots with their use (landscaping, drainage, ROW, etc.) and show area in acres.
- ☐ Topography lines at the following intervals: slope < 5% use 1' intervals; slope = 5% to 10% use 2' intervals; slope > 10% use 5' intervals.
- ☐ Location of existing hydrologic and topographic features
- ☐ Location of areas subject to flooding, especially in the 100-yr flood plain, shown as drainage easement.
- ☐ Location of centerline in watercourses, creeks and drainage structures.
- ☐ Delineate the riparian setback per 10.403.4.3 of the UDC
- ☐ Bearings and distances of the land being subdivided and described in metes and bounds. Boundary shall be shown as a bold, solid line.
- ☐ Label the point of beginning on the plat.
- ☐ For ETJ plats: Signature on plat of the Williamson County and Cities Health District for projects utilizing individual on-site wastewater (septic) systems.
- ☐ Surveyor: signature and seal.
- ☐ Engineer: signature and seal.
- ☐ Show all appropriate signature blocks: owner(s), lien holders, etc.

#### **REQUIRED PLAT NOTES (AS THEY APPLY)**

- ☐ No building, fencing, landscaping or structures are allowed within any drainage easement unless expressly permitted by the City of Hutto.
- ☐ Building setback lines shall conform to UDC requirements, as amended.
- ☐ A 10' P.U.E. is hereby dedicated along and adjacent to all street side property lines for water, sewer, and storm sewer.
- ☐ A 5' P.U.E. is hereby dedicated along and adjacent to all street side property lines for utilities other than water, sewer, and storm sewer lines.
- ☐ A 3' P.U.E. is hereby dedicated on each side of all interior side lot lines for utilities other than water, sewer, and storm sewer lines.
- ☐ No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
- ☐ Street lighting shall be provided by the developer in conformance with the UDC requirements, as amended.
- ☐ Sidewalks shall be constructed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended.

- ☐ Trees shall be installed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended.
- ☐ Water and wastewater service for this subdivision will be available through the City of Hutto after the appropriate water and wastewater system improvements are installed to this site. The City of Hutto assumes no obligations for installing any water and wastewater improvements required to serve this site.
- ☐ In order to promote drainage away from a structure, the slab elevation should be built at least one-foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
- ☐ Utility providers for this development are:
  - Water: \_\_\_\_\_
  - Wastewater: \_\_\_\_\_
  - Electric: \_\_\_\_\_
  - Gas (Natural or Propane): \_\_\_\_\_
- ☐ Utility Notes
  - Within CCN
    - Water and wastewater will be available through the City of Hutto after the appropriate water and wastewater systems are installed to this site. The City of Hutto assumes no obligations for installing any water and wastewater improvements required to serve this site.
  - Outside CCN
    - Water will be available through \_\_\_\_\_ after the appropriate water system is installed to this site. Wastewater will be available through \_\_\_\_\_ after the appropriate wastewater system is installed to this site. \_\_\_\_\_ assumes no obligations for installing any water and wastewater improvements required to serve this site.
  - If applicable
    - Wastewater Service will be provided by On Site Sewage Facility until such time that public wastewater service lines are extended to within 400' of the platted property boundary. The owner shall be required to at their expense connect to City of Hutto public sewer within 180 days of receiving written notification from the City of Hutto in accordance of this requirement.
- ☐ Floodplain Notes:
  - No fences, structures, storage, or fill shall be placed within the limits of the ultimate 1% annual chance floodplain; unless approved by the City Engineer. Fill may only be permitted by the City Engineer after approval of the proper analysis.
  - No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number \_\_\_\_\_, effective date \_\_\_\_\_, for \_\_\_\_\_ County, Texas."

OR

  - A portion of this tract is encroached by special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number \_\_\_\_\_, effective date \_\_\_\_\_, for \_\_\_\_\_ County, Texas."
- ☐ Finish floor elevation for residential lots adjacent to the proposed/existing ponds, proposed/existing channels or existing 100-yr floodplain shall be a minimum of two (2) feet above the ultimate 100-year floodplain or 100-year water surface elevation, whichever is greater.
- ☐ All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
- ☐ On-site stormwater detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 10, 25 and 100-year storm events.



- ☐ All easements on private property shall be maintained by the property owner or his or her assigns.
- ☐ All drainage lots shall be owned and maintained by the Homeowner's association.
- ☐ Amenity, open space and greenlink lots will be owned and maintained by the Homeowners Association.
- ☐ Greenlink lots shall be developed in conformance with the UDC, as amended.
- ☐ This subdivision is zoned \_\_\_\_\_ (list the specific zoning)
- ☐ If applicable, "Subdivision walls shall be located and constructed in accordance with Chapter 4 of the UDC, as amended."
- ☐ If applicable, "This Preliminary Plat conforms to the Conceptual Plan in Planned Unit Development [insert name] as approved by City Council on [insert date]."

**ADDITIONAL NOTES FOR RESIDENTIAL PLATS:**

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

**ADDITIONAL NOTES FOR COMMERCIAL PLATS:**

- ☐ The maximum impervious coverage per non-residential lot is \_\_\_\_%.

there is not sufficient  
data here to provide  
a full review.  
additional comments  
may be generated  
upon subsequent  
submittals.

# **HIPPO PARTNERS – LI HUTTO MEGASITE HIGHWAY 79 HUTTO, TEXAS 78634 Drainage Report**

## **ENGINEERING REVIEW**

Review is for general compliance only. Sole  
responsibility for correctness remains with the  
Engineer of Record.

- ☐ No Exceptions Taken
- ☐ Revise as Noted
- ☒ Denied. Revise and Resubmit.

**October 2023**



# **HIPPO PARTNERS – LI HUTTO MEGASITE**

## **HIGHWAY 79**

## **HUTTO, TEXAS 78634**

### **Drainage Report**

**October 2023**



# **HIPPO PARTNERS – LI HUTTO MEGASITE**

**Highway 79  
HUTTO, TEXAS  
(51431-00)**

## **DRAINAGE REPORT**

**Prepared by:  
SHELLY MITCHELL, P.E.  
Pape-Dawson Engineers, Inc.  
10801 N. Mopac Expy.  
Building 3, Suite 200  
Austin, Texas 78759  
TBPE #470**

**OCTOBER 2023**



10/10/2023

*Shelly Mitchell*

# HIPPO PARTNERS – LI HUTTO MEGASITE

## Drainage Report

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# HIPPO PARTNERS – LI HUTTO MEGASITE

## Drainage Report

### ATTACHMENTS

- EXHIBITS

- GENERAL INFORMATION

- 1.0 LOCATION MAP

- 1.1 FEMA MAP

- 1.2 NCRS SOIL MAP

- WATERSHED ANALYSIS

- 2.0 EXISTING DRAINAGE CONDITIONS MAP

- 2.1 PROPOSED DRAINAGE CONDITIONS MAP



# HIPPO PARTNERS – LI HUTTO MEGASITE

## Drainage Report

### EXECUTIVE STATEMENT

#### Purpose of this Report

This report was prepared for Hippo Partners – LI Hutto Megasite, for the purpose of the Preliminary Plat Application.

The Hippo Partners – LI Hutto Megasite is an unplatted ±52.57-acre tract of land in the City of Hutto. This Engineering and Drainage report was prepared for the purpose of Preliminary Plat approval. The project seeks to develop the site into 5 light industrial buildings with office and warehouse uses along with the required infrastructure, such as parking and utilities. The site is currently undeveloped.

There is an overall development sponsored by the Hutto Economic Development Corporation (EDC), which this site is located within. The development will be serviced by a new road, the “City of Hutto Mega Site East/West Arterial Spine Road”. A plan set for these improvements is under review at the City of Hutto and is currently planned to be constructed prior to this site. This plan set is expected to have water, wastewater, and storm utility connections for the proposed site. A regional detention pond, which includes stormwater mitigation for the development proposed with this preliminary plat, is proposed as part of the "City of Hutto Mega Site East/West Arterial Spine Road" plan set.

The existing site generally slopes downward from the west property boundary to the southeast corner of the site. The site currently receives offsite flows from the west. These offsite flows are proposed to be routed through a proposed public storm drain along the west side of the site to the storm drain in the “City of Hutto Mega Site East/West Arterial Spine Road”.

In proposed conditions, onsite runoff will be routed by an underground storm drain system to connection points from the public storm drain system in the “City of Hutto Mega Site East/West Arterial Spine Road”. These points are being built with the Hutto Mega Site Spine Road plans, which will also provide detention for the site. As demonstrated by this report, the project will comply with the City of Round Rock Drainage Criteria Manual (DCM), per City of Hutto requirements.

Per the UDC and criteria manuals all projects must provide their own on site or off site detention or, if they can prove no adverse impact, may participate in the stormwater management program and pay a fee in lieu of detention.

# **HIPPO PARTNERS – LI HUTTO MEGASITE**

## **Drainage Report**

### **INTRODUCTION**

#### **Project Description & Zoning**

The Hippo Partners – LI Hutto Megasite is a ±52.57-acre tract of land located south of Highway 79 in Hutto, Texas. The subject tract does not currently have access to an adjacent road. Access to the site is proposed via the “City of Hutto Mega Site East/West Arterial Spine Road” (Spine Road) plan set that is currently under review at the city. It is expected that this road and associated infrastructure, including a regional detention pond, will be constructed prior to the development of the Hippo Partners – LI Megasite development. The property is currently zoned Light Industrial (LI) and is designated on the Hutto Future Land Use Map as Heavy Industrial. The property is bound to the west, north and east by three undeveloped lots, all zoned Industrial (LI). A site location map, USGS map, and aerial map are included for reference.

Water and wastewater service will be provided to the site by the City of Hutto. Electric service is to be provided by Oncor, and gas service is to be provided by Atmos. The proposed development will receive domestic service from the 24” ductile iron waterline located within the proposed right-of-way of the proposed Spine Road Plans. The proposed fire loop serving the development will loop from the 16” waterline in the Spine Road. Two wastewater service connection points are proposed for this development. These wastewater services will tie into two proposed 4’ diameter manholes in the Spine Road plans.

#### **Watershed Context**

The current Federal Emergency Management Agency (FEMA) Map #48491C0540F (Exhibit 1.1), effective December 20, 2019, indicates that no portion of the site lies within a special flood hazard area. The site lies within the Turkey Creek Watershed. This site is not located over the Edwards Aquifer Recharge or Transition Zone.

# HIPPO PARTNERS – LI HUTTO MEGASITE

## Drainage Report

### METHODOLOGY

#### Governing Codes

The proposed development was designed in accordance with the City of Round Rock Drainage Criteria Manual (DCM) and the City of Hutto Unified Development Code (UDC).

appendix is missing

#### Hydrologic Analysis

provide model for review.

The existing and proposed drainage basins have been analyzed using HEC-HMS 4.3. Flow rates for the watershed analysis of this site and surrounding area have been determined using the SCS Hydrologic Method. A schematic of both existing and proposed HEC-HMS models along with a summary of results has been included in Appendix A. Curve numbers were assigned according to hydraulic soil groups using published values from the City of Round Rock Drainage Criteria Manual (DCM). The subject tract has 3 types of soil, all of which are hydraulic soil group D. Time of concentration values were calculated using methodology outlined in the City of Round Rock DCM. Hydrologic soil group maps were obtained from the Natural Resource Conservation Services (Exhibit 1.2).

provide time of concentration calculations and add tables to drainage area maps.

#### Hydraulic Analysis

Onsite storm water infrastructure consisting of underground storm drains, will be analyzed using StormCAD. Sizing and design methodology for all required drains will be performed during site plan review in accordance with the current City of Round Rock Drainage Criteria Manual.

provide curve number calculations and add curve number tables to drainage area maps.

### HYDROLOGY

#### Existing Development Conditions

The ±52.57-acre tract is currently undeveloped and naturally drains from the west to the southeast as indicated by surveyed existing contours. Drainage area OFF1 is approximately 102.50 acres offsite that flows from west to east to EX1, the subject tract. In existing conditions, the subject tract is a single drainage area, EX1, which is approximately 52.57 acres and flows from northwest to southeast to Analysis Point #1, as shown on Exhibit 2.0. Analysis Point #1 is the next downstream storm drain junction box in the proposed “City of Hutto Mega Site East/West Arterial Spine Road” plan set. Per the



# HIPPO PARTNERS – LI HUTTO MEGASITE

## Drainage Report

Spine Road plan set, OFF1 and EX1 are collected through several storm drain inlets on the south side of the subject tract and routed to Analysis Point #1.

### Proposed Development Conditions

The subject tract will have 2 proposed drainage areas, PR1 and PR2, and one offsite drainage area, OFF1. OFF1 will be routed through a proposed public storm drain system on the west side of the site to a storm drain connection point proposed with the Spine Road plans, Analysis Point #2. A portion of the proposed light industrial development, PR2, will be routed to this public system on site and outfall to Analysis Point #2. The remainder of the proposed light industrial site, PR1, will outfall to Analysis Point #1. Analysis Point #1 is the next downstream storm drain junction box in the proposed “City of Hutto Mega Site East/West Arterial Spine Road” plan set.

### CONCLUSION

There will be an increase in impervious cover and storm water runoff resulting from the development of this industrial development. However, the increased runoff will be captured by the storm drain system in the Spine Road and routed to a regional detention pond. This regional detention pond will provide mitigated runoff to a peak rate release less than that of the pre-development storm water runoff rate for the 2, 10, 25, and 100-year storms. The regional pond will provide the detention required per the City of Round Rock Drainage Criteria Manual.

**Table 1: Analysis Point 1 Peak Flow Comparison at Total Site Discharge**

|        | ANALYSIS POINT 1  |                   | ANALYSIS POINT 2  |                   |
|--------|-------------------|-------------------|-------------------|-------------------|
| EVENT  | EXISTING<br>(CFS) | PROPOSED<br>(CFS) | EXISTING<br>(CFS) | PROPOSED<br>(CFS) |
| 2-YR   | 142.2             | 346.6             | 0                 | 223.5             |
| 10-YR  | 310.8             | 504.7             | 0                 | 336.5             |
| 25-YR  | 418.9             | 602.6             | 0                 | 408.4             |
| 100-YR | 576.7             | 740.0             | 0                 | 508.7             |

add table to drainage  
area maps

## EXHIBITS

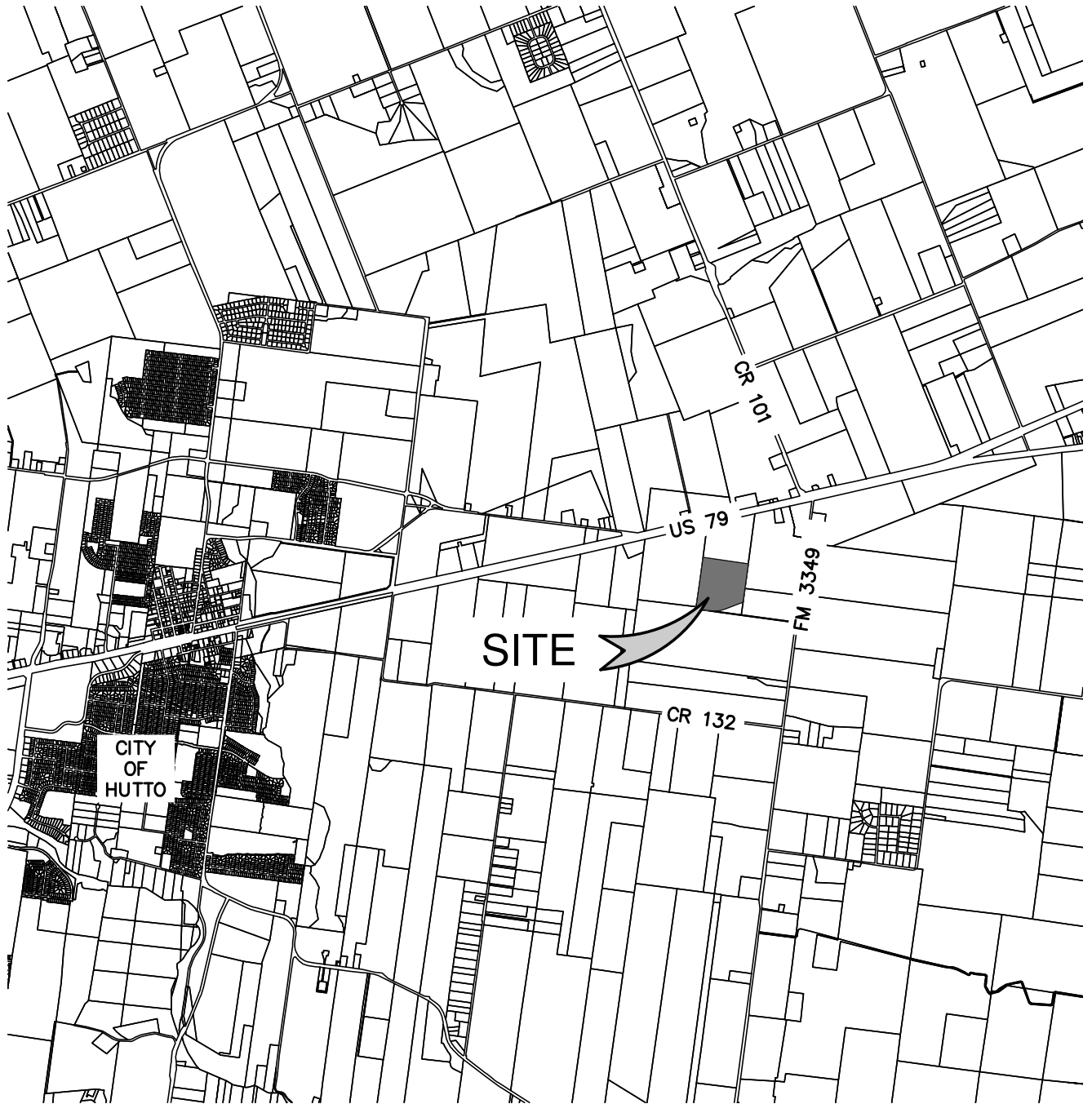
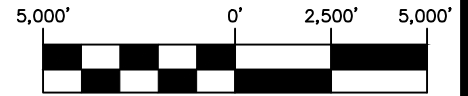
# EXHIBIT 1.0

