



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, January 9, 2024 at 7:00 PM Council Chambers

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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on January 9, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning meeting held on December 5, 2023
- 4.2. Conduct a public hearing and consider a recommendation to City Council for a zoning change request for 2259 Innovation Boulevard from Single Family (SF-1) to Light Industrial (LI) for an approximate 5.56 acre site, more or less, of land, generally located southeast of the intersection at Innovation Boulevard and Schneider Boulevard.
- 4.3. Discussion and possible action on a request for a fee in lieu for tree planting per UDC 10.407.5.1.3 at the Innovation Business Park Building VIII site at the southeast corner of Limmer Loop and Innovation Blvd.
- 4.4. Conduct a public hearing regarding a variance request for the property at 1001 County Road 137 from the sign standards, as outlined in Chapter 4, Section 10.410.3.4 of the Unified Development Code (UDC), to increase the allowed number of signs along a street frontage from one (1) to two (2) signs, and to exceed maximum height requirements, for the two (2) proposed park entrance signs.
- 4.5. Conduct a public hearing and consider a recommendation to City Council to amend the Code of Ordinances (2020 edition, as amended), Chapter 3, Land Use Standards of the City of Hutto by amending Section 10.304.7, Industrial uses, and adding Section 10.308.18, Data Center, and amending Chapter 4, Site Design Standards, by amending Section 10.403.4, Building Envelope, Section 10.403.6 Bufferyard, and Section 10.405.9, Parking and Loading Space Number Standards.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

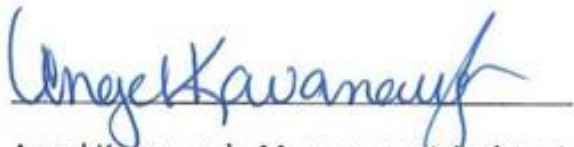
6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the January 9, 2024 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 DATE before 5:00 P.M.

8. CONSENT AGENDA




Angel Kavanaugh, Management Assistant

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

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning meeting held on December 5, 2023
Meeting: Tuesday, January 9, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission meeting Minutes 12.5.2023



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, December 5, 2023 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting was called to order at 7:02 PM.

2. ROLL CALL

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

Members of the City of Hutto staff present were: Ashley Bailey, Director Development Services and John Byrum, Planning Manager.

3. PUBLIC COMMENT

No public comment

4. CONSENT AGENDA

- 4.1. Consideration and possible action to disapprove the proposed Heritage Mill North Final Plat, 41.284 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163.

A motion was made by Vice Chair Rick Hudson to disapprove the proposed Heritage Mill North Final Plat, 41.284 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163 per staff recommendation, seconded by Commissioner Bryan Lee. Motion passed 6 AYes to 0 Nays.

- 4.2. Consideration and possible action on the Hutto Data Center Campus Subdivision Preliminary Plat, 158.731 acres, more or less, of and, located on County Road 132.

A motion was made by Vice Chair Rick Hudson to approve the Hutto Data Center Campus Subdivision Preliminary Plat, 158.731 acres, more or less, of and, located on County Road 132 as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays.

- 4.3. Consideration and possible action on Hutto Data Center Campus Subdivision One Final Plat, 158.731 acres, more or less, of land, located on County Road 132.

A motion was made by Commissioner Bryan Lee to approve Hutto Data Center Campus Subdivision One Final Plat, 158.731 acres, more or less, of land, located on County Road 132, seconded by Vice Chair Rick Hudson. Motion passed 6 Ayes to 0 Nays.

- 4.4. Consideration and possible action on the proposed Hutto Crossing Phase 4 Section 19 Final Plat, 12.105 acres, more or less, of land, comprised of 77 residential lots and 2 open space lots, located north of Carl Stern Drive.

A motion was made by Commissioner Bryan Lee to approve the proposed Hutto Crossing Phase 4 Section 19 Final Plat, 12.105 acres, more or less, of land, comprised of 77 residential lots and 2 open space lots, located north of Carl Stern Drive as written,

seconded by Commissioner Cheryl Stewart. Motion passed 6 Ayes to 0 Nays.

- 4.5. Consideration and possible action on the proposed Yardly Emory Crossing Final Plat, 56.318 acres, more or less, of land, comprised of one multi-family lot, located on County Road 119/Ed Schmidt Blvd.

A motion was made by Commissioner Bryan Lee to accept the proposed Yardly Emory Crossing Final Plat, 56.318 acres, more or less, of land, comprised of one multi-family lot, located on County Road 119/Ed Schmidt Blvd as written, seconded by Commissioner Jim Morris. Motion passed 6 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Consideration of a public hearing and possible recommendation on Durango Farms Planned Unit Development (PUD) zoning ordinance amendment to add Section 3.10 Riparian Setback.

A public hearing opened at 7:25 PM Grant Thompson multi family and hotel question. closed at 7:33 PM Shauna Wells flood zone questions. Reopened public hearing at 7:38 PM Shayna Yung President of HOA closed at 7:46 PM

A motion was made by Vice Chair Rick Hudson to accept Durango Farms Planned Unit Development (PUD) zoning ordinance amendment to add Section 3.10 Riparian Setback, seconded by Commissioner Tony Wertz. Motion passed 6 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.

A public hearing opened at 7:51 PM closed at 7:52 PM Reopened at 7:53 PM Jeff Lathem closed at 7:59PM.

A motion was made by Commissioner Jim Morris to accept the Bluffs At Blackhawk Preliminary Plat, 81.41 acres, more or less, more or less, of land, located on Rowe Lane at Melber Lane as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays.

- 5.3. Hold a public hearing and consider action on the proposed Park at Brushy Creek Phase 1 Lots 126-127, Block G Replat, 3.236 acres, more or less, of land, two commercial lots, located off of Chris Kelley Boulevard.

A public hearing opened at 8:23 PM Closed at 8:23 PM

A motion was made by Commissioner Tony Wertz to accept the proposed Park at Brushy Creek Phase 1 Lots 126-127, Block G Replat, 3.236 acres, more or less, of land, two commercial lots, located off of Chris Kelley Boulevard as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays

- 5.4. Conduct a public hearing for the proposed Heritage Mill South Subdivision Revised Preliminary Plat, 188.93 acres, more or less, of land, 679 lots, located off of FM 1660 South.

No Action opened public hearing at 8:34 PM closed at 8:34 PM

6. DEVELOPMENT SERVICES DIRECTOR REPORT

- * update on UDC rewrite needed by the end of the calendar year for any changes
- * January meeting will be on the 9th not the 2nd

7. ADJOURNMENT

Meeting adjourned at 8:58 PM

8. CERTIFICATION

I certify that this notice of the December 5, 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 December 1, 2023 at 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider a recommendation to City Council for a zoning change request for 2259 Innovation Boulevard from Single Family (SF-1) to Light Industrial (LI) for an approximate 5.56 acre site, more or less, of land, generally located southeast of the intersection at Innovation Boulevard and Schneider Boulevard.
Meeting: Tuesday, January 9, 2024
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

The proposed zoning change is in conjunction with the Future Land Use Map (FLUM), which designates the subject tract and surrounding areas as 'Employment Center', which allows for light manufacturing, office parks, and supportive retail. The property is surrounded by the following land uses:

NORTH: Single Family (SF-1) with Gateway Overlay (G)

SOUTH: Single Family (SF-1) with Gateway Overlay (G)

EAST: Light Industrial (LI) with Gateway Overlay (G)

WEST: Multi-Family (MF) with Gateway Overlay (G) and Development Agreement

SUMMARY OF REQUEST:

The property located at 2259 Innovation Boulevard was annexed and zoned to a default zoning of Single Family (SF-1) back in 2012. The site has had a warehouse and distribution facility present at the time of annexation. The applicant wants to rezone the property to Light Industrial (LI) to come into compliance and align with the existing use and the Future Land Use Map. The surrounding properties are either zoned as Light Industrial (LI) or have an industrial type of use on site.

