City of Hutto

Agenda

Special Called Planning and Zoning Commission
Tuesday, February 20, 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 February 20, 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. Conduct a public hearing and consider possible action on the proposed Hippo Partner - LI Hutto Megasite Preliminary Plat, 52.57 acres, more or less, of land, located south of US79 and approximately 0.30 miles west of CR3349.

4.2. Conduct a public hearing and possible recommendation to City Council on the proposed Specific Use Permit request for the Dollar General to allow a grocery store as required by the North Town Commons Planned Unit Development (PUD) zoning ordinance and the Unified Development Code (UDC).

4.3. Conduct a public hearing and possible recommendation to City Council on the proposed Specific Use Permit request for the Hutto Elementary School #8 project on FM 1660 to allow a daycare, and deviations from bulk, setback and buffers, architectural style, language and materials, landscape and parking lot and vehicular screening.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the February 20, 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 February 16, 2024 before 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 or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT
4.1.

To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible action on the proposed Hippo Partner - LI Hutto Megasite Preliminary Plat, 52.57 acres, more or less, of land, located south of US79 and approximately 0.30 miles west of CR3349.
Meeting: Tuesday, February 20, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

No action - this is a public hearing only and will be re-noticed at a later date.

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT
4.2.

To: Planning and Zoning Commission
Subject: Conduct a public hearing and possible recommendation to City Council on the proposed Specific Use Permit request for the Dollar General to allow a grocery store as required by the North Town Commons Planned Unit Development (PUD) zoning ordinance and the Unified Development Code (UDC).
Meeting: Tuesday, February 20, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The North Town Commons development consists of a 28.449 acre parcel within a Planned Unit Development (PUD) that was originally approved in 2008 with amendments in 2017 and 2023. A Specific Use Permit is required to allow a grocery store within this zoning.

NORTH: Limmer Loop ROW and General Commercial (B-2) and Extraterritorial Jurisdcition with Development Agreement (ETJ with DA)
SOUTH: Durango Planned Unit Development (PUD)
EAST: Existing Single-Family Residential (SF-1)
WEST: Extraterritorial Jurisdiction with Development Agreement (ETJ with DA)

SUMMARY OF REQUEST:

Dollar General is proposing a grocery store to be located within the North Town Commons Planned Unit Development. Per the Planned Unit Development, Lots 1, 2 and 3 of Block A is to be in compliance with the B-1 (Local Commercial) zoning district and the uses identified in the current City of Hutto Unified Development Code. As defined in the Unified Development Code section 10.304.6, the use of a grocery store requires a Specific Use Permit in the Local Commercial (B-1) zoning district.

A grocery store is defined as a retail business with greater than 5,000 square feet gross floor area primarily selling food and other convenience and household goods in Section 10.307.18 of the UDC. There are conditions of approval that will have to be met including but not limited to outdoor lighting must be fully shielded and cannot trespass onto adjacent property, signage cannot face adjacent residential, all buildings have to be setback a minimum of one (1) foot for every foot in building height, and additional buffering and landscape standards.

STAFF REVIEW:

96 notices went out to property owners within a 600' buffer and staff has received 5 responses. Of the responses, 3 were in support and 2 in opposition.

AGENDA ITEM REPORT
4.2.

Staff Recommendation:
Staff recommends approval of the proposed Specific Use Permit for a grocery store to be located within the North Town Commons Planned Unit Development, with the following conditions as listed in Section 10.307.18.3:

1. Landscape buffer - minimum of 25 feet of landscape buffer from adjacent residential; or minimum of 15 feet of landscape buffer with a 6-foot tall masonry wall.
2. Building Signage - all building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
3. Height - all buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.
4. Operating Hours - Hours are limited to 7:00 a.m to 10:00 p.m., unless otherwise approved by specific use permit.
5. Outdoor Lighting - all outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