## LOCATION MAP





SCALE: 1" = 5,000'



JOB NO. 51431-00  
DATE SEPT 2023  
DESIGNER KHQ  
CHECKED DRAWN KHQ  
SHEET 1 of 1

# HUTTO MEGASITE INDUSTRIAL HUTTO, TEXAS LOCATION MAP



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

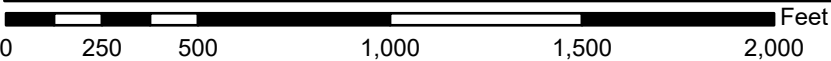
# EXHIBIT 1.1

## FEMA FIRM MAP

# National Flood Hazard Layer FIRMette



97°29'52"W 30°32'58"N



1:6,000

97°29'14"W 30°32'27"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
|                             |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
| GENERAL STRUCTURES          |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | 17.5                                                                                                                                                              |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
|                             |  | Coastal Transect Baseline                                                                                                                                         |
| MAP PANELS                  |  | Digital Data Available                                                                                                                                            |
|                             |  | No Digital Data Available                                                                                                                                         |
|                             |  | Unmapped                                                                                                                                                          |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/3/2023 at 10:53 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



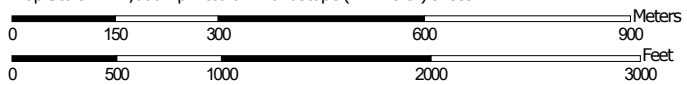
## EXHIBIT 1.2

### NCRS SOIL MAP

# Soil Map—Williamson County, Texas



Map Scale: 1:11,000 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas

Survey Area Data: Version 24, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 2, 2022—May 17, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



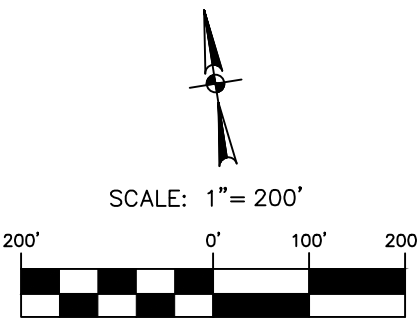
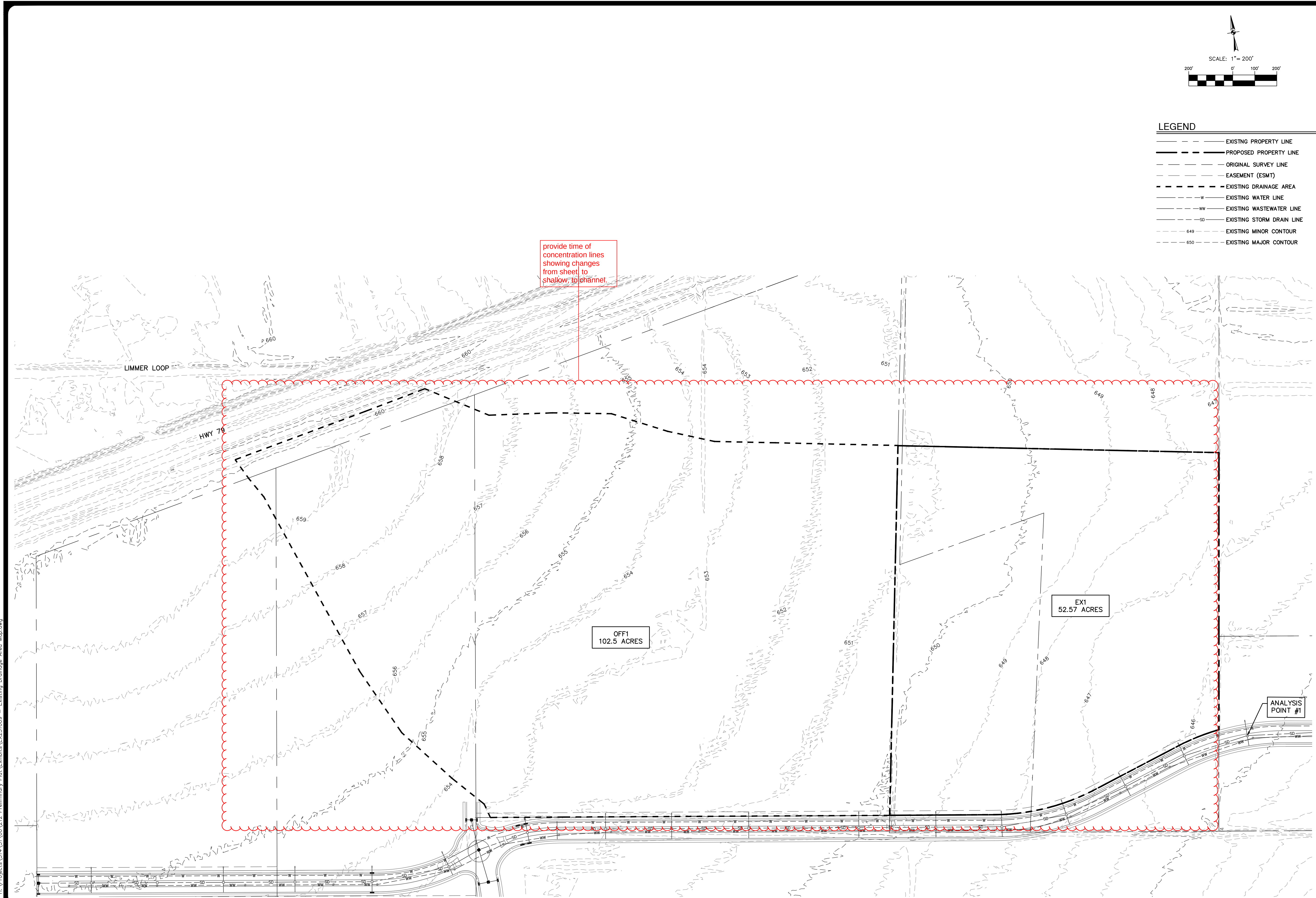
## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                        | Acres in AOI | Percent of AOI |
|------------------------------------|--------------------------------------|--------------|----------------|
| BrA                                | Branyon clay, 0 to 1 percent slopes  | 1.0          | 0.2%           |
| BrB                                | Branyon clay, 1 to 3 percent slopes  | 31.1         | 6.5%           |
| BuA                                | Burleson clay, 0 to 1 percent slopes | 444.9        | 93.3%          |
| <b>Totals for Area of Interest</b> |                                      | <b>477.0</b> | <b>100.0%</b>  |

## EXHIBIT 2.0

### EXISTING DRAINAGE CONDITIONS MAP

Date: Oct 10, 2023, 9:03am User ID: rwallis  
File: H:\Projects\51431\001212 Preliminary Plat\Exhibits\Ex231009 - Existing Drainage Area Map.dwg



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ORIGINAL SURVEY LINE
- EASEMENT (ESMT)
- EXISTING DRAINAGE AREA
- W EXISTING WATER LINE
- WW EXISTING WASTEWATER LINE
- SD EXISTING STORM DRAIN LINE
- 649 EXISTING MINOR CONTOUR
- 650 EXISTING MAJOR CONTOUR

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE PROVISIONS OF THE SHELLEY ACT OF TEXAS. SHEET NO. 1 OF 1. DATE: 10/10/2023. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION OR PERMITTING PURPOSES, PER T.E.P.A. 137.33(g)



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1800 N. MO-PAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512-464-8711  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

HIPPO PARTNERS - LI HUTTO MEGASITE  
CITY OF HUTTO, TEXAS

EXISTING DRAINAGE AREA MAP

|          |              |
|----------|--------------|
| CITY NO. | XXXX-PLAT    |
| JOB NO.  | 51431-00     |
| DATE     | OCTOBER 2023 |
| DESIGNER | MPW          |
| CHECKED  | DRAWN VXB    |
| SHEET    |              |

XXXX-PLAT



**EXHIBIT 2.1**

**PROPOSED DRAINAGE CONDITIONS MAP**



# AGENDA ITEM REPORT

4.4.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action to approve the Hutto Crossing Phase 4 Section 18 Final Plat, 22.045 acres, more or less, of land, 34 lots, located north on Carl Stern Drive.  
**Meeting:** Tuesday, November 7, 2023  
**Department:** Development Services  
**Staff Contact:**

## BACKGROUND INFORMATION:

The proposed Hutto Crossing Phase 4 Section 18 Final Plat consists of thirty-four lots located on Carl Stern Drive, generally north of Carl Stern Drive and west of Chris Kelley Boulevard. The current zoning on the property is Planned Unit Development (PUD), with the proposed use being single-family attached.

## Adjacent Properties:

North: Light Industrial (LI) to the north of US 79  
South: Planned Unit Development (Hutto Crossing)  
East: Planned Unit Development (Hutto Crossing)  
West: Planned Unit Development (Hutto Crossing)

## SUMMARY OF REQUEST:

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

## STAFF REVIEW:

Staff recommends approval of the final plat with the condition that the remaining comment is revised prior to recordation.

## FISCAL NOTES:

## POLICY IMPLICATIONS:

## ATTACHMENTS:

1. Hutto Crossing Ph 4 Sec 18 FP - Update #3 Staff Comments



# AGENDA ITEM REPORT

4.4.



# Hutto Crossing Ph 4 Sec 18 FP - Update #3

9/12/2023

## Attendees

Sofia Sierra (sofia.sierra@huttotx.gov)  
Matt Rector (matt.rector@huttotx.gov)

## Documents

HCPH4Sec18FP-U3-Plat(8-22-23).pdf

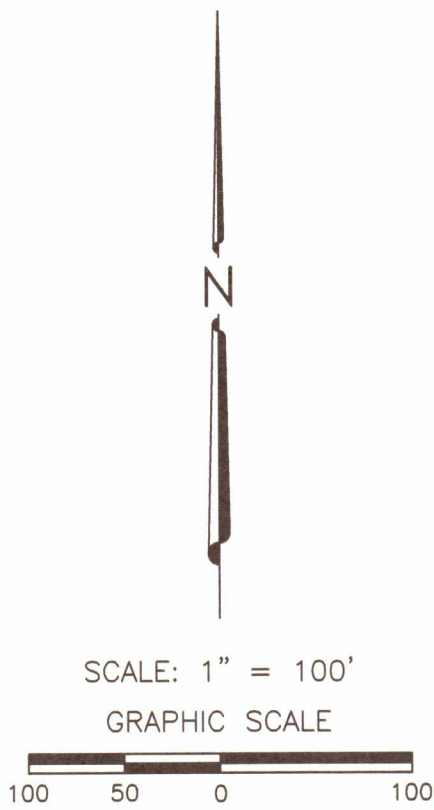
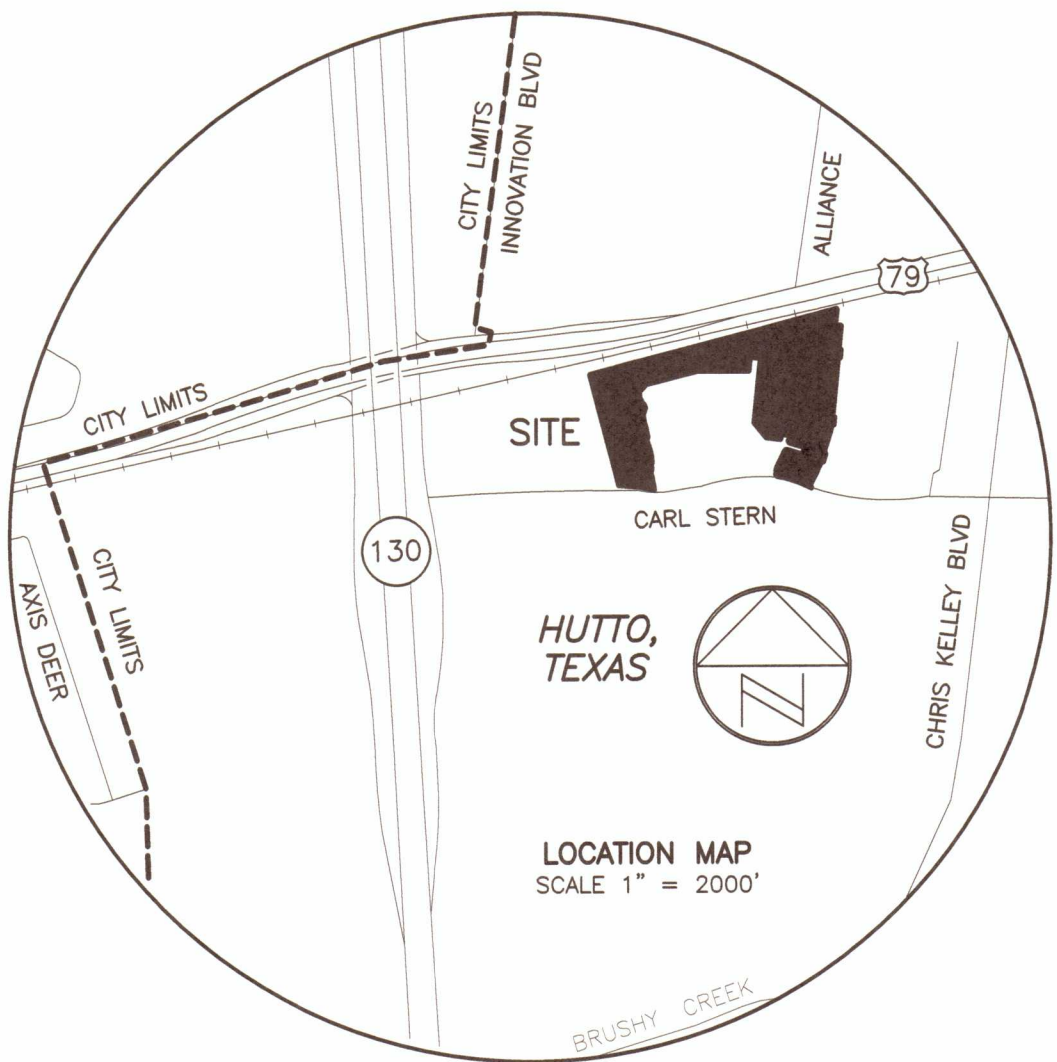


Planning review by:  
Sofia Sierra  
sofia.sierra@huttotx.gov  
(512) 759-4038

ENGINEERING REVIEW  
Review is for general compliance only. Sole  
responsibility for correctness remains with the  
Engineer of Record.

☒ No Exceptions Taken  
☐ Revise as Noted  
☐ Denied. Revise and Resubmit.

# FINAL PLAT OF HUTTO CROSSING PHASE 4 SECTION 18



**OWNER:**

PCCP SAFARI CARMEL CREEK, LLC.  
1000 SANTA MONICA BLVD, STE 100  
LOS ANGELES, CA 90067

**ENGINEERING BY:**

KITCHEN TABLE CIVIL SOLUTIONS  
CONTACT: KENNETH W. MARTIN  
6805 N CAPITAL OF TX HWY STE 315  
AUSTIN, TX 78731  
512-758-7474

**SURVEYING BY:**

EARLY LAND SURVEYING, LLC  
CONTACT: JOE BEN EARLY, JR., RPLS  
P O BOX 92588  
AUSTIN, TX 78709  
512-202-8631

**BENCHMARK INFORMATION:**

BM #2: MAG NAIL WITH WASHER SET  
ON A STORM SEWER INLET ALONG THE  
NORTH SIDE OF CARL STERN DRIVE  
APPROX. 1057' WEST OF CHRIS KELLEY  
BLVD AND APPROX. 72' NORTHEAST OF  
METHODIUS DRIVE.