The criteria for a zoning map amendment, as listed in Section 10.203.25.3, of the Unified Development Code, are as follows:

- The proposed zoning is consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans.
 - The proposed rezoning is consistent with the comprehensive plan and future land use map, which designates this area as 'Employment Center', which has primary uses as light manufacturing, office parks and supportive retail. Techline Pipe's business as a pipe distributor falls into the category of 'Employment Center'.

AGENDA ITEM REPORT

4.2.



- The proposed zoning is compatible with existing and permitted uses on properties in the neighborhood.
 - The proposed rezoning of Light Industrial (LI) is compatible to the type of use of warehouse and distribution facility, which is currently one site. At the time of annexation, the site had a default zoning of Single Family (SF-1). This site is surrounded by light industrial uses and zoning districts.
- Conditions in the neighborhood have changed to the extent the proposed zoning is necessary.
 - This site and area is designated as 'Employment Center', which allows for light industrial uses. This site has had a distribution on site since the early 2000s and at the time of annexation, defaulted to the Single Family (SF-1) zoning district. The proposed zoning change is necessary to have this site come into compliance and to match the future land use map.
- The proposed zoning does not have an adverse impact on surrounding properties of the natural environment.
 - The surrounding properties have either Light Industrial (LI) zoning on site or have a light industrial type of use. The rezoning will not have an impact on surrounding properties but will bring this property into compliance with the future land use map and surrounding area.
- The proposed zoning corrects a clerical or administrative error on the zoning map.
 - At the time of annexation in 2012, the default zoning district was Single Family (SF-1) and was never zoned to match the existing warehouse and distribution facility that was built in 2000. The rezoning to Light Industrial (LI) will be consistent with the current use and come into compliance with the future land use map.
- The proposed zoning results in a logical and orderly development pattern.
 - The rezoning of the site will be compatible with the current use and the surrounding area. The rezoning will also bring conformity to the future land use map.

AGENDA ITEM REPORT

4.2.



- The proposed zoning is not merely intended to confer an economic benefit to the property owner.
 - The reason for the zoning request is to ensure the zoning and the use are consistent with one another.

Staff sent notices to 13 adjacent property owners within 600' and to date staff has received only one response in favor from the owner of the property that is requesting the rezoning.

- The site is a legal building lot.
 - The site is a legal building lot.

STAFF REVIEW:

Staff recommends approval of the zoning request from Single Family (SF-1) to Light Industrial (LI).

FISCAL NOTES:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. LOI
2. Neighborhood Notice Letter Techline Pipe
3. Survey
4. Zoning Map
5. Schoen - Favor



November 6, 2023

Ashley Bailey
Executive Director of Development Services
City of Hutto
500 West Live Oak St.
Hutto, TX 78634

Via In-Person Submittal

Re: Application for rezoning; 5.54 acres located at 2259 Innovation Blvd; WCAD parcel R402749 (the “Property”)

Dear Ms. Bailey:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning of the Techline Pipe zone. The Property is located at 2259 Innovation Blvd (see Location Map attached). The Property was annexed and zoned with a default zoning of SF-1 in 2012, despite a warehouse and distribution use already being present on the property. We respectfully request to rezone the Property as Light Industrial (LI) to align with the current use. The surrounding properties are either zoned LI or have an industrial-type use. The proposed rezoning of LI would allow for the zone to be consistent with its current and historical use as well as the zoning designations and uses of the adjacent properties.

The rezoning application is subject to the following rezoning criteria and below are responses regarding each of the criteria:

1. Zoning is consistent with all applicable land use and development plans.

Response: The proposed rezoning is consistent with the FLUM and the Hutto comprehensive plan. The FLUM denotes the space as an Employment Center, outlined in the Hutto comprehensive plan as a place designated for retail that supports light manufacturing, which is consistent with Techline Pipe’s business as a pipe distributor.

2. Zoning is compatible with existing and permitted uses on properties in the neighborhood, and does not have an adverse impact on surrounding properties or the natural environment.

Response: The proposed rezoning is more appropriate than SF-1 based on its current use as a warehouse and distribution facility and the surrounding zoning, and thus would be more consistent with the nature of the surrounding area and the FLUM’s designation as an Employment Center.

3. Zoning corrects a clerical/administrative error on the zoning map

Response: When the site was annexed in 2012, it was assigned a default zone of SF-1, but it was never updated to account for the existing warehouse and distribution facility that had been built in 2000. Thus, the rezoning would correct for this and create a zone more consistent with the current use.

4. Zoning results in a logical and orderly development plan.

Response: The rezoning would make the zone more compatible with both its current use and the surrounding area, leading to a more cohesive development plan.

5. Zoning is not merely intended to confer an economic benefit to the property owner.

Response: The main purpose of the rezoning is to ensure that the zoning of the area is consistent with its current use.

6. Site is a legal building lot.

Response: The site is a legal building lot.