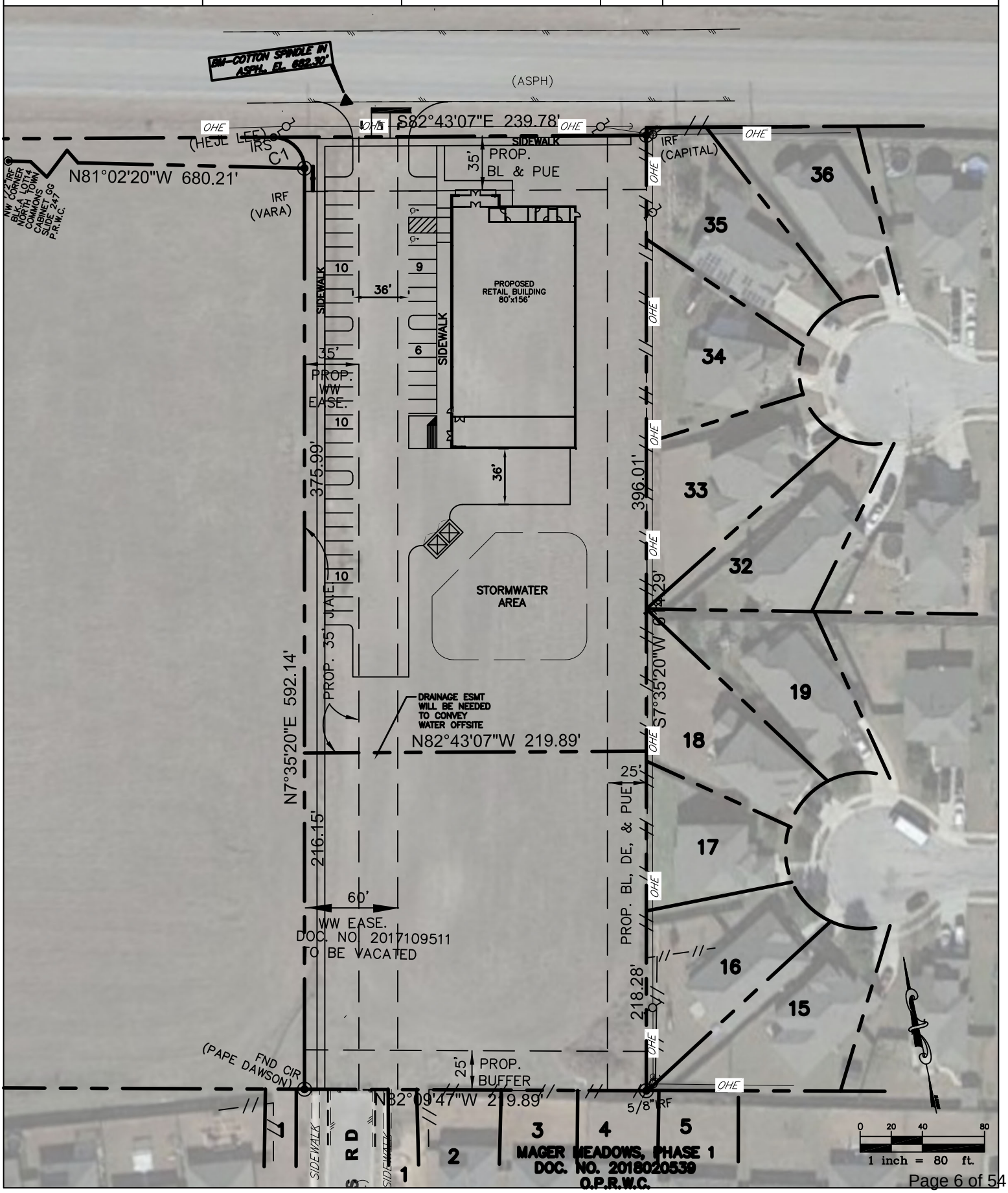
FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