ELEVATION = 645.12'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

PCCP SAFARI CARMEL  
CREEK, LLC.  
53.710 ACRES  
(2022062456)

LOT 1  
BLOCK A  
HUTTO CROSSING  
PHASE 4, SECTION 12  
(2020061223)

MARTIN STROUSE SURVEY NO. 20,  
ABSTRACT NO. 587  
APPROX. ORIGINAL SURVEY

**LOT SUMMARY:**

BLOCK GG  
LOT 2 2.904 ACRES 126,478 SQ. FT.  
LOT 3 0.099 ACRES 4,306 SQ. FT.  
LOT 4 0.093 ACRES 4,039 SQ. FT.  
LOT 5 0.092 ACRES 4,003 SQ. FT.  
LOT 6 0.092 ACRES 4,003 SQ. FT.  
LOT 7 0.092 ACRES 4,003 SQ. FT.  
LOT 8 0.092 ACRES 4,003 SQ. FT.  
LOT 9 0.092 ACRES 4,003 SQ. FT.  
LOT 10 0.104 ACRES 4,520 SQ. FT.  
LOT 11 0.110 ACRES 4,792 SQ. FT.  
LOT 12 0.092 ACRES 3,996 SQ. FT.  
LOT 13 0.092 ACRES 3,997 SQ. FT.  
LOT 14 0.092 ACRES 3,997 SQ. FT.  
LOT 15 0.092 ACRES 3,998 SQ. FT.  
LOT 16 0.091 ACRES 3,968 SQ. FT.  
LOT 17 7.175 ACRES 312,540 SQ. FT. (OPEN SPACE)  
LOT 18 0.068 ACRES 2,941 SQ. FT.  
LOT 19 0.068 ACRES 2,941 SQ. FT.  
LOT 20 0.068 ACRES 2,941 SQ. FT.  
LOT 21 0.068 ACRES 2,942 SQ. FT.  
LOT 22 0.068 ACRES 2,942 SQ. FT.  
LOT 23 0.068 ACRES 2,943 SQ. FT.  
LOT 24 0.068 ACRES 2,943 SQ. FT.  
LOT 25 0.068 ACRES 2,943 SQ. FT.  
LOT 26 0.068 ACRES 2,944 SQ. FT.  
LOT 27 0.068 ACRES 2,944 SQ. FT.  
LOT 28 0.068 ACRES 2,944 SQ. FT.  
LOT 29 0.068 ACRES 2,945 SQ. FT.

LOT 30 0.077 ACRES 3,350 SQ. FT.  
LOT 31 0.083 ACRES 3,631 SQ. FT.  
LOT 32 0.094 ACRES 4,102 SQ. FT.  
LOT 33 0.084 ACRES 3,641 SQ. FT.

BLOCK HH  
LOT 1 4.224 ACRES 183,979 SQ. FT.

BLOCK II  
LOT 1 0.925 ACRES 40,274 SQ. FT.

RIGHT-OF-WAY 4.338 189,362 SQ. FT.

TOTAL RESIDENTIAL LOTS: 33

TOTAL OPEN SPACE LOTS: 1

TOTAL BLOCKS: 3

TOTAL: 22.045 ACRES 960,298 SQ. FT.

MARTIN STROUSE SURVEY NO. 20,  
ABSTRACT NO. 587

NATHANIEL EDWARDS SURVEY NO. 21,  
ABSTRACT NO. 225

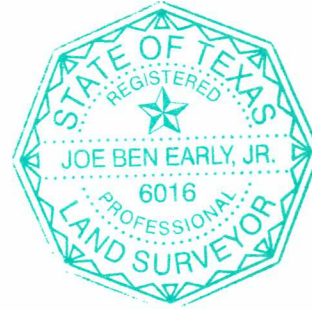
**LEGEND**

- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>E</sup> 1/2" REBAR WITH "EARLY BOUNDARY" CAP FOUND
- <sup>C</sup> 1/2" REBAR WITH "CAPITAL" CAP FOUND
- <sup>CAP</sup> 1/2" REBAR WITH AN ILLEGIBLE CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- T.E. TELECOMMUNICATION EASEMENT
- W.L.E. WATER LINE EASEMENT
- W.W.L.E. WASTEWATER LINE EASEMENT
- ( ) RECORD INFORMATION



08/22/2023

8/18/23



**BEARING BASIS:**

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

**EARLY  
LAND SURVEYING**  
A LIMITED LIABILITY COMPANY

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

PROJECT NO.:  
1063-001

DRAWING NO.:  
1063-001-PL-P4-S18

PLOT DATE:  
8/18/23

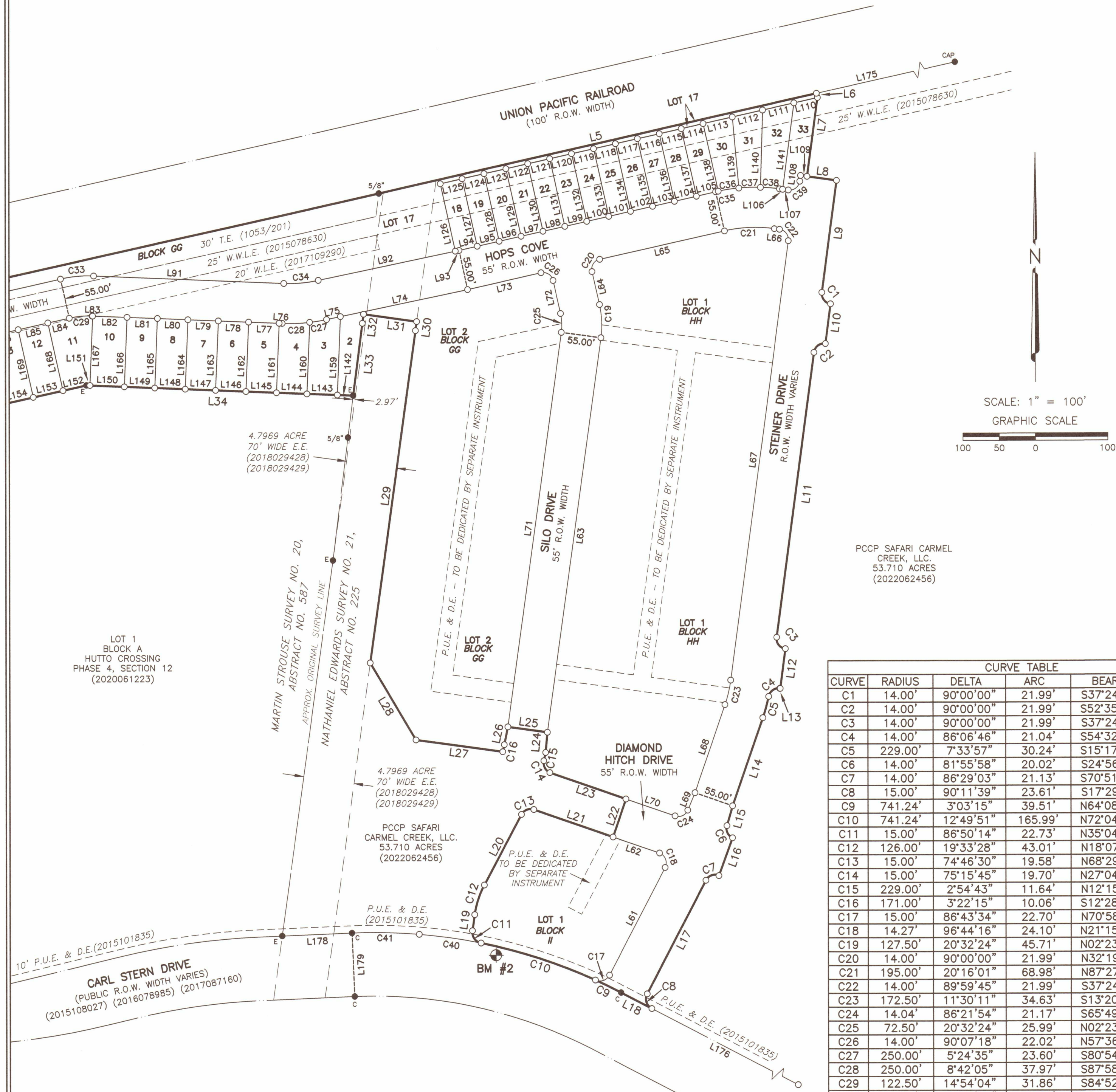
PLOT SCALE:  
1" = 100'

DRAWN BY:  
MAW & JBE

**SHEET  
01 OF 04**



FINAL PLAT OF  
HUTTO CROSSING  
PHASE 4 SECTION 18



LOT 1  
BLOCK A  
HUTTO CROSSING  
PHASE 4, SECTION 12  
(2020061223)

4.7969 ACRE  
70' WIDE E.E.  
(2018029428)  
(2018029429)

MARTIN STROUSE SURVEY NO. 20,  
ABSTRACT NO. 587  
APPROX. ORIGINAL SURVEY LINE  
NATHANIEL EDWARDS SURVEY NO. 21,  
ABSTRACT NO. 225

4.7969 ACRE  
70' WIDE E.E.  
(2018029428)  
(2018029429)  
PCCP SAFARI CARMEL CREEK, LLC.  
53.710 ACRES  
(2022062456)

P.U.E. & D.E.  
(2015101835)

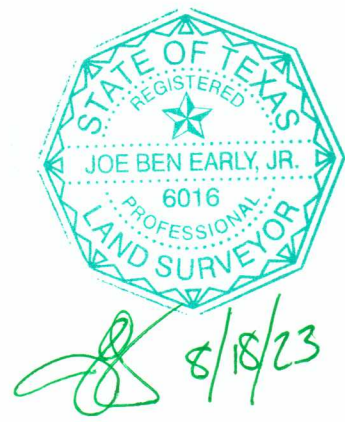
CARL STERN DRIVE  
(PUBLIC R.O.W. WIDTH VARIES)  
(2015108027) (2016078985) (2017087160)

PCCP SAFARI CARMEL CREEK, LLC.  
53.710 ACRES  
(2022062456)

| CURVE TABLE |         |            |         |             |         |
|-------------|---------|------------|---------|-------------|---------|
| CURVE       | RADIUS  | DELTA      | ARC     | BEARING     | CHORD   |
| C1          | 14.00'  | 90°00'00"  | 21.99'  | S37°24'23"E | 19.80'  |
| C2          | 14.00'  | 90°00'00"  | 21.99'  | S52°35'37"W | 19.80'  |
| C3          | 14.00'  | 90°00'00"  | 21.99'  | S37°24'23"E | 19.80'  |
| C4          | 14.00'  | 86°06'46"  | 21.04'  | S54°32'14"W | 19.12'  |
| C5          | 229.00' | 7°33'57"   | 30.24'  | S15°17'19"W | 30.22'  |
| C6          | 14.00'  | 81°55'58"  | 20.02'  | S24°56'20"E | 18.36'  |
| C7          | 14.00'  | 86°29'03"  | 21.13'  | S70°51'09"W | 19.18'  |
| C8          | 15.00'  | 90°11'39"  | 23.61'  | S17°29'12"E | 21.25'  |
| C9          | 741.24' | 3°03'15"   | 39.51'  | N64°08'11"W | 39.51'  |
| C10         | 741.24' | 12°49'51"  | 165.99' | N72°04'44"W | 165.65' |
| C11         | 15.00'  | 86°50'14"  | 22.73'  | N35°04'00"W | 20.62'  |
| C12         | 126.00' | 19°33'28"  | 43.01'  | N18°07'51"E | 42.80'  |
| C13         | 15.00'  | 74°46'30"  | 19.58'  | N68°29'41"E | 18.22'  |
| C14         | 15.00'  | 75°15'45"  | 19.70'  | N27°04'22"W | 18.32'  |
| C15         | 229.00' | 2°54'43"   | 11.64'  | N12°15'04"E | 11.64'  |
| C16         | 171.00' | 3°22'15"   | 10.06'  | S12°28'50"W | 10.06'  |
| C17         | 15.00'  | 86°43'34"  | 22.70'  | N70°58'25"E | 20.60'  |
| C18         | 14.27'  | 96°44'16"  | 24.10'  | N21°15'38"W | 21.34'  |
| C19         | 127.50' | 20°32'24"  | 45.71'  | N02°23'57"W | 45.46'  |
| C20         | 14.00'  | 90°00'00"  | 21.99'  | N32°19'51"E | 19.80'  |
| C21         | 195.00' | 20°16'01"  | 68.98'  | N87°27'51"E | 68.62'  |
| C22         | 14.00'  | 89°59'45"  | 21.99'  | S37°24'16"E | 19.80'  |
| C23         | 172.50' | 11°30'11"  | 34.63'  | S13°20'43"W | 34.57'  |
| C24         | 14.04'  | 86°21'54"  | 21.17'  | S65°49'34"W | 19.22'  |
| C25         | 72.50'  | 20°32'24"  | 25.99'  | N02°23'57"W | 25.85'  |
| C26         | 14.00'  | 90°07'18"  | 22.02'  | N57°36'39"W | 19.82'  |
| C27         | 250.00' | 5°24'35"   | 23.60'  | S80°54'59"W | 23.60'  |
| C28         | 250.00' | 8°42'05"   | 37.97'  | S87°58'19"W | 37.93'  |
| C29         | 122.50' | 14°54'04"  | 31.86'  | S84°52'19"W | 31.77'  |
| C30         | 18.00'  | 52°16'05"  | 16.42'  | S51°17'15"W | 15.86'  |
| C31         | 18.00'  | 28°59'42"  | 9.11'   | S10°39'21"W | 9.01'   |
| C32         | 61.00'  | 261°15'47" | 278.15' | N53°12'36"W | 92.59'  |
| C33         | 177.50' | 14°54'04"  | 46.16'  | N84°52'19"E | 46.03'  |
| C34         | 195.00' | 14°06'39"  | 48.03'  | N85°16'02"E | 47.90'  |
| C35         | 250.00' | 0°51'41"   | 3.76'   | N77°45'42"E | 3.76'   |
| C36         | 250.00' | 6°33'52"   | 28.64'  | N81°28'28"E | 28.63'  |
| C37         | 250.00' | 6°48'50"   | 29.73'  | N88°09'49"E | 29.71'  |
| C38         | 250.00' | 6°01'20"   | 26.28'  | S85°25'06"E | 26.26'  |
| C39         | 14.00'  | 90°00'00"  | 21.99'  | N52°35'52"E | 19.80'  |
| C40         | 741.24' | 6°40'15"   | 86.30'  | N81°49'47"W | 86.25'  |
| C41         | 741.24' | 7°10'21"   | 92.79'  | N88°45'05"W | 92.73'  |



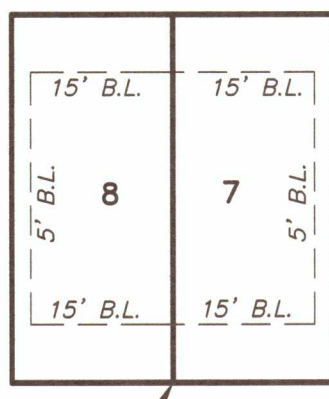
08/22/2023



BUILDING SETBACK EXHIBIT

SINGLE FAMILY ATTACHED  
FRONT YARD (MIN) 15 FEET  
SIDE YARD (MIN) 5 FEET; 0 FEET FOR COMMON WALLS  
REAR YARD (MIN) 15 FEET

STREET FRONTAGE



COMMON WALL LOT LINE

SCALE: 1" = 50'

**EARLY**  
**LAND SURVEYING**  
A LIMITED LIABILITY COMPANY

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

PROJECT NO.:  
1063-001  
DRAWING NO.:  
1063-001-PL-P4-S18  
PLOT DATE:  
8/18/23  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
MAW & JBE  
SHEET  
02 OF 04



FINAL PLAT OF  
HUTTO CROSSING  
PHASE 4 SECTION 18

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 22.045 ACRES (APPROXIMATELY 960,298 SQ. FT.) IN THE MARTIN STROUSE SURVEY NO. 20, ABS. NO. 587, AND IN THE NATHANIEL EDWARDS SURVEY NO. 21, ABS. NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 53.710 ACRE TRACT CONVEYED TO PCPP SAFARI CARMEL CREEK, LLC., IN A SPECIAL WARRANTY DEED DATED MAY 19, 2022 AND RECORDED IN DOCUMENT NO. 2022062456 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 22.045 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Early Boundary" cap found in the north right-of-way line of Carl Stern Drive (right-of-way width varies) as shown on plats recorded in 2015108027, 2016078985 and 2017087160 of the Official Public Records of Williamson County, Texas, for a southeast corner of the said 53.710 acre tract, being the southwest corner of Lot 1, Block A, Hutto Crossing Phase 4, Section 12, a subdivision of record in Document No. 2020061223 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "Capital" cap found for an angle point in the south right-of-way line of Carl Stern Drive bears South 13°22'28" West, a distance of 112.86 feet;