7. Will be served by adequate facilities including streets, fire protection, water, and sanitation for the proposed use.

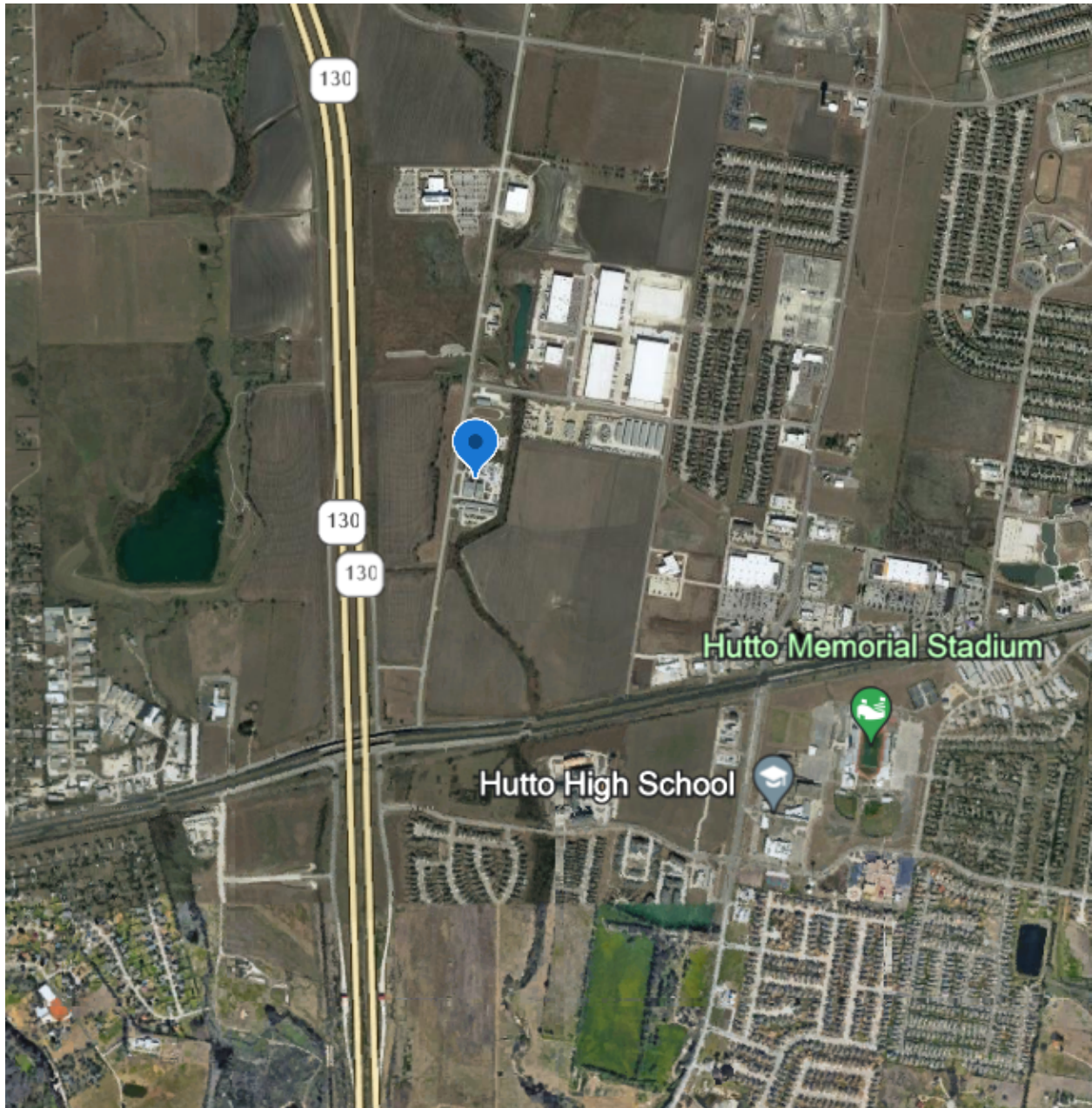
Response: The zone will be properly serviced by adequate facilities for its proposed use.

If you have any additional questions regarding this application please feel free to reach out.

Sincerely,

Amanda C. Brown
H.D. Brown Consulting, LLC

Location Map



H D | B R O W N

October 13, 2023

Re: Application for rezoning; 5.54 acres located along Innovation Blvd; WCAD parcel R402749 (the “Property”)

Dear Neighbor:

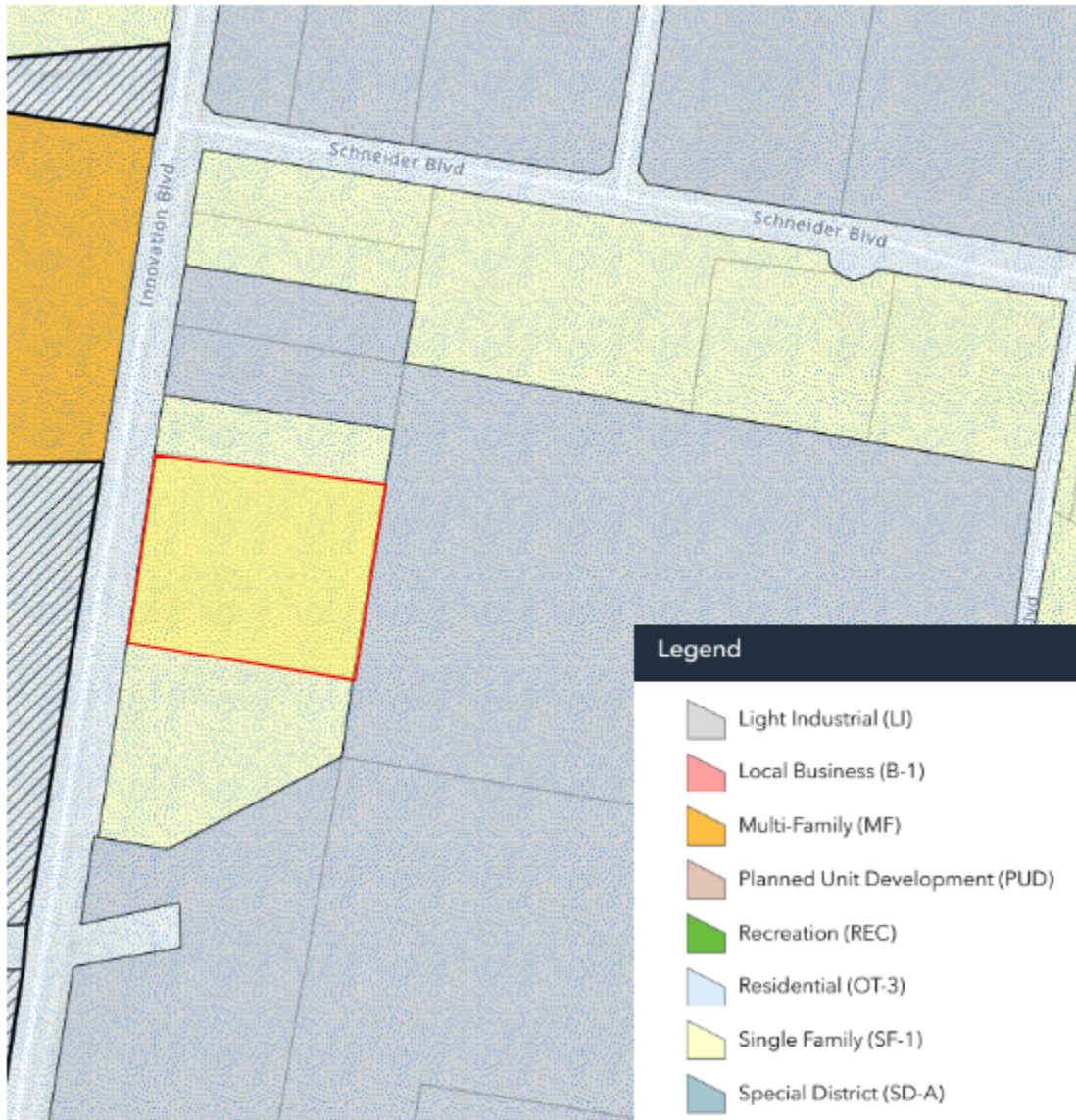
Please accept this letter of notice for a rezoning application within 600’ of your property. The Property is located at 2259 Innovation Blvd (Zoning map attached), and is currently zoned Single Family (SF-1). The Property was annexed and zoned with a default zoning of SF-1 in 2012, despite a warehouse and distribution facility being present on the Property for several decades. We are rezoning the Property as Light Industrial (LI) to align with the current use.