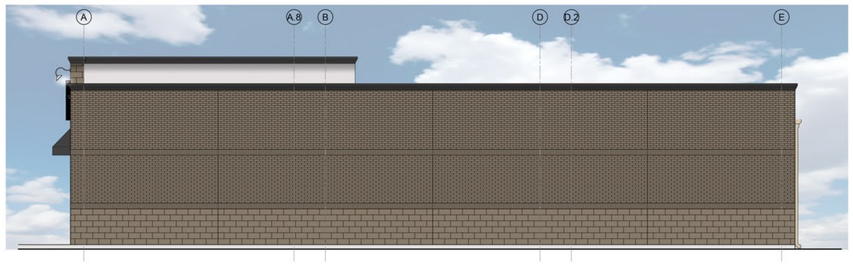
1. 2022-09-06_Hutto, TX_City SP-Aerial
2. 2022-11-01_Building Elevations-Colored
3. 2022-11-04_Hutto, TX_Landscape Plan_Colored2
4. Letter of Intent
5. 3874 Limmer - William Favor
6. Jones Favor
7. Newson Favor
8. Lumsden Object
9. Roussel Object
10. Zoning Map

SITE PLAN	CITY,STATE - STREET:	HUTTO, TX LIMMER LOOP	
PROTOTYPE:	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 12,480 / 10,281	COMPANY: BLACKBURN CONST.	COMPANY: BERRY ENGINEERS	09/06/22
ACREAGE: ±2.00	NAME: DARYL THORNTON	NAME:	
PARKING SPACES: 45	PHONE #: 662-513-4194 EXT 25	PHONE #: 423-790-5880	



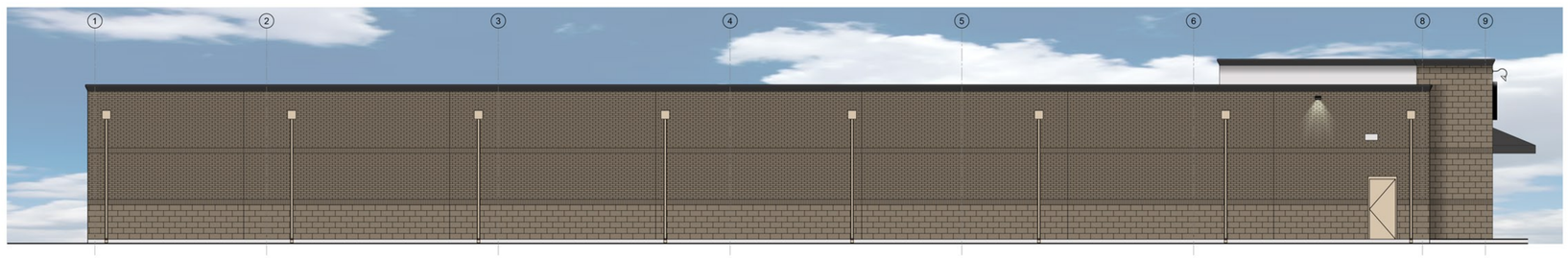
FRONT ELEVATION

1/8" = 1'-0"



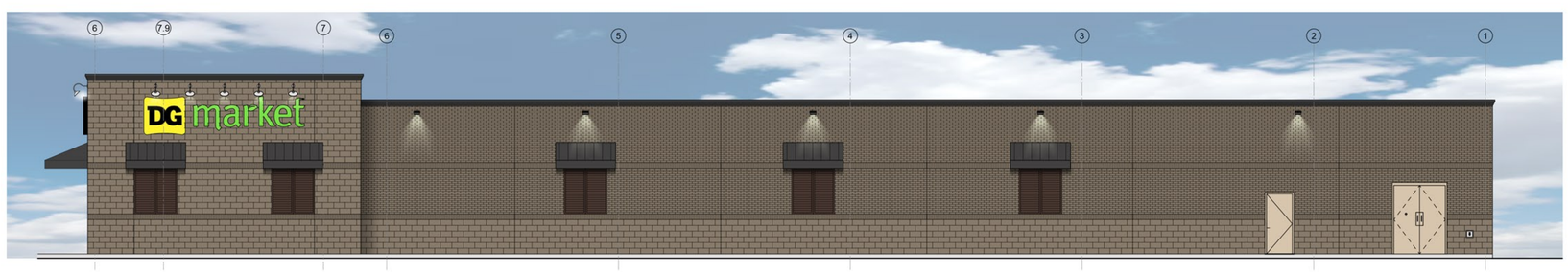
REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