THENCE with the north right-of-way line of Carl Stern Drive and the south line of the said 53.710 acre tract, the following two (2) courses and distances:  
1. North 71°56'11" West, a distance of 85.71 feet to a calculated point;  
2. North 83°35'20" West, a distance of 168.89 feet to a 1/2" rebar with "Early Boundary" cap set;

THENCE North 12°34'12" West, crossing the said 53.710 acre tract, a distance of 807.66 feet to a calculated point in the south right-of-way line of the Union Pacific Railroad (100' right-of-way width), being the north line of the said 53.710 acre tract, from which a 1/2" rebar found in the south right-of-way line of the Union Pacific Railroad, being the north line of the said 53.710 acre tract, bears South 77°25'42" West, a distance of 8.73 feet;

THENCE with the south right-of-way line of the Union Pacific Railroad and the north line of the said 53.710 acre tract, the following two (2) courses and distances:  
1. North 77°25'42" East, a distance of 1192.79 feet to a 5/8" rebar found;  
2. North 77°18'33" East, a distance of 618.93 feet to a calculated point, from which a 1/2" rebar with an illegible cap found in the south right-of-way line of the Union Pacific Railroad for the northeast corner of the said 53.710 acre tract, being the northwest corner of Lot 1, Block A, Hutto Crossing Phase 4, Section 7, a subdivision of record in Document No. 2018002645 of the Official Public Records of Williamson County, Texas, bears North 77°18'33" East, a distance of 414.52 feet;

THENCE crossing the said 53.710 acre tract the following twenty (20) courses and distances:  
1. South 12°41'27" East, a distance of 6.00 feet to a calculated point;  
2. South 07°35'37" West, a distance of 108.99 feet to a calculated point;  
3. South 82°24'23" East, a distance of 41.01 feet to a calculated point;  
4. South 07°35'37" West, a distance of 154.98 feet to a calculated point;  
5. With a curve to the left, having a radius of 14.00 feet, a delta angle of 90°00'00", an arc length of 21.99 feet, and a chord which bears South 37°24'23" East, a distance of 19.80 feet to a calculated point;  
6. South 07°35'37" West, a distance of 55.00 feet to a calculated point;  
7. With a curve to the left, having a radius of 14.00 feet, a delta angle of 90°00'00", an arc length of 21.99 feet, and a chord which bears South 52°35'37" West, a distance of 19.80 feet to a calculated point;  
8. South 07°35'37" West, a distance of 394.02 feet to a calculated point;  
9. With a curve to the left, having a radius of 14.00 feet, a delta angle of 90°00'00", an arc length of 21.99 feet, and a chord which bears South 37°24'23" East, a distance of 19.80 feet to a calculated point;  
10. South 07°35'37" West, a distance of 55.00 feet to a calculated point;  
11. North 82°24'23" West, a distance of 0.56 feet to a calculated point;  
12. With a curve to the left, having a radius of 14.00 feet, a delta angle of 86°06'46", an arc length of 21.04 feet, and a chord which bears South 54°32'14" West, a distance of 19.12 feet to a calculated point;  
13. With a curve to the right, having a radius of 229.00 feet, a delta angle of 07°33'57", an arc length of 30.24 feet, and a chord which bears South 15°17'19" West, a distance of 30.22 feet to a calculated point;  
14. South 19°05'48" West, a distance of 127.58 feet to a calculated point;  
15. South 16°01'39" West, a distance of 28.39 feet to a calculated point;  
16. With a curve to the left, having a radius of 14.00 feet, a delta angle of 81°55'58", an arc length of 20.02 feet, and a chord which bears South 24°56'20" East, a distance of 18.36 feet to a calculated point;  
17. South 19°53'06" West, a distance of 55.15 feet to a calculated point;  
18. With a curve to the left, having a radius of 14.00 feet, a delta angle of 86°29'03", an arc length of 21.13 feet, and a chord which bears South 70°51'09" West, a distance of 19.18 feet to a calculated point;  
19. South 27°36'38" West, a distance of 175.42 feet to a calculated point;  
20. With a curve to the left, having a radius of 15.00 feet, a delta angle of 90°11'39", an arc length of 23.61 feet, and a chord which bears South 17°29'12" East, a distance of 21.25 feet to a calculated point, from which a 1/2" rebar with "Early Boundary" cap set for a point of curvature in the north right-of-way line of Carl Stern Drive, being the south line of the said 53.710 acre tract bears South 62°35'02" East, a distance of 275.28 feet;

THENCE with the north right-of-way line of Carl Stern Drive and the south line of the said 53.710 acre tract the following three (3) courses and distances:  
1. North 62°35'02" West, a distance of 47.71 feet to a 1/2" rebar with "Capital" cap found;  
2. With a curve to the left, having a radius of 741.24 feet, a delta angle of 03°03'15", an arc length of 39.51 feet, and a chord which bears North 64°08'11" West, a distance of 39.51 feet to a calculated point;  
3. With a curve to the left, having a radius of 741.24 feet, a delta angle of 12°49'51", an arc length of 165.99 feet, and a chord which bears North 72°04'44" West, a distance of 165.65 feet to a 1/2" rebar with "Early Boundary" cap set;

THENCE crossing the said 53.710 acre tract, the following twenty-one (21) courses and distances:  
1. With a curve to the right, having a radius of 15.00 feet, a delta angle of 86°50'14", an arc length of 22.73 feet, and a chord which bears North 35°04'00" West, a distance of 20.62 feet to a 1/2" rebar with "Early Boundary" cap set;  
2. North 08°21'07" East, a distance of 22.36 feet to a 1/2" rebar with "Early Boundary" cap set;  
3. With a curve to the right, having a radius of 126.00 feet, a delta angle of 19°33'28", an arc length of 43.01 feet, and a chord which bears North 18°07'51" East, a distance of 42.80 feet to a 1/2" rebar with "Early Boundary" cap set;  
4. North 27°54'35" East, a distance of 109.51 feet to a 1/2" rebar with "Early Boundary" cap set;  
5. With a curve to the right, having a radius of 15.00 feet, a delta angle of 74°46'30", an arc length of 19.58 feet, and a chord which bears North 68°29'41" East, a distance of 18.22 feet to a 1/2" rebar with "Early Boundary" cap set;  
6. South 70°55'13" East, a distance of 115.80 feet to a 1/2" rebar with "Early Boundary" cap set;  
7. North 19°04'47" East, a distance of 55.00 feet to a 1/2" rebar with "Early Boundary" cap set;  
8. North 70°55'13" West, a distance of 111.15 feet to a 1/2" rebar with "Early Boundary" cap set;  
9. With a curve to the right, having a radius of 15.00 feet, a delta angle of 75°15'45", an arc length of 19.70 feet, and a chord which bears North 27°04'22" West, a distance of 18.32 feet to a 1/2" rebar with "Early Boundary" cap set;  
10. With a curve to the left, having a radius of 229.00 feet, a delta angle of 02°54'43", an arc length of 11.64 feet, and a chord which bears North 12°15'04" East, a distance of 11.64 feet to a 1/2" rebar with "Early Boundary" cap set;  
11. North 05°24'16" East, a distance of 27.93 feet to a 1/2" rebar with "Early Boundary" cap set;  
12. North 82°07'45" West, a distance of 55.00 feet to a 1/2" rebar with "Early Boundary" cap set;  
13. South 11°49'20" West, a distance of 25.00 feet to a 1/2" rebar with "Early Boundary" cap set;  
14. With a curve to the right, having a radius of 171.00 feet, a delta angle of 03°22'15", an arc length of 10.06 feet, and a chord which bears South 12°28'50" West, a distance of 10.06 feet to a 1/2" rebar with "Early Boundary" cap set;  
15. North 82°07'45" West, a distance of 120.73 feet to a 1/2" rebar with "Early Boundary" cap set;  
16. North 30°47'11" West, a distance of 123.10 feet to a 1/2" rebar with "Early Boundary" cap set;  
17. North 07°54'54" East, a distance of 459.87 feet to a 1/2" rebar with "Early Boundary" cap set;  
18. North 07°53'43" East, a distance of 12.50 feet to a 1/2" rebar with "Early Boundary" cap set;  
19. North 82°06'17" West, a distance of 74.07 feet to a 1/2" rebar with "Early Boundary" cap set;  
20. South 07°53'43" West, a distance of 12.50 feet to a 1/2" rebar with "Early Boundary" cap set;  
21. South 07°20'43" West, a distance of 99.93 feet to a 1/2" rebar with "Early Boundary" cap found for an interior corner of the said 53.710 acre tract, being the northeast corner of said Lot 1, Block A, Hutto Crossing Phase 4, Section 12;

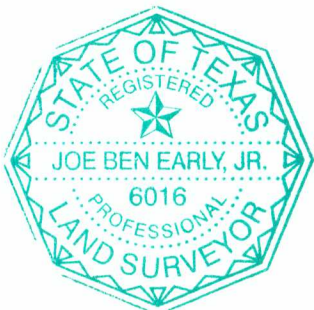
THENCE with the perimeter of the said 53.710 acre tract and said Lot 1, Block A, Hutto Crossing Phase 4, Section 12, the following twenty-seven (27) courses and distances:  
1. North 87°40'39" West, a distance of 368.18 feet to a 1/2" rebar with "Early Boundary" cap found;  
2. South 77°24'18" West, a distance of 376.10 feet to a 1/2" rebar with "Early Boundary" cap found;  
3. South 40°22'24" West, a distance of 18.41 feet to a 1/2" rebar with "Early Boundary" cap found;  
4. South 45°02'47" West, a distance of 34.50 feet to a calculated point;  
5. South 50°53'49" West, a distance of 14.72 feet to a calculated point;  
6. South 00°34'28" East, a distance of 12.55 feet to a 1/2" rebar with "Early Boundary" cap found;  
7. South 11°18'59" East, a distance of 7.64 feet to a 1/2" rebar with "Early Boundary" cap found;  
8. South 00°21'25" East, a distance of 23.69 feet to a 1/2" rebar with "Early Boundary" cap found;  
9. South 25°50'29" East, a distance of 43.55 feet to a 1/2" rebar with "Early Boundary" cap found;  
10. South 44°49'33" East, a distance of 14.51 feet to a 1/2" rebar with "Early Boundary" cap found;  
11. South 18°52'04" East, a distance of 22.68 feet to a 1/2" rebar with "Early Boundary" cap found;  
12. South 18°08'15" West, a distance of 53.27 feet to a calculated point;  
13. South 06°47'34" East, a distance of 62.58 feet to a calculated point;  
14. South 18°30'53" East, a distance of 23.19 feet to a calculated point;  
15. South 06°59'27" East, a distance of 40.31 feet to a calculated point;  
16. South 11°32'58" East, a distance of 31.45 feet to a 1/2" rebar with "Early Boundary" cap found;  
17. South 12°51'06" West, a distance of 29.07 feet to a 1/2" rebar with "Early Boundary" cap found;  
18. South 17°09'42" East, a distance of 67.04 feet to a 1/2" rebar with "Early Boundary" cap found;  
19. South 11°30'23" East, a distance of 50.28 feet to a calculated point;  
20. South 01°07'04" East, a distance of 42.05 feet to a 1/2" rebar with "Early Boundary" cap found;  
21. South 18°23'01" West, a distance of 18.08 feet to a 1/2" rebar with "Early Boundary" cap found;  
22. South 00°49'48" East, a distance of 33.34 feet to a 1/2" rebar with "Early Boundary" cap found;  
23. South 13°02'59" West, a distance of 27.43 feet to a calculated point;  
24. South 18°16'56" East, a distance of 19.31 feet to a calculated point;  
25. South 06°58'18" East, a distance of 40.19 feet to a calculated point;  
26. South 11°31'12" East, a distance of 25.39 feet to a calculated point;  
27. South 04°25'10" East, a distance of 37.19 feet to the POINT OF BEGINNING, containing an area of 22.045 acres, more or less.

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N71°56'11"W | 85.71'   |
| L2         | N83°35'20"W | 168.89'  |
| L3         | N12°34'12"W | 807.66'  |
| L4         | N77°25'42"E | 1192.79' |
| L5         | N77°18'33"E | 618.93'  |
| L6         | S12°41'27"E | 6.00'    |
| L7         | S07°35'37"W | 108.99'  |
| L8         | S82°24'23"E | 41.01'   |
| L9         | S07°35'37"W | 154.98'  |
| L10        | S07°35'37"W | 55.00'   |
| L11        | S07°35'37"W | 394.02'  |
| L12        | S07°35'37"W | 55.00'   |
| L13        | N82°24'23"W | 0.56'    |
| L14        | S19°05'48"W | 127.58'  |
| L15        | S16°01'39"W | 28.39'   |
| L16        | S19°53'06"W | 55.15'   |
| L17        | S27°36'38"W | 175.42'  |
| L18        | N62°35'02"W | 47.71'   |
| L19        | N08°21'07"E | 22.36'   |
| L20        | N27°54'35"E | 109.51'  |
| L21        | S70°55'13"E | 115.80'  |
| L22        | N19°04'47"E | 55.00'   |
| L23        | N70°55'13"W | 111.15'  |
| L24        | N05°24'16"E | 27.93'   |
| L25        | N82°07'45"W | 55.00'   |
| L26        | S11°49'20"W | 25.00'   |
| L27        | N82°07'45"W | 120.73'  |
| L28        | N30°47'11"W | 123.10'  |
| L29        | N07°54'54"E | 459.87'  |
| L30        | N07°53'43"E | 12.50'   |
| L31        | N82°06'17"W | 74.07'   |
| L32        | S07°53'43"W | 12.50'   |
| L33        | S07°20'43"W | 99.93'   |
| L34        | N87°40'39"W | 368.18'  |
| L35        | S77°24'18"W | 376.10'  |
| L36        | S40°22'24"W | 18.41'   |
| L37        | S45°02'47"W | 34.50'   |
| L38        | S50°53'49"W | 14.72'   |
| L39        | S00°34'28"E | 12.55'   |
| L40        | S11°18'59"E | 7.64'    |
| L41        | S00°21'25"E | 23.69'   |
| L42        | S25°50'29"E | 43.55'   |
| L43        | S44°49'33"E | 14.51'   |
| L44        | S18°52'04"E | 22.68'   |
| L45        | S18°08'15"W | 53.27'   |
| L46        | S06°47'34"E | 62.58'   |
| L47        | S18°30'53"E | 23.19'   |
| L48        | S06°59'27"E | 40.31'   |
| L49        | S11°32'58"E | 31.45'   |
| L50        | S12°51'06"W | 29.07'   |
| L51        | S17°09'42"E | 67.04'   |
| L52        | S11°30'23"E | 50.28'   |
| L53        | S01°07'04"E | 42.05'   |
| L54        | S18°23'01"W | 18.08'   |
| L55        | S00°49'48"E | 33.34'   |
| L56        | S13°02'59"W | 27.43'   |
| L57        | S18°16'56"E | 19.31'   |
| L58        | S06°58'18"E | 40.19'   |
| L59        | S11°31'12"E | 25.39'   |
| L60        | S04°25'10"E | 37.19'   |
| L61        | N27°36'38"E | 166.42'  |
| L62        | N70°55'13"W | 67.84'   |
| L63        | N07°52'15"E | 545.82'  |
| L64        | N12°40'09"W | 46.41'   |
| L65        | N77°19'51"E | 176.56'  |
| L66        | S82°24'08"E | 7.37'    |
| L67        | S07°35'37"W | 607.74'  |
| L68        | S19°05'48"W | 127.58'  |
| L69        | S22°28'29"W | 25.87'   |
| L70        | N70°55'13"W | 71.59'   |
| L71        | N07°52'15"E | 545.82'  |
| L72        | N12°40'09"W | 46.38'   |
| L73        | S77°19'51"W | 103.89'  |
| L74        | S78°12'42"W | 179.43'  |
| L75        | S78°12'42"W | 19.46'   |
| L76        | N87°40'39"W | 4.18'    |
| L77        | N87°40'39"W | 42.00'   |
| L78        | N87°40'39"W | 42.00'   |
| L79        | N87°40'39"W | 42.00'   |
| L80        | N87°40'39"W | 42.00'   |
| L81        | N87°40'39"W | 42.00'   |
| L82        | N87°40'39"W | 47.42'   |
| L83        | N87°40'39"W | 0.64'    |
| L84        | S77°25'17"W | 30.23'   |
| L85        | S77°25'17"W | 42.00'   |
| L86        | S77°25'17"W | 42.00'   |
| L87        | S77°25'17"W | 42.00'   |
| L88        | S77°25'17"W | 42.00'   |
| L89        | S77°25'17"W | 27.76'   |