Please feel free to reach out with any questions or concerns about the rezoning application.

Very truly yours,

Amanda Couch Brown

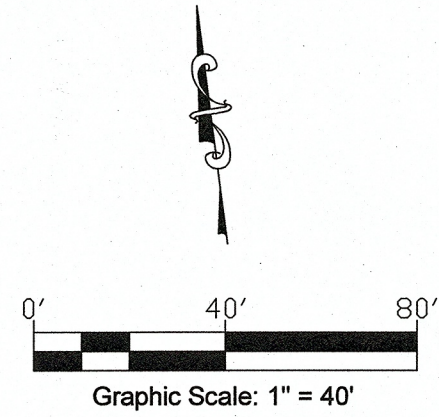
Zoning Map



AS-BUILT SURVEY

ATS Job # 231020012s

Reference: Techline Address: 2259 Innovation Boulevard, Hutto, Texas
Lot 6, Block A, 108 COMMERCIAL PARK, a subdivision in Williamson County, Texas, according to the map or plat as recorded in Cab. T, Sld. 43, Plat Records, Williamson County, Texas.



LEGEND	
●	1/2" IRON ROD FOUND (OR AS NOTED)
⊙	1/2" IRON ROD FOUND W/CAP (AS NOTED)
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT OF WAY
MIN. F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
C.L.O.M.R.	CONDITIONAL LETTER OF MAP REVISION
CMP	CORRUGATED METAL PIPE
CONCRETE	CONCRETE
W	WOOD FENCE
X	WIRE FENCE
○	CHAIN LINK FENCE
E	OVERHEAD ELECTRIC LINE
()	RECORD INFORMATION
A	AIR CONDITIONER
E	ELECTRIC METER
T	TELEPHONE RISER
⊙	LIGHT STANDARD
S	SEPTIC
WM	WATER METER
○	POWER POLE
JB	ELECTRIC JUNCTION BOX
MB	MAILBOX
→	GUY WIRE
⊙	BOLLARD POST
FO	FIBER OPTIC RISER
⊙	WATER VALVE

Notes:

- 1) This survey was performed without the benefit of a title commitment, therefore, agreements, easements and restrictions may exist that are not shown hereon.
- 2) Directional control is based on the Texas State Plane Coordinate System, Central Zone (4203).
- 3) Building setback lines are per the current City of Hutto Zoning Ordinance.
- 4) Easements shown are per the recorded subdivision plat.

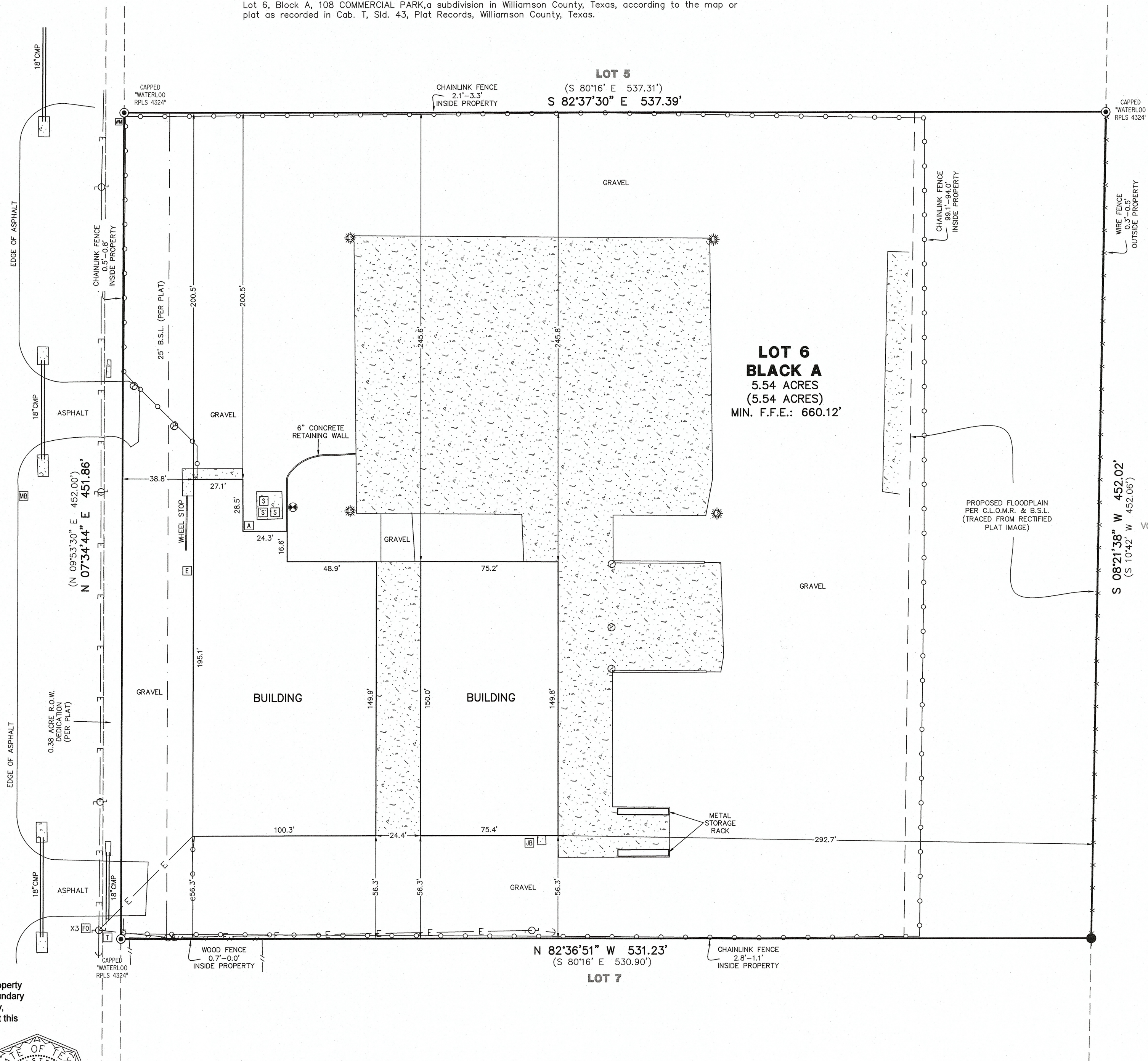
I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback 11/2/2023
Paul Utterback Date
Registered Professional Land Surveyor
No. 5738 - State of Texas



Client: Techline
Date of Field Work: 11/1/23
Field: RBonds
Tech: LSerrano
Date Drawn: 11/2/23
Path: SERVER6\Surveying\Projects\BULK\GHIJKL\InnovationBlvd2259\Production\Dwgs\AB-InnovationBlvd2259-231102.dwg