EXTERIOR FINISHES EXTERIOR FINISHES TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION.	MATCH SHERWIN WILLIAMS SW9126 "KILM BEIGE"	PAINT OR PRE-FINISH TO MATCH SHERWIN WILLIAMS SW 7032 "WARM STONE"	BLACK	BRONZE	POLAR WHITE	GALVALUME
GUTTERS	●					
DOWN SPOUTS	●					
METAL PANELS-FRONT: REVERSE-RIB PROFILE	●					
METAL PANELS-SIDE & REAR	●					
BRICK		●				
AWNINGS/CANOPIES			●			
COPING & ROOF TRIM			●			
STOREFRONT SYSTEM				●		
STANDING SEAM METAL ROOF PANELS						●
LINER PANELS, 28 GA. (INTERIOR SALES FLOOR AND RECEIVING AREA)					●	
RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)	●					

KILM BEIGE

WARM STONE

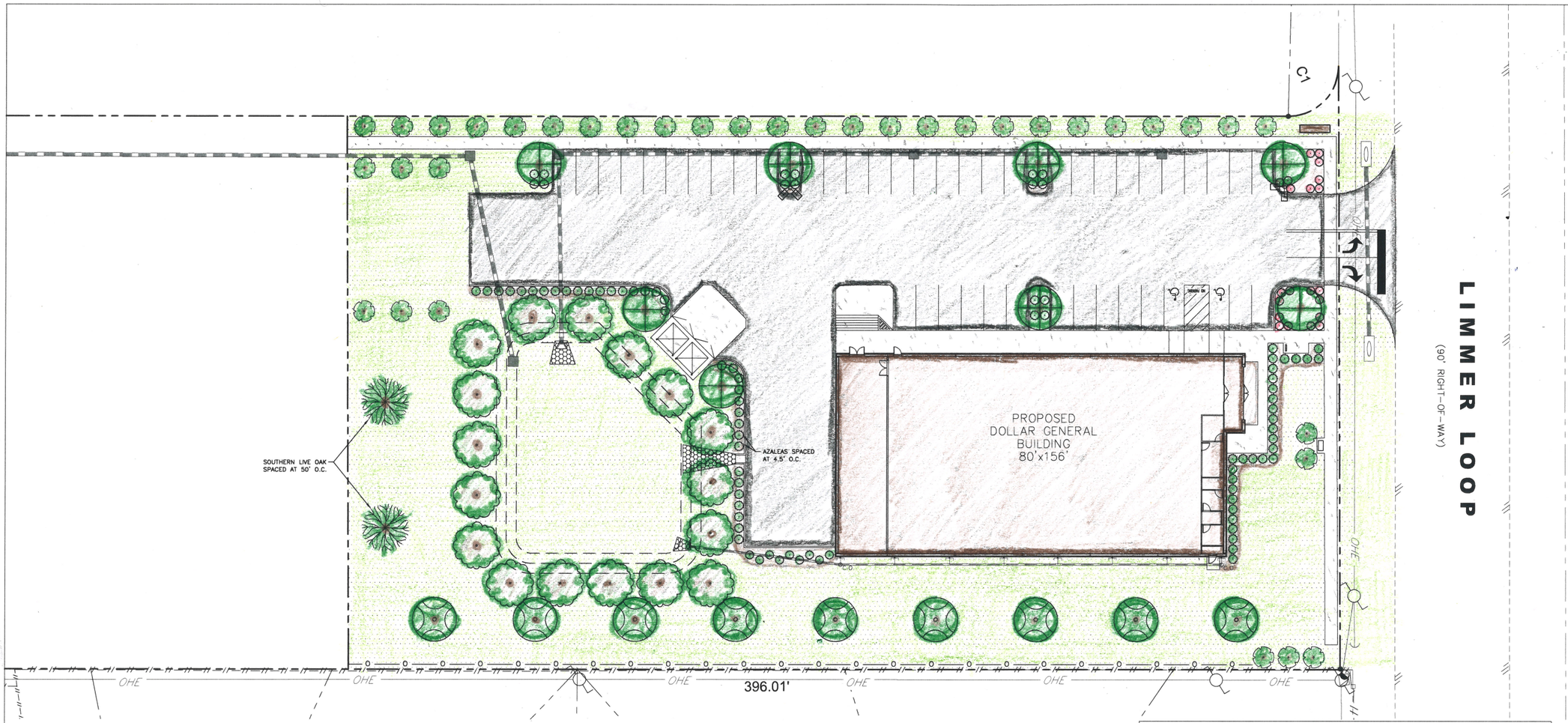
BRONZE

DOLLAR GENERAL

DOLLAR GENERAL
HUTTO, TX

12 Sunnen Drive, Suite 100
St. Louis, MO 63143
o: 314.821.1100

CASCO



LANDSCAPING LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	MIN. INSTALLED SIZE
	RED MAPLE	ACER RUBRUM	8	3" CALIPER
	SHUMARD OAK	QUERCUS SHUMARDII	9	3" CALIPER
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	2	3" CALIPER
	BALD CYPRESS	TAXODIUM DISTICHUM VAR. DISTICHUM	17	3" CALIPER
	YAUPON HOLLY	ILEX VOMITORIA	36	2" CALIPER
	AZALEA	AZALEA X KOSTERANUM	82	3 GALLON
	JAPANESE BARBERRY	BERBERIS THUNBERGII	30	3 GALLON
	HARDWOOD MULCH (4" MIN. THICKNESS)			
	SOD (BERMUDA)			

20 0 10 20 40

1 inch = 20 ft.

CIVIL ENGINEER:

BERRY ENGINEERS LLC

63 BROAD ST NW