|      |             |         |
|------|-------------|---------|
| L90  | N77°25'17"E | 304.08' |
| L91  | S87°40'39"E | 262.25' |
| L92  | N78°12'42"E | 193.25' |
| L93  | N78°12'42"E | 5.21'   |
| L94  | N77°19'51"E | 25.79'  |
| L95  | N77°19'51"E | 31.00'  |
| L96  | N77°19'51"E | 31.00'  |
| L97  | N77°19'51"E | 31.00'  |
| L98  | N77°19'51"E | 31.00'  |
| L99  | N77°19'51"E | 31.00'  |
| L100 | N77°19'51"E | 31.00'  |
| L101 | N77°19'51"E | 31.00'  |
| L102 | N77°19'51"E | 31.00'  |
| L103 | N77°19'51"E | 31.00'  |
| L104 | N77°19'51"E | 31.00'  |
| L105 | N77°19'51"E | 27.24'  |
| L106 | S82°24'08"E | 4.37'   |
| L107 | S82°24'08"E | 8.01'   |
| L108 | N07°35'52"E | 7.89'   |
| L109 | S82°24'23"E | 8.99'   |
| L110 | S77°18'33"W | 33.05'  |
| L111 | S77°18'33"W | 44.48'  |
| L112 | S77°18'33"W | 42.59'  |
| L113 | S77°18'33"W | 41.21'  |
| L114 | S77°18'33"W | 31.00'  |
| L115 | S77°18'33"W | 31.00'  |
| L116 | S77°18'33"W | 31.00'  |
| L117 | S77°18'33"W | 31.00'  |
| L118 | S77°18'33"W | 31.00'  |
| L119 | S77°18'33"W | 31.00'  |
| L120 | S77°18'33"W | 31.00'  |
| L121 | S77°18'33"W | 31.00'  |
| L122 | S77°18'33"W | 31.00'  |
| L123 | S77°18'33"W | 31.00'  |
| L124 | S77°18'33"W | 31.00'  |
| L125 | S77°18'33"W | 31.00'  |
| L126 | N12°40'09"W | 94.78'  |
| L127 | S12°40'09"E | 94.87'  |
| L128 | S12°40'09"E | 94.88'  |
| L129 | S12°40'09"E | 94.89'  |
| L130 | S12°40'09"E | 94.90'  |
| L131 | S12°40'09"E | 94.92'  |
| L132 | S12°40'09"E | 94.93'  |
| L133 | S12°40'09"E | 94.94'  |
| L134 | S12°40'09"E | 94.95'  |
| L135 | S12°40'09"E | 94.96'  |
| L136 | S12°40'09"E | 94.97'  |
| L137 | S12°40'09"E | 94.99'  |
| L138 | S12°40'09"E | 95.02'  |
| L139 | S05°14'35"E | 97.93'  |
| L140 | S01°34'14"W | 105.97' |
| L141 | S07°35'37"W | 119.42' |
| L142 | N87°40'39"W | 21.91'  |
| L143 | N87°40'39"W | 42.00'  |
| L144 | N87°40'39"W | 42.00'  |
| L145 | N87°40'39"W | 42.00'  |
| L146 | N87°40'39"W | 42.00'  |
| L147 | N87°40'39"W | 42.00'  |
| L148 | N87°40'39"W | 42.00'  |
| L149 | N87°40'39"W | 42.00'  |
| L150 | N87°40'39"W | 47.42'  |
| L151 | N87°40'39"W | 4.84'   |
| L152 | S77°24'18"W | 33.17'  |
| L153 | S77°24'18"W | 42.00'  |
| L154 | S77°24'18"W | 42.00'  |
| L155 | S77°24'18"W | 42.00'  |
| L156 | S77°24'18"W | 42.00'  |
| L157 | S77°24'18"W | 42.00'  |
| L158 | S77°24'18"W | 132.93' |
| L159 | S02°19'21"W | 107.59' |
| L160 | S02°19'21"W | 98.18'  |
| L161 | S02°19'21"W | 95.30'  |
| L162 | S02°19'21"W | 95.30'  |
| L163 | S02°19'21"W | 95.30'  |
| L164 | S02°19'21"W | 95.30'  |
| L165 | S02°19'21"W | 95.30'  |
| L166 | S02°19'21"W | 95.30'  |
| L167 | S02°19'21"W | 95.30'  |
| L168 | S12°34'43"E | 95.15'  |
| L169 | S12°34'43"E | 95.16'  |
| L170 | S12°34'43"E | 95.17'  |
| L171 | S12°34'43"E | 95.18'  |
| L172 | S12°34'43"E | 95.19'  |
| L173 | S12°34'43"E | 88.22'  |
| L174 | S77°25'42"W | 8.73'   |
| L175 | N77°18'33"E | 414.52' |
| L176 | S62°35'02"E | 275.28' |
| L177 | S86°02'15"W | 179.99' |
| L178 | S87°40'36"W | 96.43'  |
| L179 | S02°22'25"E | 86.99'  |



08/22/2023



8/18/23

EARLY  
LAND SURVEYING  
A LIMITED LIABILITY COMPANY

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

PROJECT NO.:  
1063-001  
  
DRAWING NO.:  
1063-001-PL-P4-S18  
  
PLOT DATE:  
8/18/23  
  
PLOT SCALE:  
1" = 100'  
  
DRAWN BY:  
MAW & JBE  
  
SHEET  
03 OF 04



# FINAL PLAT OF HUTTO CROSSING PHASE 4 SECTION 18

STATE OF \_\_\_\_\_ {  
COUNTY OF \_\_\_\_\_ { KNOW ALL MEN BY THESE PRESENTS

PCCP SAFARI CARMEL CREEK, LLC, SOLE OWNER OF 53.710 ACRES DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022062456 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE SAID TRACTS AND DO HEREBY SUBDIVIDE 22.045 ACRES OUT OF SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO CROSSING PHASE 4 SECTION 18"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

PCCP SAFARI CARMEL CREEK, LLC.

BY: \_\_\_\_\_

IT'S: \_\_\_\_\_

PCCP SAFARI CARMEL CREEK, LLC.  
1000 SANTA MONICA BLVD, STE 100  
LOS ANGELES, CA 90067

STATE OF \_\_\_\_\_ {  
COUNTY OF \_\_\_\_\_ { KNOW ALL MEN BY THESE PRESENTS

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_, PERSONALLY APPEARED

\_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

SIGNATURE \_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON \_\_\_\_\_

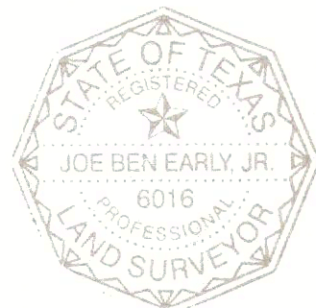
STATE OF TEXAS {  
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 18TH DAY OF AUGUST, 2023.

JOE BEN EARLY, JR., RPLS #6016  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS

EARLY LAND SURVEYING, LLC  
P.O. BOX 92588  
AUSTIN, TX 78709  
FIRM NO. 10194487



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

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0515F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, KENNETH W. MARTIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS

18<sup>th</sup> DAY OF August 2023

Kenneth W. Martin

KENNETH W. MARTIN, PE  
REGISTERED PROFESSIONAL ENGINEER NO. 65971  
STATE OF TEXAS

KITCHEN TABLE CIVIL SOLUTIONS  
6805 N CAPITAL OF TX HWY STE 315  
AUSTIN, TX 78731  
512-758-7474



CITY DEVELOPMENT SERVICES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ASHLEY BAILEY  
AICP, EXECUTIVE DIRECTOR,  
DEVELOPMENT SERVICES DEPARTMENT

DATE

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RICHARD HUDSON, CHAIR

## GENERAL NOTES:

- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE PUD REQUIREMENTS.
- WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR
- CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
- DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WCID WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO PUD 0-19-04-18-7A REQUIREMENTS AS AMENDED APRIL 18, 2019.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND AROUNDING THE SUBDIVISION.
- STREET TREES ARE REQUIRED IN ACCORDANCE WITH SECTION 4.9.5 OF THE PUD AGREEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE HUTTO CROSSING PLANNED UNIT DEVELOPMENT (PUD) PUD 0-19-04-18-7A PLAN, CITY OF HUTTO CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE HUTTO CROSSINGS PUD AND THE CITY OF HUTTO UDC.
- EXCEPT FOR COMMON-WALL SIDE LOT LINES, A THREE (3') FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A FIVE (5') FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- A TEN (10') FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY ATTACHED USES UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE IS DEFINED BY THE PUD AGREEMENT AS AMENDED APRIL 18, 2019.
- LOT 17, BLOCK GG IS RESTRICTED TO GREENBELT, OPEN SPACE, OR PRIVATE PARKLAND. THIS LOT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE ARE REQUIRED TO HAVE FIRE LANE SIGNAGE POSTED ON ONE SIDE OF THE STREET.
- LOT 17, BLOCK GG IS HEREBY DEDICATED AS A DRAINAGE EASEMENT AND P.U.E.
- THE TRAFFIC IMPACT FEE WILL BE DUE PER CITY OF HUTTO ORDINANCE 2022-014 EXCEPT AS APPROVED BY CITY COUNCIL.

Ordinance number is 2021-014  
Revise



08/22/2023

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID 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., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. \_\_\_\_\_.

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

NANCY E. RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

**EARLY**  
**LAND SURVEYING**  
A LIMITED LIABILITY COMPANY

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

PROJECT NO.:  
1063-001  
DRAWING NO.:  
1063-001-PL-P4-S18  
PLOT DATE:  
8/18/23  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
MAW & JBE  
SHEET  
04 OF 04



# AGENDA ITEM REPORT

4.5.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action on the proposed Yardly Emory Crossing Preliminary Plat, 56.318 acres, more or less, of land, comprised of one multi-family lot, located on County Road 119.  
**Meeting:** Tuesday, November 7, 2023  
**Department:** Development Services  
**Staff Contact:**

## BACKGROUND INFORMATION:

The Yardly Emory Crossing Preliminary Plat includes one multi-family lot and 56.318 acres. The current zoning of the property is Planned Unit Development (PUD).

A public hearing was held on September 5, 2023.

## Adjacent Properties:

WEST: SF-1 and ETJ with Development Agreement  
NORTH: PUD (RSI Planned Unit Development)  
EAST: SF-1  
SOUTH: ETJ with Development Agreement

## SUMMARY OF REQUEST:

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

## STAFF REVIEW:

## FISCAL NOTES:

## POLICY IMPLICATIONS:

## ATTACHMENTS:

1. YardlyEmoryCrossingPrelim-U2-Plat(9-5-23)







56.318 ACRES  
WILLIAMSON COUNTY, TEXAS

BEGINNING at a 1/2" rebar with "RJ Surveying" cap found in the east right-of-way line of County Road 119, also known as Ed Schmidt Boulevard (right-of-way width varies), at the northwest corner of said 103.096 acre tract, same being the southwest corner of Lot 4A, Block PP, Emory Crossing Phase 1, a subdivision of record in Document No. 2020131137 of the Official Public Records of Williamson County, Texas;

LLC in Document No. 2019027650 of the Official Public Records of Williamson County, Texas, North 68°09'03" East, at a distance of 99.85 feet passing a 1/2" rebar with "RJ Surveying" cap found at the common corner of said Lots 4A and 40, at a distance of 477.73 feet passing a 1/2" rebar with "RJ Surveying" cap found at the common corner of said Lots 3A and 35, at a distance of 679.79 feet passing a 1/2" rebar with "RJ Surveying" cap found at the common corner of said Lots 3A and 33, at a distance of 1132.59 feet passing a 1/2" rebar with "RJ Surveying" cap found at the common corner of said Lot 3A and Lot 1, and continuing, for a total distance of 2121.06 feet to a 1/2" rebar with "RJ Surveying" cap found at the northeast corner of said 103.096 acre tract, same being an angle point in the south line of said 181.663 acre tract, also being the northwest corner of Lot 113, Block C, Huttoptake Section 7, a subdivision of record in Document No. 2013003893 of the Official Public Records of Williamson County, Texas;

Square Section 5B, a subdivision of record in Document No. 2018037010 of the Official Public Records of Williamson County, Texas, South 07°22'44" East, at a distance of 307.62 feet passing a 1/2" rebar found at the common corner of said Lot 113, Block 3, Hutto Square Section 7 and said Lot 10, Block 4, and continuing, for a total distance of 1736.25 feet, to said corner, and then said 1/2" rebar set in the common line of said 103.096 acre tract and said Lot 46, for the southeast corner hereof, from which a 1/2" rebar with "Byrn Surveying" cap found at the southeast corner of said 103.096 acre tract, same being an interior ell corner of Lot 10, Block 4, Hutto Square Section 5B, bears South 07°22'44" East, a distance of 1935.97 feet;

2. South 80°18'50" West, a distance of 1269.74 feet to a 1/2" rebar with "Early Boundary" cap set in the west line of the 103.096 acre tract, same being the east right-of-way line of County Road 119, from which a 1/2" rebar with "SAM Inc." cap found for an angle point in the common line of the 103.096 acre tract and County Road 119 bears South 9°26'19" East, a distance of 1221.12 feet;

4. North 20°40'40" West, a distance of 621.08 feet to the POINT OF BEGINNING, containing 56.318 acres of land, more or less.

3/29/2022  
Eric J. Dannheim Date  
Registered Professional Land Surveyor  
State of Texas No. 6075

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO PUD (O-2023-020) REQUIREMENTS, AS AMENDED.
3. A 10' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, & STORM SEWER, AS SHOWN.
4. A 10' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, & STORM SEWER LINES, AS SHOWN.
5. A 5' PUE IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, & STORM SEWER LINES, AS SHOWN.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC AS AMENDED.
8. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE 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 THE SITE.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF  $\frac{1}{2}$ " PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
WATER: JONAH WATER - (512) 759-1286  
WASTEWATER: CITY OF HUTTO  
ELECTRIC: ONCOR  
GAS: ATMOS - (512) 550-8857
11. NO LOT SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE PUD (O-2023-020) REQUIREMENTS, AS AMENDED
13. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 65%
14. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE SIGNAGE POSTED ON ONE SIDE OF THE STREET". (2018 IFC APPENDIX D)

• WITHIN THE CCN

- WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

• OUTSIDE THE CCN

- WATER WILL BE AVAILABLE THROUGH JONAH WATER AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0510F & 48491C0520F EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THIS SUBDIVISION IS ZONED PUD, ORDINANCE NO. O-2023-020

RICHARD HUDSON  
PLANNING AND ZONING COMMISSION CHAIRMAN

ASHLEY BAILEY  
DIRECTOR OF DEVELOPMENT SERVICES

KNOW ALL MEN BY THESE PRESENTS

JOE BEN EARLY JR. SIGNATURE  
REGISTERED PROFESSIONAL SURVEYOR

NO. \_\_\_\_\_ STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

BEN L. GREEN  
REGISTERED PROFESSIONAL ENGINEER

NO. \_\_\_\_\_ STATE OF TEXAS

TBM:  
MAG NAIL W/ WASHER SET IN CONCRETE

TEXAS STATE PLANE COORDINATES  
N: 10180878.54  
E: 3169596.39

**PRELIMINARY PLAT  
YARDLY EMORY CROSSING  
CR 119, ED SCHMIDT BOULEVARD**

# PRELIMINARY PLAT NOTES

|                 |                  |
|-----------------|------------------|
| KHA PROJECT     | DATE             |
| 069264934       | AUGUST 2023      |
| SCALE: AS SHOWN | DESIGNED BY: BLG |
| DRAWN BY: ARP   | CHECKED BY: BLG  |

PRELIMINARY  
FOR REVIEW ONLY  
Not for construction or permit purposes

**Kimley»Horn**

Engineer BENJAMIN L. GREEN  
P.E. No. 132190 Date 9/1/2023



09/05/2023

**Kimley»»Horn**

78735  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
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# AGENDA ITEM REPORT

4.6.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and acceptance of the 2024 submittal calendar in accordance with Texas HB3699.  
**Meeting:** Tuesday, November 7, 2023  
**Department:** Development Services  
**Staff Contact:** Ashley Bailey

## BACKGROUND INFORMATION:

Submittal calendars are attached for adoption in accordance with HB3699 for the end of 2023 through 2024. With the recent change in state law, cities are now provided statutory authority to adopt a calendar to provide predictability within the platting process.

One major change is moving the January 2024 Planning and Zoning Commission date from January 2nd to January 9th to better accommodate travel schedules over the holiday.

## SUMMARY OF REQUEST:

## STAFF REVIEW:

Staff recommends approval of the submittal calendar.

## FISCAL NOTES:

None with this item.

## POLICY IMPLICATIONS:

Compliance with HB3699.