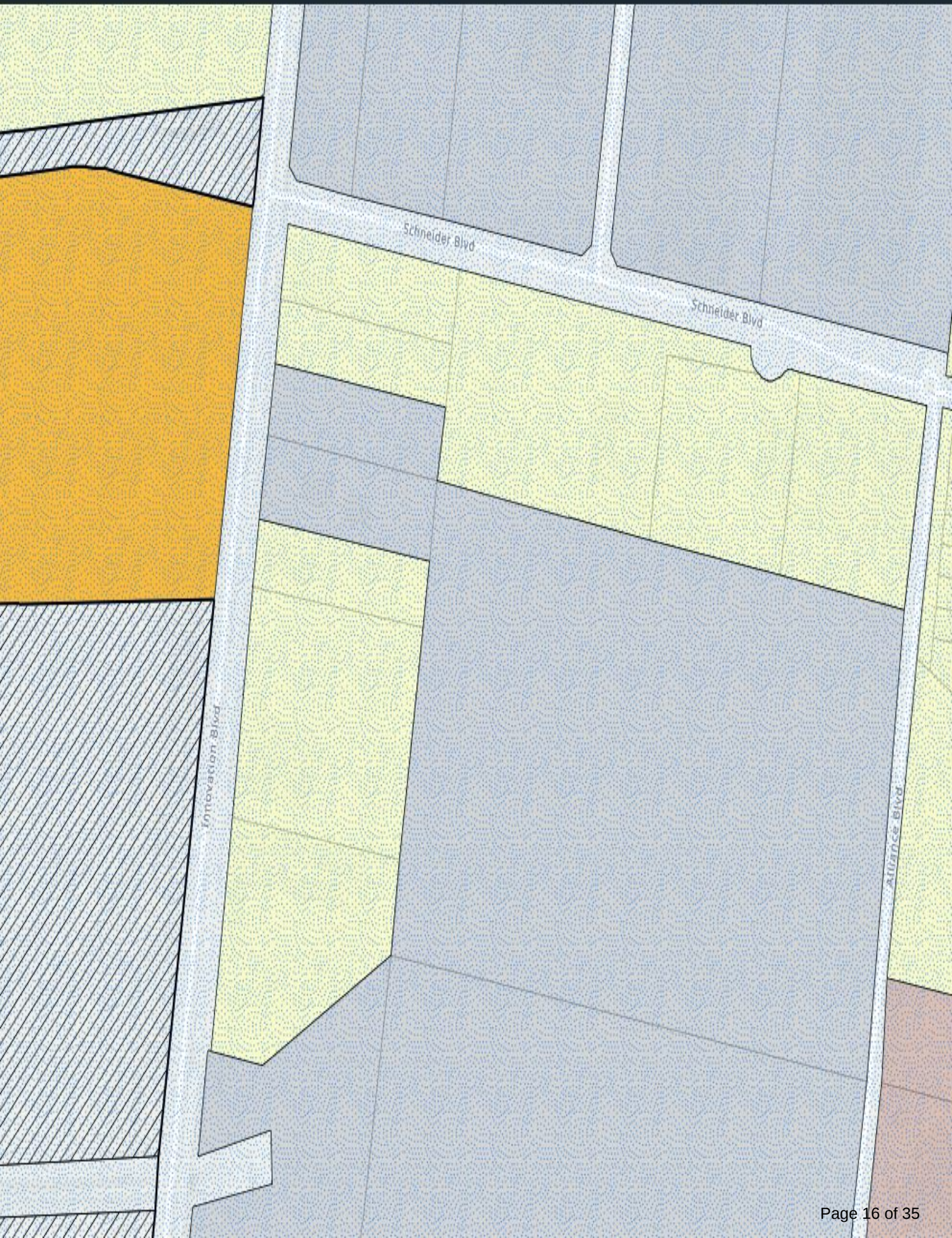
COUNTY ROAD NO. 106



127.26 ACRES
JAMES CHANG
VOL. 1120, PG. 664

ATS Engineers
Inspectors & Surveyors
www.ats-engineers.com
TBPLS FIRM REG. #10126000
4910 West Hwy 290
AUSTIN, TEXAS 78735
(512) 328-6895
FAX: (512) 328-6896

Hutto Official Zoning Map





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

PLANNING & ZONING COMMISSION ON: **JANUARY 9, 2024**
CITY COUNCIL ON: **JANUARY 18, 2024**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIME: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the zoning change request for the property known as **2259 Innovation Boulevard**, 5.54 acres, more or less, of land, Lot 6, Block A of the 108 Commercial Park Subdivision, located on Innovation Boulevard from SF-1 (Single Family Residential) to LI (Light Industrial) zoning district.

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 or City Council agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php. You may also do one of the following before the meeting date:

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

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

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Zoning change request for the property known as **2259 Innovation Boulevard**, 5.54 acres, more or less, of land, Lot 6, Block A of the 108 Commercial Park Subdivision, located on Innovation Boulevard from SF-1 (Single Family Residential) to LI (Light Industrial) zoning district.

Name:

CURT SCHOEN

Address:

2225 INNOVATION BOULEVARD, HUTTO, TX 78634

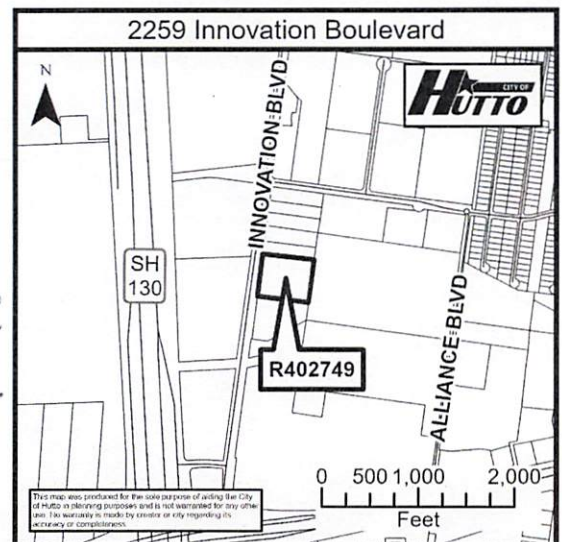
☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

-THIS IS A "NO BRAINER." NOT SURE WHY ALL PROPERTIES ON THIS SIDE OF INNOVATION BLVD. AREN'T ALREADY ZONED LIGHT INDUSTRIAL. THERE ARE NO SINGLE FAMILY RESIDENCES HERE.

SITE LOCATION MAP



AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Discussion and possible action on a request for a fee in lieu for tree planting per UDC 10.407.5.1.3 at the Innovation Business Park Building VIII site at the southeast corner of Limmer Loop and Innovation Blvd.
Meeting: Tuesday, January 9, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Unified Development Code requires a minimum of 248 trees and 496 shrubs on site to meet the minimum code. The applicant is requesting a twenty-five (25) percent reduction in the required site trees, citing lighting and utility conflicts as well as the potential health of the trees. The applicant has provided three proposals and is proposing to pay for the reduction fee in lieu, which, if approved, would be placed in the Parks Improvement Fund. The Planning and Zoning Commission can select the most appropriate bid or average the three amounts for \$60,420.

Section 10.407.5.1.3 of the UDC allows the Planning and Zoning Commission to approve a reduction in the required tree planting with a fee in lieu when tree planting is shown not to be feasible or practical.