CLEVELAND, TN 37311

TEL: (423) 790-5880

FIRM REGISTRATION: F-15079

DEVELOPER:

DG HOLDINGS, LLC
825 SISK AVE, SUITE 200
OXFORD, MS 38655

PROJECT:

DOLLAR GENERAL

LIMMER LOOP
HUTTO, TX

FOR REVIEW

REVISIONS		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME:
LANDSCAPE PLAN

DATE:	11/4/2022
DRAWN BY:	CMB
CHECKED BY:	BMB
PROJECT NO.:	22047

SHEET NUMBER:
L-01

BERRY
ENGINEERS LLC

63 Broad St NW
Cleveland, TN 37311
(423) 790-5880

MEMO

DATE: January 3, 2024

TO: City of Hutto

FROM: Christopher M. Berry, PE, PTOE

RE: DG Market – SUP Application
3950 Limmer Loop, Hutto, TX

This letter is to document the specific use permit request for a proposed DG Market retail store to be located at 3950 Limmer Loop. This property is currently part of the North Town Commons PUD, which allows B-1 uses. The B-1 zoning district requires retail uses greater than 5,000 sf to obtain a SUP.

The proposed DG Market is approximately 12,480 sf. DG Market is an upgraded retail store from the traditional Dollar General store. DG Market is a more food-focused store with enhanced selections in fresh produce, dairy, and meat selections. The proposed DG Market store will be a 100% masonry building with architectural accent features and significant landscaping beautification. Please see the enclosed building elevations and landscape concepts for more details.