## ATTACHMENTS:

1. 2024 Subdivision Calendar
2. 2024 Zoning Submittal Calendar

# 2024

| January |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
| Su      | Mo | Tu | We | Th | Fr | Sa |
|         | 1  | 2  | 3  | 4  | 6  | 6  |
| 7       | 8  | 9  | 10 | 11 | 12 | 13 |
| 14      | 15 | 16 | 17 | 18 | 19 | 20 |
| 21      | 22 | 23 | 24 | 25 | 26 | 27 |
| 28      | 29 | 30 | 31 |    |    |    |

| February |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| Su       | Mo | Tu | We | Th | Fr | Sa |
|          |    |    |    | 1  | 2  | 3  |
| 4        | 5  | 6  | 7  | 8  | 9  | 10 |
| 11       | 12 | 13 | 14 | 15 | 16 | 17 |
| 18       | 19 | 20 | 21 | 22 | 23 | 24 |
| 25       | 26 | 27 | 28 | 29 |    |    |

| March |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
| Su    | Mo | Tu | We | Th | Fr | Sa |
|       |    |    |    |    | 1  | 2  |
| 3     | 4  | 5  | 6  | 7  | 8  | 9  |
| 10    | 11 | 12 | 13 | 14 | 15 | 16 |
| 17    | 18 | 19 | 20 | 21 | 22 | 23 |
| 24    | 25 | 26 | 27 | 28 | 29 | 30 |
| 31    |    |    |    |    |    |    |

| April |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
| Su    | Mo | Tu | We | Th | Fr | Sa |
|       | 1  | 2  | 3  | 4  | 5  | 6  |
| 7     | 8  | 9  | 10 | 11 | 12 | 13 |
| 14    | 15 | 16 | 17 | 18 | 19 | 20 |
| 21    | 22 | 23 | 24 | 25 | 26 | 27 |
| 28    | 29 | 30 |    |    |    |    |

| May |    |    |    |    |    |    |
|-----|----|----|----|----|----|----|
| Su  | Mo | Tu | We | Th | Fr | Sa |
|     |    |    | 1  | 2  | 3  | 4  |
| 5   | 6  | 7  | 8  | 9  | 10 | 11 |
| 12  | 13 | 14 | 15 | 16 | 17 | 18 |
| 19  | 20 | 21 | 22 | 23 | 24 | 25 |
| 26  | 27 | 28 | 29 | 30 | 31 |    |

| June |    |    |    |    |    |    |
|------|----|----|----|----|----|----|
| Su   | Mo | Tu | We | Th | Fr | Sa |
|      |    |    |    |    |    | 1  |
| 2    | 3  | 4  | 5  | 6  | 7  | 8  |
| 9    | 10 | 11 | 12 | 13 | 14 | 15 |
| 16   | 17 | 18 | 19 | 20 | 21 | 22 |
| 23   | 24 | 25 | 26 | 27 | 28 | 29 |
| 30   |    |    |    |    |    |    |

| July |    |    |    |    |    |    |
|------|----|----|----|----|----|----|
| Su   | Mo | Tu | We | Th | Fr | Sa |
|      | 1  | 2  | 3  | 4  | 5  | 6  |
| 7    | 8  | 9  | 10 | 11 | 12 | 13 |
| 14   | 15 | 16 | 17 | 18 | 19 | 20 |
| 21   | 22 | 23 | 24 | 25 | 26 | 27 |
| 28   | 29 | 30 | 31 |    |    |    |

| August |    |    |    |    |    |    |
|--------|----|----|----|----|----|----|
| Su     | Mo | Tu | We | Th | Fr | Sa |
|        |    |    |    | 1  | 2  | 3  |
| 4      | 5  | 6  | 7  | 8  | 9  | 10 |
| 11     | 12 | 13 | 14 | 15 | 16 | 17 |
| 18     | 19 | 20 | 21 | 22 | 23 | 24 |
| 25     | 26 | 27 | 28 | 29 | 30 | 31 |

| September |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| Su        | Mo | Tu | We | Th | Fr | Sa |
| 1         | 2  | 3  | 4  | 5  | 6  | 7  |
| 8         | 9  | 10 | 11 | 12 | 13 | 14 |
| 15        | 16 | 17 | 18 | 19 | 20 | 21 |
| 22        | 23 | 24 | 25 | 26 | 27 | 28 |
| 29        | 30 |    |    |    |    |    |

| October |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
| Su      | Mo | Tu | We | Th | Fr | Sa |
|         |    | 1  | 2  | 3  | 4  | 5  |
| 6       | 7  | 8  | 9  | 10 | 11 | 12 |
| 13      | 14 | 15 | 16 | 17 | 18 | 19 |
| 20      | 21 | 22 | 23 | 24 | 25 | 26 |
| 27      | 28 | 29 | 30 | 31 |    |    |

| November |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| Su       | Mo | Tu | We | Th | Fr | Sa |
|          |    |    |    |    | 1  | 2  |
| 3        | 4  | 5  | 6  | 7  | 8  | 9  |
| 10       | 11 | 12 | 13 | 14 | 15 | 16 |
| 17       | 18 | 19 | 20 | 21 | 22 | 23 |
| 24       | 25 | 26 | 27 | 28 | 29 | 30 |

| December |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| Su       | Mo | Tu | We | Th | Fr | Sa |
| 1        | 2  | 3  | 4  | 5  | 6  | 7  |
| 8        | 9  | 10 | 11 | 12 | 13 | 14 |
| 15       | 16 | 17 | 18 | 19 | 20 | 21 |
| 22       | 23 | 24 | 25 | 26 | 27 | 28 |
| 29       | 30 | 31 |    |    |    |    |

## 2024 Subdivision Application Submittal Schedule

| New Submittals | Denial Response Submittals | First Available |
|----------------|----------------------------|-----------------|
|                |                            | P&Z Mtg.        |
| 9/11/2023      | 9/26/2023                  | 10/10/2023      |
| 10/10/2023     | 10/25/2023                 | 11/7/2023       |
| 11/6/2023      | 11/21/2023                 | 12/5/2023       |
| 12/11/2023     | 12/27/2023                 | 1/9/2024        |
| 1/8/2024       | 1/23/2024                  | 2/6/2024        |
| 2/5/2024       | 2/20/2024                  | 3/5/2024        |
| 3/11/2024      | 3/26/2024                  | 4/9/2024        |
| 4/8/2024       | 4/23/2024                  | 5/7/2024        |
| 5/6/2024       | 5/21/2024                  | 6/4/2024        |
| 6/3/2024       | 6/18/2024                  | 7/2/2024        |
| 7/8/2024       | 7/23/2024                  | 8/6/2024        |
| 8/5/2024       | 8/20/2024                  | 9/3/2024        |
| 9/9/2024       | 9/24/2024                  | 10/8/2024       |
| 10/7/2024      | 10/22/2024                 | 11/5/2024       |
| 11/4/2024      | 11/19/2024                 | 12/3/2024       |
| 12/9/2024      | 12/18/2024                 | 1/2/2025        |

City Holiday – City Offices Closed

Subdivision Application Submittal Date

Subdivision Denial Response Submittal Date

Planning & Zoning Commission Meeting Date

Planning and Zoning Meeting Dates are only for complete applications subject to HB3167 and HB3699

HB3167 and HB3699 submittals/resubmittals are accepted by NOON on the day indicated. Applications requesting a waiver to HB3167 and HB3699 may resubmit on any Monday by NOON.



# 2024

| January |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
| Su      | Mo | Tu | We | Th | Fr | Sa |
|         | 1  | 2  | 3  | 4  | 5  | 6  |
| 7       | 8  | 9  | 10 | 11 | 12 | 13 |
| 14      | 15 | 16 | 17 | 18 | 19 | 20 |
| 21      | 22 | 23 | 24 | 25 | 26 | 27 |
| 28      | 29 | 30 | 31 |    |    |    |

| February |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| Su       | Mo | Tu | We | Th | Fr | Sa |
|          |    |    |    | 1  | 2  | 3  |
| 4        | 5  | 6  | 7  | 8  | 9  | 10 |
| 11       | 12 | 13 | 14 | 15 | 16 | 17 |
| 18       | 19 | 20 | 21 | 22 | 23 | 24 |
| 25       | 26 | 27 | 28 | 29 |    |    |

| March |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
| Su    | Mo | Tu | We | Th | Fr | Sa |
|       |    |    |    |    | 1  | 2  |
| 3     | 4  | 5  | 6  | 7  | 8  | 9  |
| 10    | 11 | 12 | 13 | 14 | 15 | 16 |
| 17    | 18 | 19 | 20 | 21 | 22 | 23 |
| 24    | 25 | 26 | 27 | 28 | 29 | 30 |
| 31    |    |    |    |    |    |    |

| April |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
| Su    | Mo | Tu | We | Th | Fr | Sa |
|       | 1  | 2  | 3  | 4  | 5  | 6  |
| 7     | 8  | 9  | 10 | 11 | 12 | 13 |
| 14    | 15 | 16 | 17 | 18 | 19 | 20 |
| 21    | 22 | 23 | 24 | 25 | 26 | 27 |
| 28    | 29 | 30 |    |    |    |    |

| May |    |    |    |    |    |    |
|-----|----|----|----|----|----|----|
| Su  | Mo | Tu | We | Th | Fr | Sa |
|     |    |    | 1  | 2  | 3  | 4  |
| 5   | 6  | 7  | 8  | 9  | 10 | 11 |
| 12  | 13 | 14 | 15 | 16 | 17 | 18 |
| 19  | 20 | 21 | 22 | 23 | 24 | 25 |
| 26  | 27 | 28 | 29 | 30 | 31 |    |

| June |    |    |    |    |    |    |
|------|----|----|----|----|----|----|
| Su   | Mo | Tu | We | Th | Fr | Sa |
|      |    |    |    |    |    | 1  |
| 2    | 3  | 4  | 5  | 6  | 7  | 8  |
| 9    | 10 | 11 | 12 | 13 | 14 | 15 |
| 16   | 17 | 18 | 19 | 20 | 21 | 22 |
| 23   | 24 | 25 | 26 | 27 | 28 | 29 |
| 30   |    |    |    |    |    |    |

| July |    |    |    |    |    |    |
|------|----|----|----|----|----|----|
| Su   | Mo | Tu | We | Th | Fr | Sa |
|      | 1  | 2  | 3  | 4  | 5  | 6  |
| 7    | 8  | 9  | 10 | 11 | 12 | 13 |
| 14   | 15 | 16 | 17 | 18 | 19 | 20 |
| 21   | 22 | 23 | 24 | 25 | 26 | 27 |
| 28   | 29 | 30 | 31 |    |    |    |

| August |    |    |    |    |    |    |
|--------|----|----|----|----|----|----|
| Su     | Mo | Tu | We | Th | Fr | Sa |
|        |    |    |    | 1  | 2  | 3  |
| 4      | 5  | 6  | 7  | 8  | 9  | 10 |
| 11     | 12 | 13 | 14 | 15 | 16 | 17 |
| 18     | 19 | 20 | 21 | 22 | 23 | 24 |
| 25     | 26 | 27 | 28 | 29 | 30 | 31 |

| September |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| Su        | Mo | Tu | We | Th | Fr | Sa |
| 1         | 2  | 3  | 4  | 5  | 6  | 7  |
| 8         | 9  | 10 | 11 | 12 | 13 | 14 |
| 15        | 16 | 17 | 18 | 19 | 20 | 21 |
| 22        | 23 | 24 | 25 | 26 | 27 | 28 |
| 29        | 30 |    |    |    |    |    |

| October |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
| Su      | Mo | Tu | We | Th | Fr | Sa |
|         |    | 1  | 2  | 3  | 4  | 5  |
| 6       | 7  | 8  | 9  | 10 | 11 | 12 |
| 13      | 14 | 15 | 16 | 17 | 18 | 19 |
| 20      | 21 | 22 | 23 | 24 | 25 | 26 |
| 27      | 28 | 29 | 30 | 31 |    |    |

| November |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| Su       | Mo | Tu | We | Th | Fr | Sa |
|          |    |    |    |    | 1  | 2  |
| 3        | 4  | 5  | 6  | 7  | 8  | 9  |
| 10       | 11 | 12 | 13 | 14 | 15 | 16 |
| 17       | 18 | 19 | 20 | 21 | 22 | 23 |
| 24       | 25 | 26 | 27 | 28 | 29 | 30 |

| December |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| Su       | Mo | Tu | We | Th | Fr | Sa |
| 1        | 2  | 3  | 4  | 5  | 6  | 7  |
| 8        | 9  | 10 | 11 | 12 | 13 | 14 |
| 15       | 16 | 17 | 18 | 19 | 20 | 21 |
| 22       | 23 | 24 | 25 | 26 | 27 | 28 |
| 29       | 30 | 31 |    |    |    |    |

| 2024 Zoning Application Submittal Calendar |            |           |                |           |                     |
|--------------------------------------------|------------|-----------|----------------|-----------|---------------------|
| Submittal Date                             | PZ Mtg.    | # of Days | Target CC Mtg. | # of Days | Total Review (days) |
| 9/6/2022                                   | 10/4/2022  | 28        | 11/3/2022      | 30        | 58                  |
| 10/3/2022                                  | 11/1/2022  | 29        | 12/1/2022      | 30        | 59                  |
| 11/7/2022                                  | 12/6/2022  | 29        | 1/5/2023       | 30        | 59                  |
| 12/5/2022                                  | 1/3/2023   | 29        | 2/2/2023       | 30        | 59                  |
| 1/9/2023                                   | 2/7/2023   | 29        | 3/2/2023       | 23        | 52                  |
| 2/6/2023                                   | 3/7/2023   | 29        | 4/6/2023       | 30        | 59                  |
| 3/6/2023                                   | 4/4/2023   | 29        | 5/4/2023       | 30        | 59                  |
| 4/3/2023                                   | 5/2/2023   | 29        | 6/1/2023       | 30        | 59                  |
| 5/8/2023                                   | 6/6/2023   | 29        | 7/6/2023       | 30        | 59                  |
| 6/12/2023                                  | 7/11/2023  | 29        | 8/3/2023       | 23        | 52                  |
| 7/3/2023                                   | 8/1/2023   | 29        | 9/7/2023       | 37        | 66                  |
| 8/7/2023                                   | 9/5/2023   | 29        | 10/5/2023      | 30        | 59                  |
| 9/11/2023                                  | 10/10/2023 | 29        | 11/2/2023      | 23        | 52                  |
| 10/10/2023                                 | 11/7/2023  | 28        | 12/7/2023      | 30        | 58                  |
| 11/6/2023                                  | 12/5/2023  | 29        | 1/4/2024       | 30        | 59                  |
| 12/4/2023                                  | 1/2/2024   | 29        | 2/1/2024       | 30        | 59                  |
| City Holiday – City Offices Closed         |            |           |                |           |                     |
| Zoning Application Submittal Date          |            |           |                |           |                     |
| Planning & Zoning Commission Meeting Date  |            |           |                |           |                     |
| City Council Meeting Date                  |            |           |                |           |                     |

Submittals are accepted by NOON on the day indicated. Resubmittals can be submitted on any Monday by NOON. See application for submittal requirements. All applicants must schedule an intake meeting to submit and incomplete applications will not be accepted. Please contact the Development Services Department at (512) 759-5973 or [planning@huttotx.gov](mailto:planning@huttotx.gov) to schedule an appointment. All fees are due at the time of submittal.

# AGENDA ITEM REPORT

5.1.



**To:** Planning and Zoning Commission  
**Subject:** Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 2725 Limmer Loop, to allow a car wash in the B-2 (General Commercial) zoning district, as an accessory use to a gas station (UDC 10.304.6).  
**Meeting:** Tuesday, November 7, 2023  
**Department:** Development Services  
**Staff Contact:**

## BACKGROUND INFORMATION:

The proposed Specific Use Permit is to allow a car wash as an accessory use to a gas station, which is considered subject to specific use permit review in the B-2 (General Commercial) district. This property is currently zoned B-2 (General Commercial).

### Adjacent Zoning and Uses:

WEST: B-2, Vacant

NORTH: B-2, Vacant and SF-1, Cottonwood Farms

EAST: ETJ with Development Agreement, Vacant

SOUTH: B-2 with Gateway Overlay District, Convenience Store

## SUMMARY OF REQUEST:

The applicant is proposing to develop a convenience store and a car wash as an accessory use. The convenience store is defined in the Unified Development Code, Section 10.307.8.1 as a retail store with no more than 5,000GFA selling everyday goods and services that may include food products, groceries, over-the-counter drugs and sundries. Convenience stores with gasoline sales are permitted by right in the B-2 district. Section 10.307.6.1 of the Unified Development Code, defines car washes as either the primary use of a site or as an accessory use to a gas station, are considered subject to specific use permit review in the B-2 district.

## STAFF REVIEW:

Staff sent out notices to 62 adjacent property owners within 600' and to date staff has received four responses, all of which are in opposition to the request.

Staff recommends approval of the proposed Specific Use Permit with the following conditions of the Unified Development Code, Section 10.307.6.3:

1. Structures or equipment related to cleaning vehicles (car wash bays, vacuums, vending machines) must be located at least 50 ft. from the boundary of any residential zoning district,



# AGENDA ITEM REPORT

5.1.



places of residence such as nursing homes and extended care facilities, or lodging establishments. Vacuums cannot be located in the street yard.