SUMMARY OF REQUEST:

While the code allows for the reduction in trees, staff is of the opinion there is adequate space for additional trees to be planted on site. It is not uncommon for trees to straddle property lines and be maintained between the two lot owners or a property owners association. In addition, a majority of commercial development has trees in parking islands, planted adjacent to light poles. The parking islands are over 600 square feet; the standard commercial parking island is 180 square feet. Building Six also has trees planted in similar islands, adjacent to light poles.

STAFF REVIEW:

Staff recommends at least one tree is planted in each parking island, for a total reduction equal to 43 trees. The 43 trees can either be fee in lieu or planted in the berm directly adjacent to the Emory Farms neighborhood to satisfy the fee in lieu.

FISCAL NOTES:

Three proposals have been submitted. The Planning and Zoning Commission can select the most appropriate bid or provide for planting in lieu.

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

4.3.



ATTACHMENTS:

1. FILO HUTTO VIII - MW BUILDERS
2. 240104-Hutto 8-SDP_FIL Exhibit
3. Titan Hutto Bldg 8 SP - Staff Comments



January 4, 2024

Ashley Bailey, Director of Development Services
City of Hutto
500 W. Live Oak Street Hutto,
TX 78634

Re: Fee in Lieu of Tree

Dear Ms. Bailey:

I am submitting the (3) attached proposals for determining the "Fee in Lieu of Tree" value for our Innovation Business Park – Building VIII project in Hutto, TX.

All bids include the requirements necessary to plant and irrigate (47) 3" caliper trees.

- Towns Land Service \$35,015.00
- Ramsey-Pate \$36,966.00
- Green Acres \$39,054.00

Please feel free to contact me if you require additional information.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jason Crunk', is written over a horizontal line.

Jason Crunk

Senior Estimator

MW Builders

3712 Helios Way, Pflugerville, TX 78660

Office: 512.687.6427

jcrunk@mwbuilders.com

MWBuilders.com

MW BUILDERS, INC. // 3712 HELIOS WAY // PFLUGERVILLE, TX 78660 // PHONE: 512.687.6400
GENERAL CONTRACTOR // DESIGN-BUILDER // CONSTRUCTION MANAGER





Towns Land Services
P.O. Box 823
San Marcos, TX 78667 US
+1 5126582325
zach@townslandservices.com

Estimate

ADDRESS

MW Builders
MW Builders, Inc.
3712 Helios Way
Pflugerville, Texas 78660

ESTIMATE # 6562
DATE 01/03/2024

ACTIVITY

QTY RATE AMOUNT

Project: Hutto BLDG 8
Pricing for additional trees and irrigation.
3" cal B&B trees installed
Irrigation to trees

63	520.00	32,760.00
1	14,175.00	14,175.00

reduced to 47 with revised plan

This bid is valid until accepted in a written contract containing mutually acceptable terms and conditions, or until 30 days from the date of the bid, whichever comes first.

If any additional work or materials are requested in excess of that set out above, it must be documented by written change order. You agree that email or text messages are sufficient to authorize additional charges.

TLS offers a limited warranty for all softscape (plant materials) for a period of one year from the date of final acceptance, if you also sign a maintenance agreement covering this same period. This limited warranty covers one replacement. Without a maintenance agreement, softscape is sold as is and TLS expressly disclaims all warranties after final acceptance. TLS offers a limited warranty for all hardscape for a period of one year from the date of final acceptance. All warranty claims must be made to TLS timely, meaning within seven days of first identifying the problem.

TOTAL

~~\$46,935.00~~

Revised value based on updated plan:

\$745/EA x 47 = \$35,015

Accepted By

Accepted Date

RAMSEY-PATE LANDSCAPES BID PROPOSAL

Project: Hutto Building

Plans Dated:

Bid Date: 01/03/204 EXTRA TREES



Phone: 830-480-3901

Email: Cameron@ramseypate.com

reduced to 47 with
revised plan

GENERAL ITEMS	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
freight	trees- 20 per load	loads	4.00	\$ 350.00	\$ 1,400.00
GENERAL TOTAL					\$ 1,400.00
PLANTING	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
Trees	3" caliper Oak tree	each	63.00	\$ 550.00	\$ 34,650.00
Trees	installation	each	63.00	\$ 100.00	\$ 6,300.00
PLANTING TOTAL					\$ 40,950.00
IRRIGATION	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
Irrigation *	class 200 PVC bubbler zone- 10 trees per zone	each	6.00	\$ 1,200.00	\$ 7,200.00
IRRIGATION TOTAL					\$ 7,200.00
GRAND TOTAL					\$ 49,550.00

TREE INSTALLATION DOES NOT INCLUDE TREE PIT BORING IF EXISTING CONDITIONS REQUIRE BORING, CONTRACTOR SHOULD PROVIDE ADDITIONAL COST.

*IRRIGATION BASED ON 70-75PSI STATIC PRESSURE & 1" OR 1-1/2" DEDICATED IRRIGATION METER

Revised value based on updated plan:

$\$786.50/\text{EA} \times 47 = \$36,966$

Green Acres Commercial Services, LLC
9561 IH 35 North
New Braunfels, TX 78130
(512) 353-0443
office@greenacresnb.com

Estimate

ADDRESS

Hutto Building 8
2100 Limmer Loop
Hutto, TX 78634

ESTIMATE # 5255

DATE 12/20/2023

reduced to 47 with
revised plan

ACTIVITY	QTY	RATE	AMOUNT
Tree 3" Cal. Trees	63	385.00	24,255.00T
Mulch Mulch (calculated " thick) (CY)	31	24.00	744.00T
tree stakes tree stakes	189	8.50	1,606.50T
1.5 valves 1.5 valves for Tree bubblers	5	130.00	650.00T
Bubbler 2-1.0 GPM per Tree	126	6.00	756.00T
03 materials Pipe & Fittings for Bubbler Zones	1	2,075.00	2,075.00
05 labor Installation of All Hardscape (3 man crew hours) This does not include mainline, controller, backflow protection. I have only pulled out what is required to irrigate these trees.	1	18,431.57	18,431.57T

Hutto Building 8
City Required Trees & Irrigation Only

SUBTOTAL 48,518.07
TAX 3,831.55
TOTAL ~~\$52,349.62~~

Accepted By

Accepted Date

Revised value based on updated plan:

\$831.95/EA x 47 = \$39,054

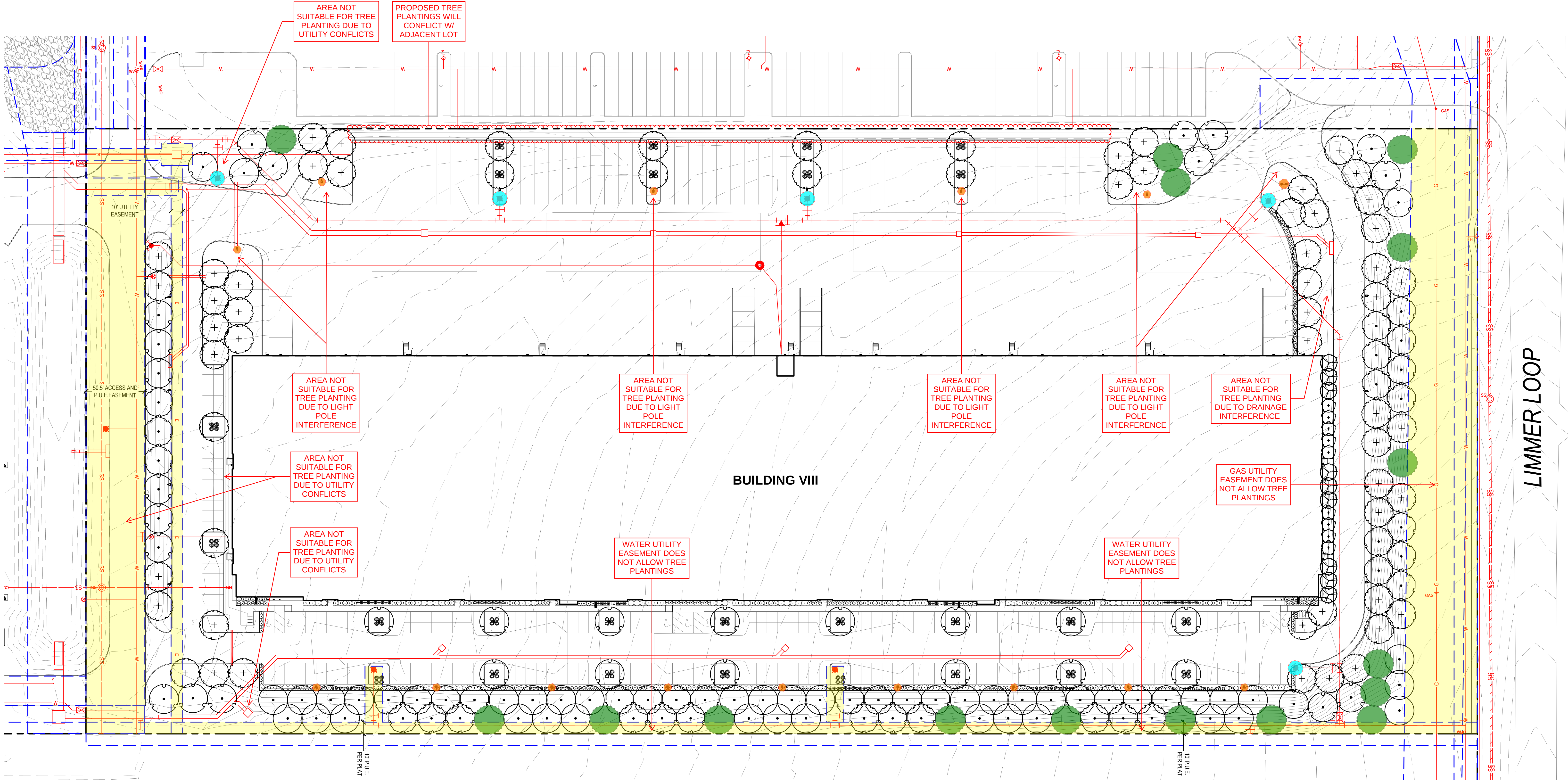
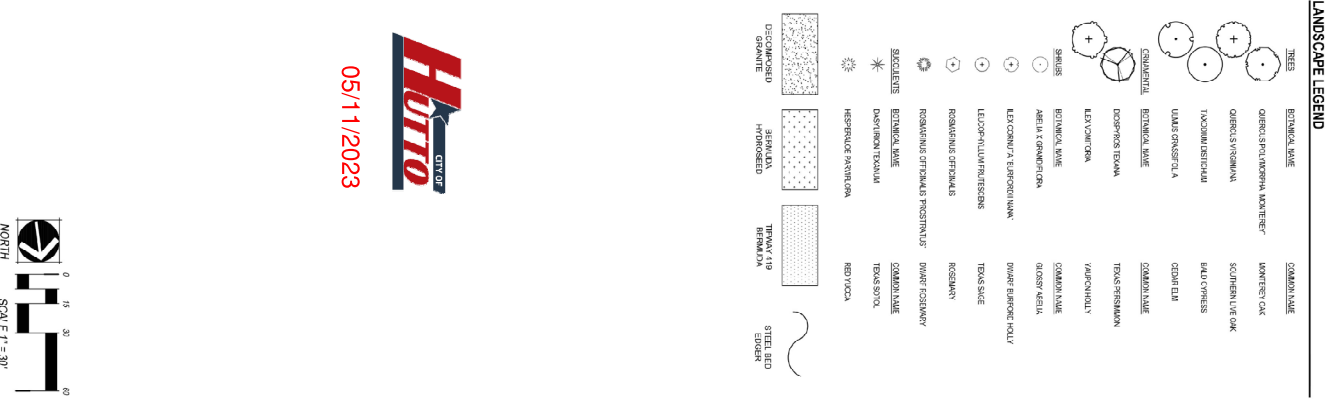


EXHIBIT LEGEND

- FIRE HYDRANT
- LIGHT POLE
- UTILITY LINE
- EASEMENT LINE
- EASEMENT AREA
- PROPOSED TREE LOCATION
(PER 8/22/2023 PERMIT SUBMITTAL)
- POTENTIAL F.I.L. TREE LOCATION
(16 NEW POTENTIAL TREES SHOWN REDUCING F.I.L. TO 47)

NOTE:
PER UDC 10.407.5.1.3, THE SITE CONSTRAINTS
(UTILITIES, EASEMENTS, LIGHT POLES) NOTED IN
THE GRAPHIC ABOVE MAKE IT IMPOSSIBLE TO
PLANT THE MINIMUM REQUIRED AMOUNT OF
TREES. ADDITIONAL TREE PLANTINGS WILL
INTERRUPT OVERALL SITE DRAINAGE, CONFLICT
WITH UTILITIES, AND CREATE UNSUITABLE
CONDITIONS FOR PROPOSED TREES.



AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Conduct a public hearing regarding a variance request for the property at 1001 County Road 137 from the sign standards, as outlined in Chapter 4, Section 10.410.3.4 of the Unified Development Code (UDC), to increase the allowed number of signs along a street frontage from one (1) to two (2) signs, and to exceed maximum height requirements, for the two (2) proposed park entrance signs.
Meeting: Tuesday, January 9, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

This is a public hearing only.

SUMMARY OF REQUEST:

This is a public hearing only.

STAFF REVIEW:

This is a public hearing only.

FISCAL NOTES:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

None

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission

Subject: Conduct a public hearing and consider a recommendation to City Council to amend the Code of Ordinances (2020 edition, as amended), Chapter 3, Land Use Standards of the City of Hutto by amending Section 10.304.7, Industrial uses, and adding Section 10.308.18, Data Center, and amending Chapter 4, Site Design Standards, by amending Section 10.403.4, Building Envelope, Section 10.403.6 Bufferyard, and Section 10.405.9, Parking and Loading Space Number Standards.

Meeting: Tuesday, January 9, 2024

Department: Development Services

Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

Staff is proposing to amend the Unified Development Code (UDC) to provide additional height for industrial development, add 'data center' use to the code, and update related development standards. The current standard of 45-feet does not allow for a myriad of potential users considering developing within Hutto. The increased height does warrant modifying the bufferyard standards, ensuring larger planting areas adjacent to any residentially zoned property. In addition, data centers were not contemplated when the UDC was written and the use needs to be added to the code as well as parking standards for the use.