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

PLANNING & ZONING COMMISSION ON:	**FEBRUARY 20, 2024**
CITY COUNCIL ON:	**MARCH 7, 2024**
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 **3950 Limmer Loop**, to allow a grocery store as required by North Town Commons PUD (Planned Use Development) zoning ordinance and the Unified Development Ordinance (UDC).

A grocery store is defined as a retail business with greater than 5,000sq. ft. gross floor area primarily selling food and other convenience and household goods in Section 10.307.18 of the UDC. There are conditions of approval that will have to be met including but not limited to outdoor lighting must be fully shielded and cannot trespass onto adjacent property, signage cannot face adjacent residential, all buildings have to be setback a minimum of 1 foot for every foot in building height, and additional buffering and landscape standards. A conceptual layout that is an exhibit to the North Town Commons PUD is included with this notice to provide some detail as to the potential site design.

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: *https://www.huttotx.gov/129/Agendas-Minutes-Archive*. 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 with a response to the proposal
2. Email your response to: **planning@huttotx.gov**

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SURROUNDING PROPERTY OWNER'S RESPONSE

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Name: William [illegible]

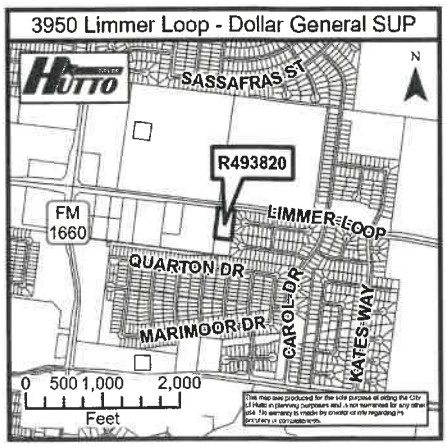
Address: 3874 LIMMER Loop

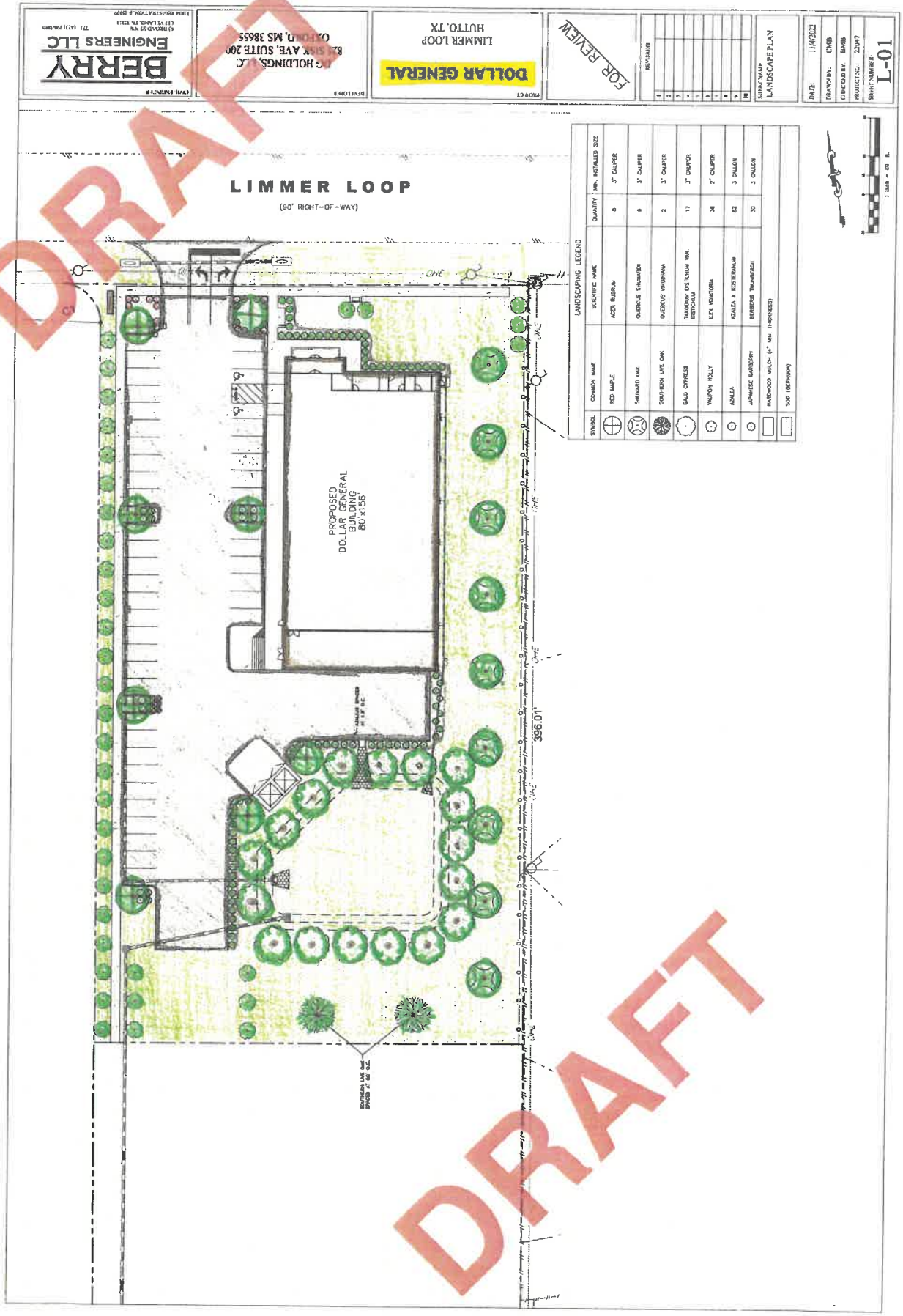
☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP




LIMMER LOOP
(90' RIGHT-OF-WAY)
PROPOSED DOLLAR GENERAL BUILDING 80'x156'
396.01'
LANDSCAPING LEGEND
SYMBOL | COMMON NAME | SCIENTIFIC NAME | QUANTITY | MIN. INSTALLED SIZE
RED MAPLE | ACER RUBRUM | 8 | 3" CALIPER
SHUMARD OAK | QUERCUS SHUMARDII | 8 | 3" CALIPER
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HARDWOOD MULCH (4" MIN. THICKNESS)
SOD (BERMUDA)
SOUTHERN LIVE OAK SPACED AT 60' O.C.
DOLLAR GENERAL
LIMMER LOOP
HUTTO, TX
FOR REVIEW
BERRY ENGINEERS LLC
LANDSCAPE PLAN
DATE: 11/4/2021
DRAWN BY: CMB
CHECKED BY: BMB
PROJECT NO.: 22047
SHEET NUMBER: L-01
DRAFT
DRAFT

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **3950 Limmer Loop**, to allow the grocery store/retail use over 5,000 square feet, as required by North Town Commons PUD (Planned Use Development) zoning ordinance and 10.307.18 in the Unified Development Ordinance (UDC).

Name: Jason Jones

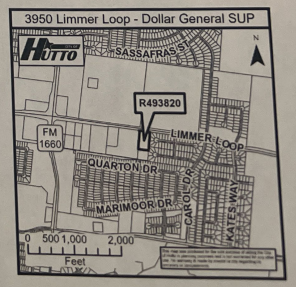
Address: 110 Mollie Dr Hutto TX

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



3950 Limmer Loop – Dollar General - Specific Use Permit/PZ 2-20-24 & CC 3-7-24

CITY OF HUTTO

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Name: Penelope Newson

Address: 1113 Firing Cove Hutto

☒ ***I AM IN FAVOR***

☐ **I OBJECT**

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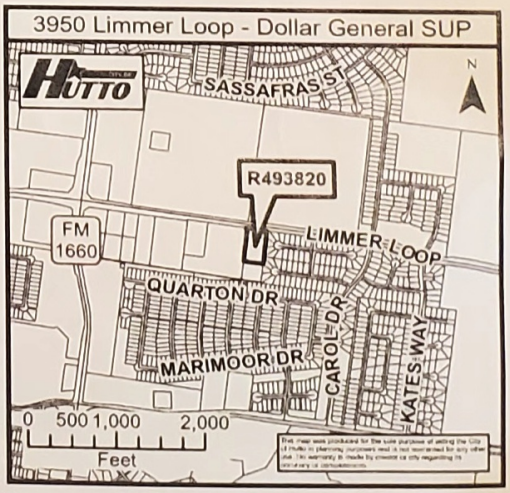

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Name: Michael & Jennifer Lumsden

Address: 118 Craft St. Hutto, TX 78634

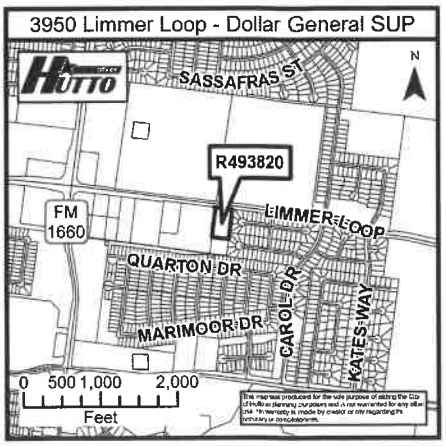
☐ **I AM IN FAVOR**

☒ **I OBJECT**

Write comments below, attach additional pages if needed.

We already have one Dollar General 1.5 miles from this location, and another Dollar General 3.0 miles from this location. Why would we need a 3rd Dollar General. We already have WAY too much traffic on Limmer.

SITE LOCATION MAP