2. Washing facilities must occur under a roofed area with at least two walls.
3. Car wash facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:
  - Must be screened and buffered with masonry (stone, brick, decorative CMU, similar materials) walls to minimize impact on residential properties.
  - May operate only between 7:00 AM and 9:00 PM.
  - Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

## FISCAL NOTES:

None for this item.

## POLICY IMPLICATIONS:

None for this item.

## ATTACHMENTS:

1. Zoning Map
2. 20231005 Site Plan- Limmer Loop C-Store - Site Construction Plans
3. Letter of Intent-SUP 2725 Limmer Loop Car Wash
4. Architectural Elevations - Limmer Loop C-Store - Special Use Permit
5. Objection to Car Wash - Public Hearing
6. Objection
7. Fabian Feijo - Object
8. Objection

# Hutto Official Zoning Map





SURVEY

THESE PLANS ARE RELEASED  
UNDER THE AUTHORITY OF  
NICHOLAS R. SANDLIN, P.E.,  
TBPELS#124404, ON 1/23/2023,  
FOR THE PURPOSES OF REVIEW  
AND ARE NOT TO BE USED FOR  
CONSTRUCTION PRIOR TO  
APPROVAL BY THE APPLICABLE  
GOVERNMENT AUTHORITIES

THIS PLAN SET FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

**SITE PLAN LEGEND**

—

PROPOSED PROPERTY/  
PROJECT BOUNDARY LINE

---

EXISTING R.O.W./PROPERTY LINE

---

EXISTING EASEMENT LINE

---

FIRE LANE

---

PROPOSED CURB & GUTTER

---

STREET CENTERLINE

---

FENCE

---

STRUCTURAL RETAINING  
WALL (BY OTHERS)

---

PROPOSED CONCRETE SIDEWALK

---

PROPOSED PARKING SPACES

---

TRANSFORMER PAD

---

SITE WALLS

---

PHASING

---

TAS ACCESSIBLE ROUTE

---

TAS ACCESSIBLE ROUTES MAY NOT EXCEED  
A CROSS SLOPE OF 1:50 (2%) OR EXCEED  
A RUNNING SLOPE OF 1:20 (5%) UNLESS  
DESIGNED AS A RAMP. THE MAXIMUM  
RUNNING SLOPE OF A RAMP IN NEW  
CONSTRUCTION IS 1:12 (8.33%). THE  
MAXIMUM RISE FOR ANY RAMP RUN IS 30  
INCHES. REFER TO GRADING SHEET(S).

---

EX. WATER LINE

---

EX. WASTEWATER

---

EX. STORM  
SEWER LINE

---

EX. FIRE HYDRANT

---

EX. WATER METER

---

EX. WASTEWATER  
MANHOLE

---

FITTINGS AS NOTED

---

GATE VALVE AS NOTED

---

WW CLEAN OUT

---

BACK FLOW PREVENTER

---

PR. WATER LINE

---

FIRE LINE

---

PR. WASTEWATER

---

PR. STORM  
SEWER LINE

---

PR. FIRE HYDRANT

---

PR. WATER METER

---

PR. WASTEWATER  
MANHOLE

---

FLOW ARROW

---

EX. UTILITY POLE**SITE LEGEND**

A

6" CURB & GUTTER. SEE DETAIL SHEET 21.

B

RIBBON CURB. SEE DETAIL SHEET 21.

C

CASTELLATED CURB. SEE DETAIL SHEET 22.

D

STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET

E

CONCRETE SIDEWALK. SEE DETAIL SHEET.

F

PEDESTRIAN CROSSWALK.

G

HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.

H

PEDESTRIAN ADA RAMP OR AT GRADE ADA  
DOME PAVERS. SEE DETAIL SHEET.

I

CONCRETE WHEEL STOP. SEE DETAIL SHEET.

J

STANDARD CITY BIKE RACK. SEE DETAIL SHEET.

K

DUMPSTER ENCLOSURE WITH CONCRETE PAD PER  
GEOTECHNICAL REPORT AND CITY STANDARDS

L

TRANSFORMER PAD FOR DEPICTION ONLY. SEE  
ELECTRICAL PLANS BY OTHERS FOR EXACT LOCATIONS.

ACCESSIBLE SITE PLAN NOTE:

- 1) ACCESSIBLE ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [BC1104.1].
- 2) ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3].
- 3) OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10].
- 4) CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.5]
- 5) GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1]. SURFACE TEXTURE SHALL BE PROVIDED.
- 6) PARKING ACCESS ASLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5].
- 7) PARKED VEHICLE OVERHANGS MUST NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE TO LESS THAN 36", WHEN THE SIDEWALK TO A MINIMUM OF 55 FEET OR PROVIDE WHEEL STOPS 1.5 FEET FROM THE CURB, [ANSI 403.5, TABLE 403.5].
- 8) CURE RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1].
- 9) IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5]
- 10) CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.[ANSI 406.6]
- 11) EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
- 12) APPROVAL OF THESE PLANS BY THE CITY OF HUTTO INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- 14) ALL SIDEWALK AND ACCESSIBLE ROUTE SHALL BE CONCRETE FINISH.

| SITE DATA                |                                                                                                                     |
|--------------------------|---------------------------------------------------------------------------------------------------------------------|
| PROPOSED                 |                                                                                                                     |
| TOTAL SITE AREA          | 2.23 AC / 97,273 SF                                                                                                 |
| EXISTING ZONING SETBACKS | B-2 - GENERAL COMMERCIAL<br>STREET YARD - 10 FT MIN<br>SIDE - 20 FT MIN (FROM SF-1)<br>REAR - 20 FT MIN (FROM SF-1) |
| IMPERVIOUS COVER         | 73,829 SF/97,273 SF = 75.9%                                                                                         |
| BUILDING HEIGHT          | 1 STORY - 18 FT                                                                                                     |
| FOUNDATION TYPE          | CONCRETE SLAB                                                                                                       |

| PARKING TABLE                   |                                      |
|---------------------------------|--------------------------------------|
| TOTAL BUILDING AREA             | 6,100 SF RETAIL<br>2,240 SF CAR WASH |
| PARKING RATIO - RETAIL/CAR WASH | 1 SPACE/400 SF MIN                   |
| PARKING REQUIRED                | 8,340 SF / 400 = 21 SPACES MIN       |
| PARKING PROVIDED                | 26 SPACES INCLUDING 2 ADA WITH 1 VAN |
| BICYCLE PARKING PROVIDED        | 5 SPACES                             |

WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

ENGINEERING | CONSULTING

SANDLIN

SERVICES, LLC

TBPELS FIRM #21356

4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

SITE PLAN

LIMMER LOOP  
C-STORE

| NO. | BY | DATE | REVISION DESCRIPTION | SHEET |
|-----|----|------|----------------------|-------|
| 1   |    |      |                      | 7     |
| 2   |    |      |                      | OF 31 |

G:\Shared drives\Sandlin Services Projects\Land Development Division\0007-002 Limmer Loop Commercial\CAD\Construction Sheets\Limmer C-Store\AS LGS SITE.dwg-SITE PLAN Plotted Oct 05, 2023 at 5:47pm by Scott | Last Saved by: Scott

AS POWER & LIGHT COMPANY  
MID STATE TELEPHONE COMPANY  
AND TELEPHONE EASEMENT (NO WIDTH)  
RIGHT OF INGRESS & EGRESS  
VOL. 705, PG. 884

ATMOS ENERGY  
100' WIDE PIPELINE EASEMENT  
DOC. # 2019105107

ATE WASTEWATER EASEMENT

LOT 3  
2.81 AC

LIMMER LOOP  
(ROW WIDTH VARIES)

ED CHMIDT BLVD.  
(ROW WIDTH VARIES)





October 5, 2023  
City of Hutto Planning Department  
500 W Live Oak St.  
Hutto, TX 78634

## 2725 Limmer Loop C-Store Specific Use Permit - Letter of Intent

City of Hutto Planning Team,

This letter acknowledges the City of Hutto's Specific Use Permit requirements and requested details included below are for WCAD Parcel: R648486 also identified at 2725 Limmer Loop, Hutto, TX 78634.

Our objective with this Specific Use Permit application is to provide a high-quality, commercially oriented development that serves the growth of the local area as well as best utilizes an important intersection within the City of Hutto. Our intent for this ~2.171 acres is a City development code design and regulatory compliant site. The proposed site development plan currently under review by the City of Hutto is expected to have 1 convenience store of ~6,100 square feet and a second car wash building ~1,840SF.

As you will see in the supporting documents, this development is compatible with its current commercial zoning (B2) and per, 10.307.6, the accessory use of the Car Wash requires a Specific Use Permit.

- **Existing zoning district:** B-2
- **Acreage of property:** 2.171AC
- **Legal Description** - S13277 - SJS SUB, BLOCK A, Lot 2, ACRES 2.187

| UDC Criteria for SUP Approval                                                                                                                                              | Sandlin Services Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses requiring a specific use permit are listed in the permitted use tables of the UDC.                                                                                    | Car washes, whether primary or accessory, require approval of an SUP in the B-2 district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Proposed use conforms to the code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans. | The proposed use conforms to the intent of all applicable plans by providing low impact commercial services in the area. The site meets all design requirements to accommodate the primary C-store use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.                                 | The approval of a one lane, drive-through car wash on this site would not have a negative impact on surrounding properties. The only residentially zoned property is to the north. While the residential zoning line is less than 50' away from the car wash, the configuration of the residential properties creates a natural buffer from the site. The street ends in a cul-de-sac with an undevelopable lot at the end. This lot, combined with the setback of the car wash and the masonry boundary wall, fully meets the 50' set back intent of the UDC to protect existing residential developments. The car wash will meet all other UDC requirements, including noise and hours of operation. |
| Site is a legal building lot.                                                                                                                                              | The lot is platted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



Sandlin Services, LLC  
P: (806)679-7303  
TBPELS Firm # 21356

Our design team has coordinated with City Staff and will be providing a development that accounts for the health, safety and general welfare of the City. The internal site characteristics include adequate parking and space for vehicular and pedestrian circulation. Our intent is to continue this trend and provide the necessary screening between the development and adjacent single-family homes per City requirements by meeting the character of the nearby properties. We believe this development will add significant value to the City of Hutto. We appreciate your consideration for the approval.

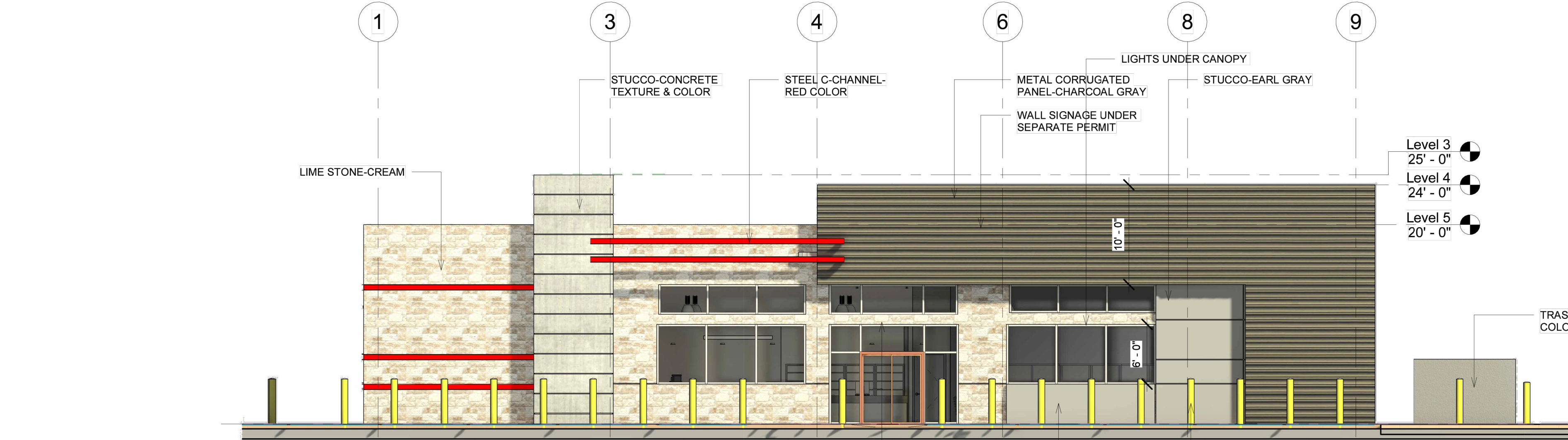
Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Sandlin". The signature is stylized with a large, looped "N" and a cursive "Sandlin".