SUMMARY OF REQUEST:

The amendments are proposed as follows and in the attached document:

Section 10.304.7 Industrial Uses

Industrial uses	Zoning District										Transect Zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF -R	SF -1	SF -2	MF	MH	B - 1	B - 2	LI	I	REC	T - 1	T - 2	T - 3	T - 4	T - 5	OT -3	OT - 4R	OT - 4T	OT - 5H	OT - 5C	SD -A
<u>Data Center</u>	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-

Section 10.308.13 Data Center

10.308.13.1 Definition

Data Center: an industrial facility primarily engaged in the storing, processing, and distribution of data through on-site, networked computer systems or other electronic devices; including

AGENDA ITEM REPORT

4.5.



accessory offices for employees and security personnel; either in conjunction with a business not located on the site, or for individual compensation.

10.308.13.2 Permitted Locations

Data Centers are permitted by right in the LI and I districts.

10.308.13.3. Conditions

- Data Centers abutting SH 130, US 79, and the Wilco Southeast Loop, as depicted on the City's adopted Thoroughfare Plan, are permitted a maximum height of 120 feet. Data Centers located elsewhere in the City shall abide by the maximum height of the applicable district determined in Section 10.403.4, Building Envelope.
- Regardless of height, Data Centers shall be subject to the criteria applicable to all Industrial uses identified by this Unified Development Code.

Section 10.403.4 Building Envelope

10.403.4.1 General

If there is a conflict among the setback and landscape/bufferyard standards in this code when applied to a certain site, the more restrictive standards will apply.

10.403.4.2 Primary and accessory structures

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

	Zoning District									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
...										
Building height (max)	45 ft. / 3 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	35 feet; 45 feet along Freeways, Arterials, and Major Non- Residential Collectors	1 story	35 feet	45 feet	45 feet 60 feet

Section 10.403.6 Bufferyard

10.403.6.3 Required bufferyards

The table below indicates the level of bufferyard required between each zoning district or land use. Letters "a" to "c" correspond to the type of bufferyard required and the specific situations

AGENDA ITEM REPORT

4.5.



in which the bufferyard is required. A box with “—” indicates that a bufferyard is not required between those development types.

...

c. A high level bufferyard (“c”) shall consist of the following:

- A 30 ft. wide planting area; or a 25 ft. wide planting area plus a 6+ ft. tall masonry wall;
- Any industrial/light industrial zoned property or use adjacent to a residentially zoned property or use shall provide a 40ft wide planting area with a minimum width equal to the greater of the maximum height allowed in the industrial/light industrial zoning, or the height of the industrial use. The planting area shall have and an eight foot (8ft) tall masonry wall with two (2) native evergreen tall trees and one (1) native evergreen short tree per every fifty (50) linear feet of bufferyard.

Section 10.405.9 Parking and loading space number standards

10.405.9.1. Required parking spaces

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

...

Industrial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
<u>Data Center</u>	<u>1 per 5,000 sq.ft. GFA</u>	<u>1 per 2,500 sq.ft. GFA</u>	<u>1 per building</u>

STAFF REVIEW:

Staff recommends approval of the amendments as presented.

FISCAL NOTES:

None at this time.

POLICY IMPLICATIONS:

Not applicable.

AGENDA ITEM REPORT

4.5.



ATTACHMENTS:

1. HTO_UDC Amendment(s) 01 (DRAFT 2023.12.05)

ORDINANCE NO. XXXX-

AN ORDINANCE OF THE CITY COUNCIL OF HUTTO, TEXAS AMENDING CHAPTER 3, LAND USE STANDARDS OF THE HUTTO UNIFIED DEVELOPMENT CODE BY AMENDING SECTION 10.304.7, INDUSTRIAL USES, AND ADDING SECTION 10.308.13, DATA CENTER, AND AMENDING CHAPTER 4, SITE DESIGN STANDARDS OF THE HUTTO UNIFIED DEVELOPMENT CODE BY AMENDING SECTION 10.403.4, BUILDING ENVELOPE, SECTION 10.403.6, BUFFERYARD, AND SECTION 10.405.9, PARKING AND LOADING SPACE NUMBER STANDARDS; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council finds that amending the Hutto Unified Development Code by revising allowable industrial development heights and other requirements related to Data Centers is necessary to foster a cooperative development environment that protects the health, safety, and welfare of the citizens of Hutto.

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

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

The City Council hereby amends the Hutto Unified Development Code Chapter 3, Land Use Standards by amending Section 10.304.7, Industrial Uses, and adding Section 10.308.13, Data Center, and amending Chapter 4, Site Design Standards by amending Section 10.403.4, Building Envelope, Section 10.403.6, Bufferyard, and Section 10.405.9, Parking and Loading Space Number Standards, as shown on Attachment “A” which is attached hereto and incorporated into this Ordinance.

1. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

2. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with

jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

3. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication in accordance with Section 3.13 of the City Charter.

4. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the 3rd day of August 2023, by a vote of ____ (*ayes*) to ____ (*nays*) to ____ (*abstentions*) of the City Council of Hutto, Texas.

Motion to Dispense with Second Reading as allowed by Hutto City Charter Section 3.13 passed and approved this, the 3rd day of August 2023, by a vote of ____ (*ayes*) to ____ (*nays*) to ____ (*abstentions*) of the City Council of Hutto, Texas.

Mike Snyder, Mayor

ATTEST:

Angela Lewis, City Secretary

(SEAL)

ATTACHMENT “A”

Section 10.304.7 Industrial Uses

Industrial uses	Zoning District										Transect Zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
<u>Data Center</u>	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-

...

Section 10.308.13 Data Center

10.308.13.1 Definition

Data Center: an industrial facility primarily engaged in the storing, processing, and distribution of data through on-site, networked computer systems or other electronic devices; including accessory offices for employees and security personnel; either in conjunction with a business not located on the site, or for individual compensation.

10.308.13.2 Permitted Locations

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10.308.13.3. Conditions

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Section 10.403.4 Building Envelope

10.403.4.1 General

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...

Section 10.403.6 Bufferyard

...

10.403.6.3 Required bufferyards

The table below indicates the level of bufferyard required between each zoning district or land use. Letters “a” to “c” correspond to the type of bufferyard required and the specific situations in which the bufferyard is required. A box with “—” indicates that a bufferyard is not required between those development types.

...

c. A high level bufferyard (“c”) shall consist of the following:

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- Any industrial/light industrial zoned property or use adjacent to a residentially zoned property or use shall provide a 40ft-wide planting area with a minimum width equal to the greater of the maximum height allowed in the industrial/light industrial zoning, or the height of the industrial use. The planting area shall have ~~and~~ an eight foot (8ft) tall masonry wall with two (2) native evergreen tall trees and one (1) native evergreen short tree per every fifty (50) linear feet of bufferyard.

...

Section 10.405.9 Parking and loading space number standards

10.405.9.1. Required parking spaces

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