Nick Sandlin, P.E.  
President & Principal  
TBPELS Firm# 21356

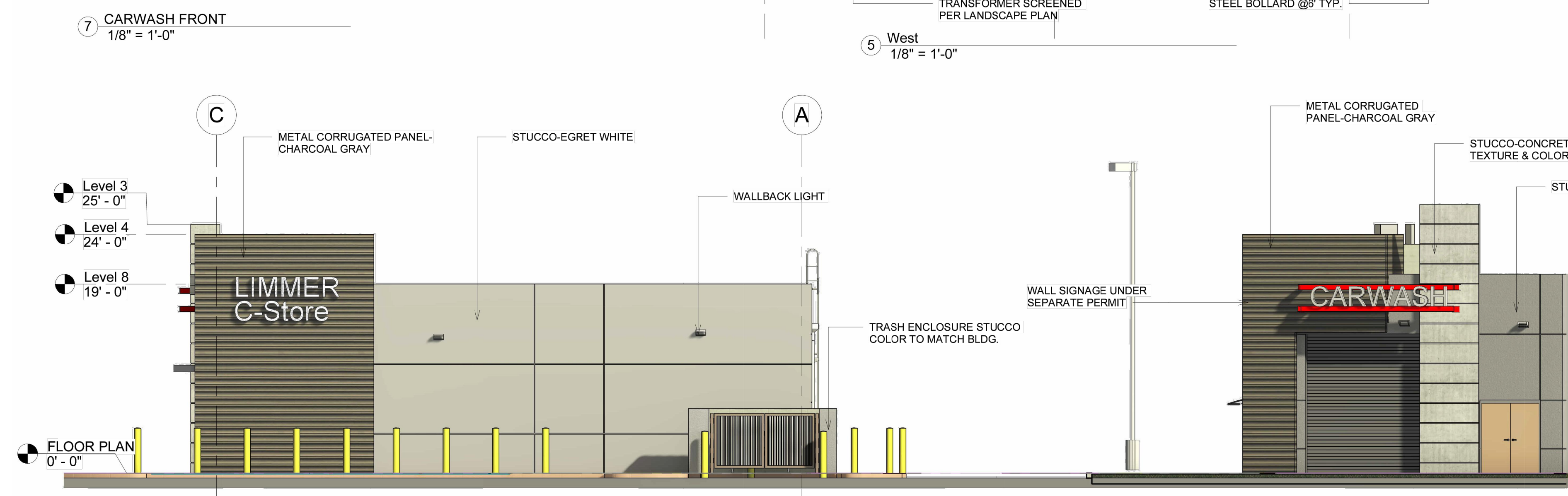
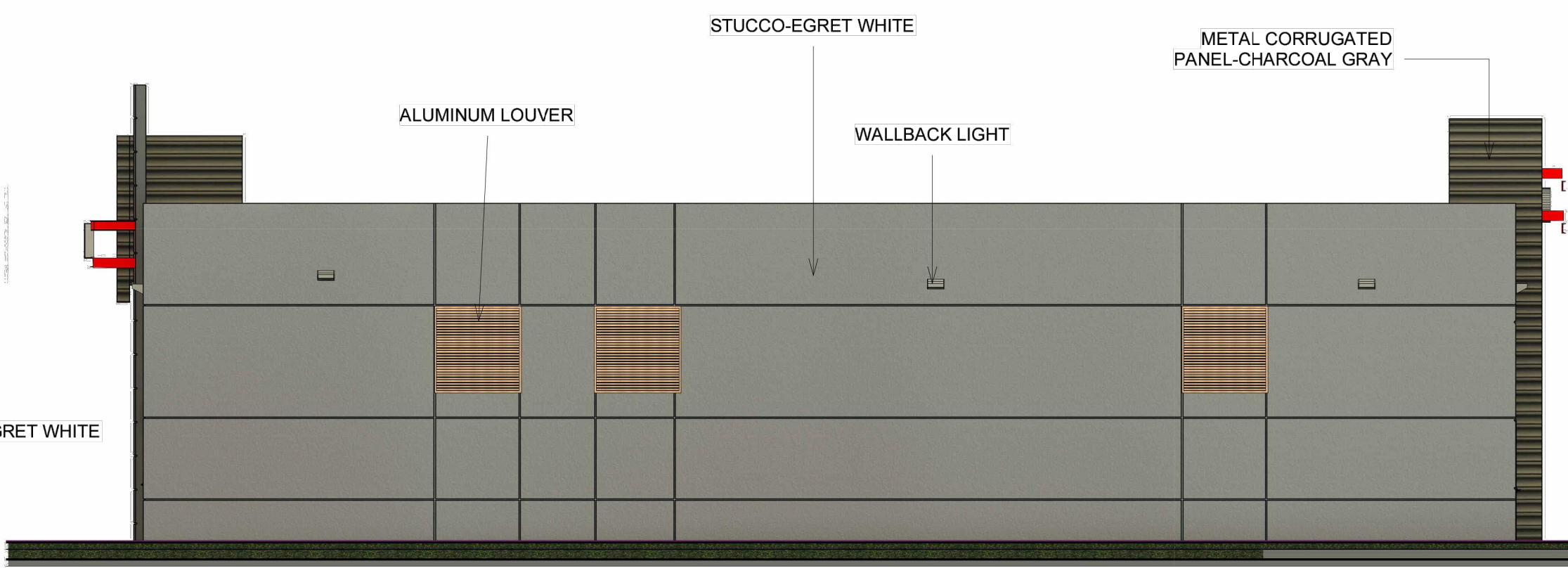
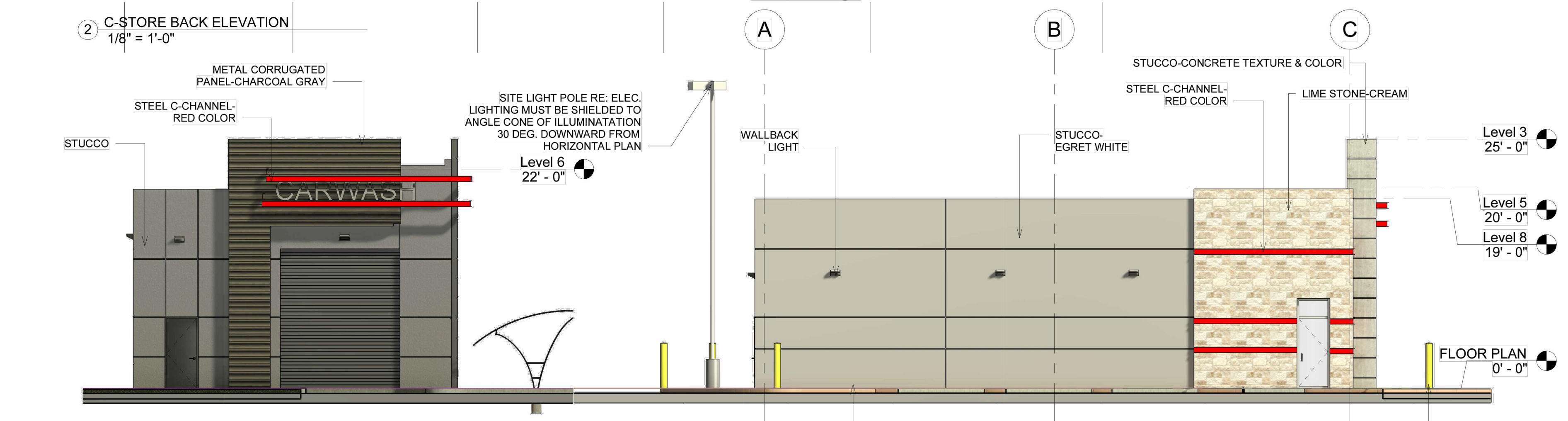
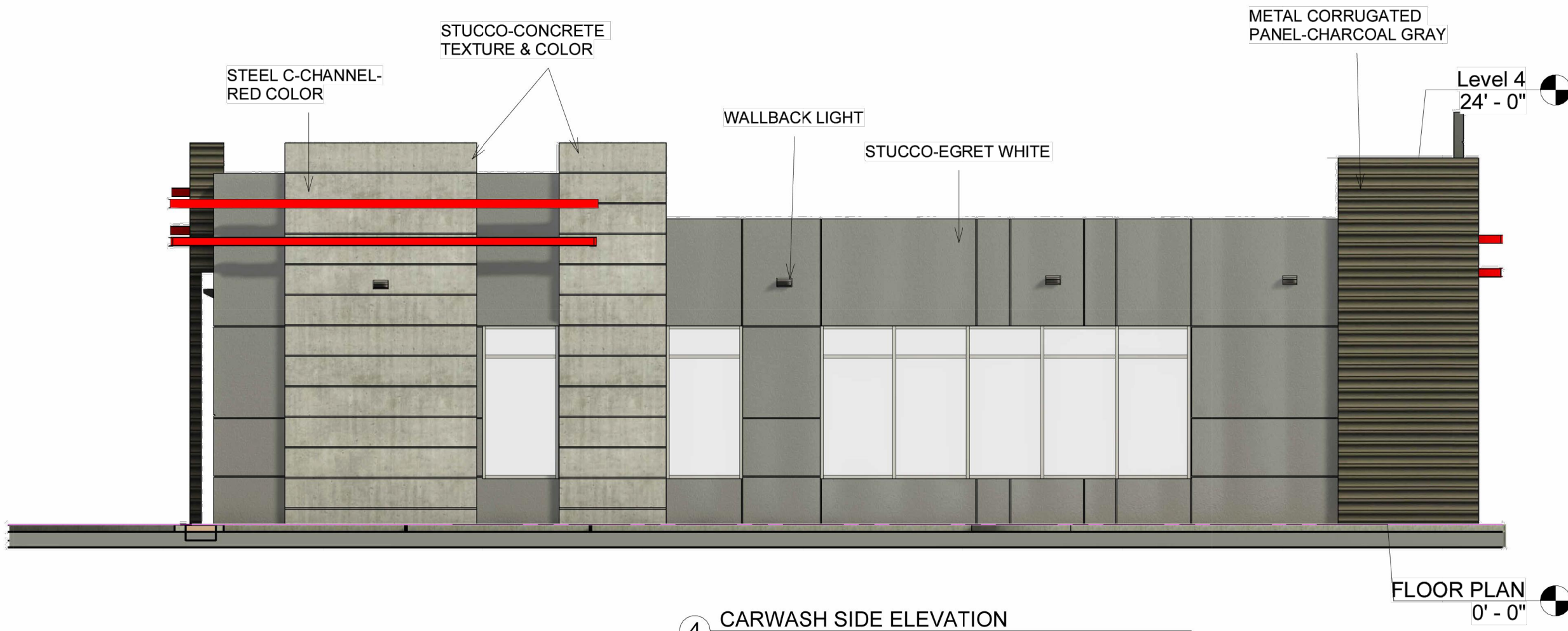
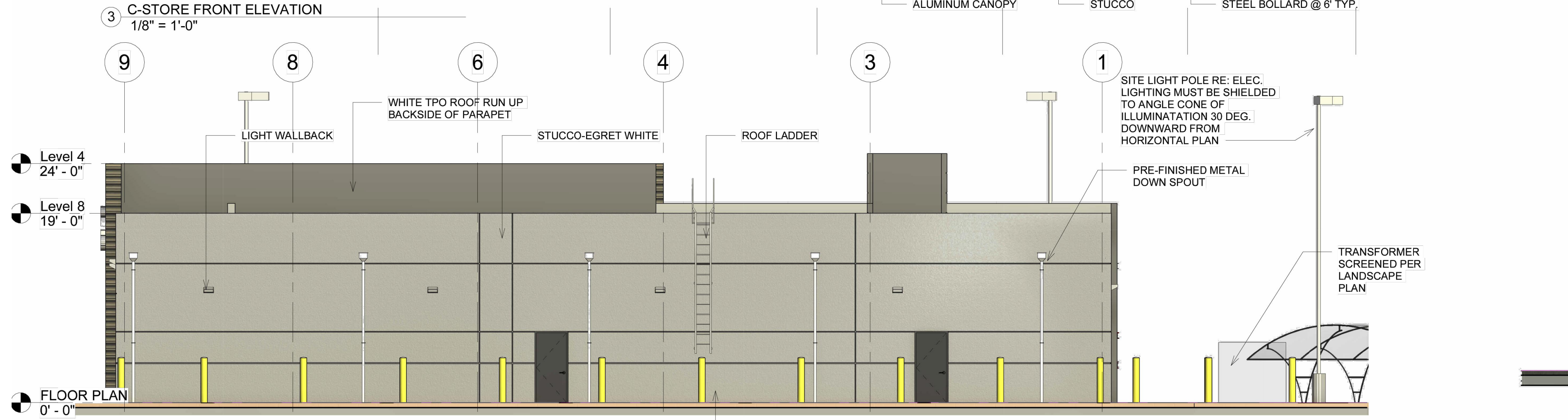




ARCHITECTURAL PLAN NOTES:

FOUNDATION TYPE: CONCRETE SLAB ON GRADE

| BUILDING ELEMENTS:       |                         | FRONT       | BACK          | EAST SIDE   | WEST SIDE   | TOTAL         | %      |
|--------------------------|-------------------------|-------------|---------------|-------------|-------------|---------------|--------|
| 1. PERCENTAGE OF COLORS: | EXTERIOR STONE          | 680 sq. ft. | 0             | 0           | 0           | 970 sq. ft.   | 14.3%  |
|                          | STUCCO                  | 186 sq. ft. | 0             | 0           | 0           | 186 sq. ft.   | 2.74%  |
|                          | STUCCO-EARL GRAY        | 0 sq. ft.   | 1,850 sq. ft. | 880 sq. ft. | 837 sq. ft. | 3603 sq. ft.  | 53.12% |
|                          | STUCCO-EGRET WHITE      | 199 sq. ft. | 0             | 76 sq. ft.  | 76 sq. ft.  | 374 sq. ft.   | 5.51%  |
|                          | STUCCO-CONCRETE TEXTURE | 742 sq. ft. | 0             | 432 sq. ft. | 0           | 1,174 sq. ft. | 17.3%  |
|                          | METAL CORRUGATED PANEL  | 434 sq. ft. | 0             | 0           | 0 sq. ft.   | 434 sq. ft.   | 6.3 %  |
|                          | ALUMINUM STOREFRONT     | 0           | 0             | 0           | 0           | 42 sq. ft.    | 0.62%  |
|                          | METAL DOORS             | 0           | 42 sq. ft.    | 0           | 0           | 42 sq. ft.    | 100%   |
|                          |                         | 0           | 42 sq. ft.    | 0           | 0           | 42 sq. ft.    |        |



ARCHITECTURAL  
ELEVATIONS  
SHEET 26 OF 31



MAXX DESIGNERS  
4150 Bluebonnet Dr, Suite 1  
Stafford, Texas 77477

www.maxxdesigners.com  
832-871-4166

This Drawing is an instrument of service and the sole property of Maxx Designers and its Builders, any use of this drawing without written consent by either Maxx Designers or its Builders is prohibited.

The firm shall not have control or charge of shall not be responsible for construction methods, deviations, techniques, sequence procedures, or for safety precautions an programs in connection with the work, for acts or omissions of the contractor, subcontractors or any other persons perform any of the work, or failure of any of them to out the work in accordance with the contract documents. Always use dimensions as shown. Drawings are not to be scaled.

Seal and Sign



LIMMER C-STORE  
& CARWASH  
2725 LIMMER LOOP  
HUTTO, TX. 78634

|              |      |
|--------------|------|
| Designed by: | Z.A. |
| Checked by:  | H.K. |
| Approved by: |      |

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

Project No: Project Number

Issue Date :

Scale: 1/8" =

Drawing Title:  
EXTERIOR ELEVATIONS

Sheet No:

A200





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

PLANNING & ZONING COMMISSION ON: **NOVEMBER 7, 2023**  
CITY COUNCIL ON: **NOVEMBER 16, 2023**  
MEETING LOCATION: **500 W. Live Oak Street – City Hall**  
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** and the **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the Specific Use Permit request for the property known as **2725 Limmer Loop**, to allow a car wash within the B-2 (General Commercial) zoning district, as an accessory use to a gas station.

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: [http://www.huttotx.gov/residents/services/planning\\_and\\_zoning\\_commission\\_agendas\\_and\\_minutes.php](http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php). You may also do one of the following before the meeting date:

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

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

=====

**SURROUNDING PROPERTY OWNER'S RESPONSE**

**Project Name:** Specific Use Permit request for the property known as **2725 Limmer Loop**, to allow a car wash within the B-2 (General Commercial) zoning district, as an accessory use to a gas station.

**Name:** Corey Fling

**Address:** 243 Waterbuck Loop, Hutto, TX 78634

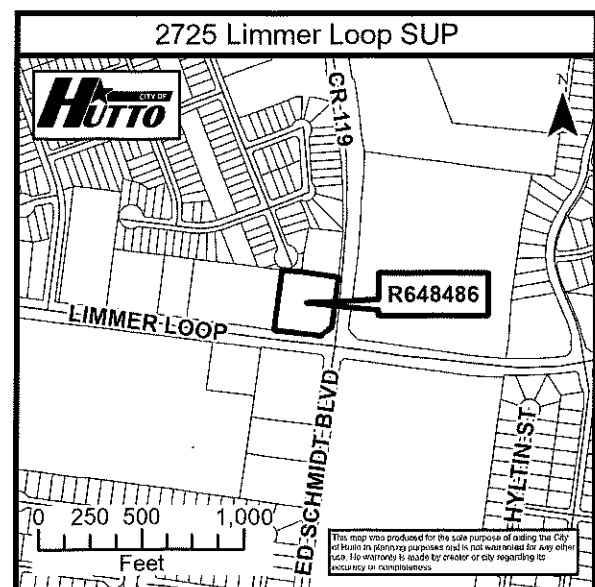
☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

I want to express my concern over the proposed car wash at a location within 600 feet from my home. This development poses a significant disruption to our quiet neighborhood, introducing the potential of incessant noise both from the operation of the equipment and vehicle traffic going through it. The constant operation of high-pressure water jets and blowers, along with the increased flow of vehicles, would irreparably alter the serene character of our residential area, impacting the tranquility and safety we currently enjoy and expected when we purchased the home. Furthermore, such a commercial operation might lead to a decrease in property values, reflecting the changed landscape from a peaceful residential to a mixed residential and commercial zone. I urge the commission to consider the lasting impact on the community's quality of life and to reject the approval of the car wash in favor of preserving the neighborhood's well-being.

**SITE LOCATION MAP**



Hello,

Property located at 2725 limmer loop r648486

Hearing date November 7th 2023

City council on November 16th 2023

My name, Danielle Froehlich

My address, 1003 gray fox cove hutto tx 78634

We are AGAINST the car wash. From our property you can see into that lot. We do not want loud noises that come with a car wash and or loud vacuum to run throughout the night/day. The bright lights from the gas station alone is going to affect our property so this ask to include a wash is pushing it. Side note, our cove is direct access to this lot therefore would appreciate a wall to ensure people do not cut through our neighborhood as easy access and the kids in the neighborhood can not easily wonder into a lot of strangers.





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=====

**SURROUNDING PROPERTY OWNER'S RESPONSE**

**Project Name:** Specific Use Permit request for the property known as **2725 Limmer Loop**, to allow a car wash within the B-2 (General Commercial) zoning district, as an accessory use to a gas station.

**Name:** FABIAN FEIJO FERREIRA

**Address:** 1001 WATERBUCK CV. HUTTO TX 78634

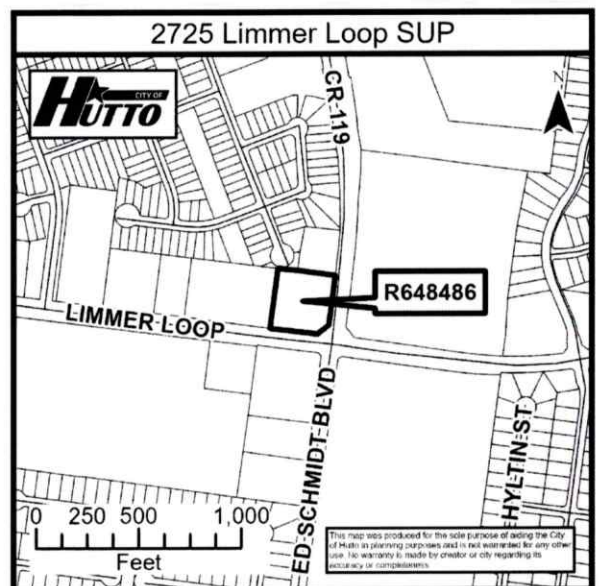
☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

**SITE LOCATION MAP**

THERE IS ALREADY ANOTHER  
CAR WASH NEARBY AND THIS ONE  
WOULD BE TOO CLOSE TO THE  
HOUSES BRINGING NOISE.



Project Name:

Specific Use Permit request for the property known as 2725 Limmer Loop, to allow a car wash within the B-2 (General Commercial) zoning district, as an accessory use to a gas station.

Public Hearing Date: 11/16/2023

My Name: Maan Kokash

My address: 102 Gemsbok Rd, Hutto, TX 786340

I Object.