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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 **3950 Limmer Loop**, to allow a grocery store as required by North Town Commons PUD (Planned Use Development) zoning ordinance and the Unified Development Ordinance (UDC).

A grocery store is defined as a retail business with greater than 5,000sq. ft. gross floor area primarily selling food and other convenience and household goods in Section 10.307.18 of the UDC. There are conditions of approval that will have to be met including but not limited to outdoor lighting must be fully shielded and cannot trespass onto adjacent property, signage cannot face adjacent residential, all buildings have to be setback a minimum of 1 foot for every foot in building height, and additional buffering and landscape standards. A conceptual layout that is an exhibit to the North Town Commons PUD is included with this notice to provide some detail as to the potential site design.

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: *https://www.huttotx.gov/129/Agendas-Minutes-Archive*. 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 with a response to the proposal
2. Email your response to: **planning@huttotx.gov**

Please include case name, public hearing date, your name and address, and if you are in favor or against the proposed zoning request, including comments.

For additional information or questions about the proposal, please contact the Development Services-Planning staff at (512) 759-5973 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **3950 Limmer Loop**, to allow the grocery store/retail use over 5,000 square feet, as required by North Town Commons PUD (Planned Use Development) zoning ordinance and 10.307.18 in the Unified Development Ordinance (UDC).

Name: CJR CC Holdings II, LLC Chris Roussel

Address: 113 Sylvan Hutto TX

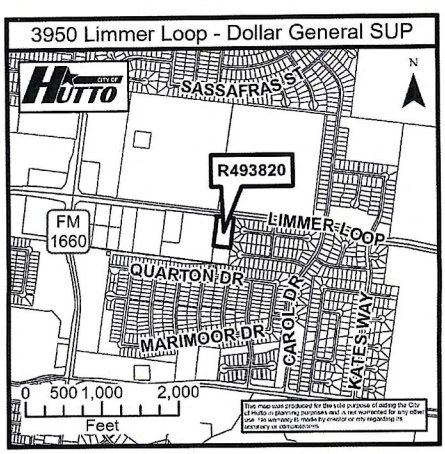
☐ **I AM IN FAVOR**

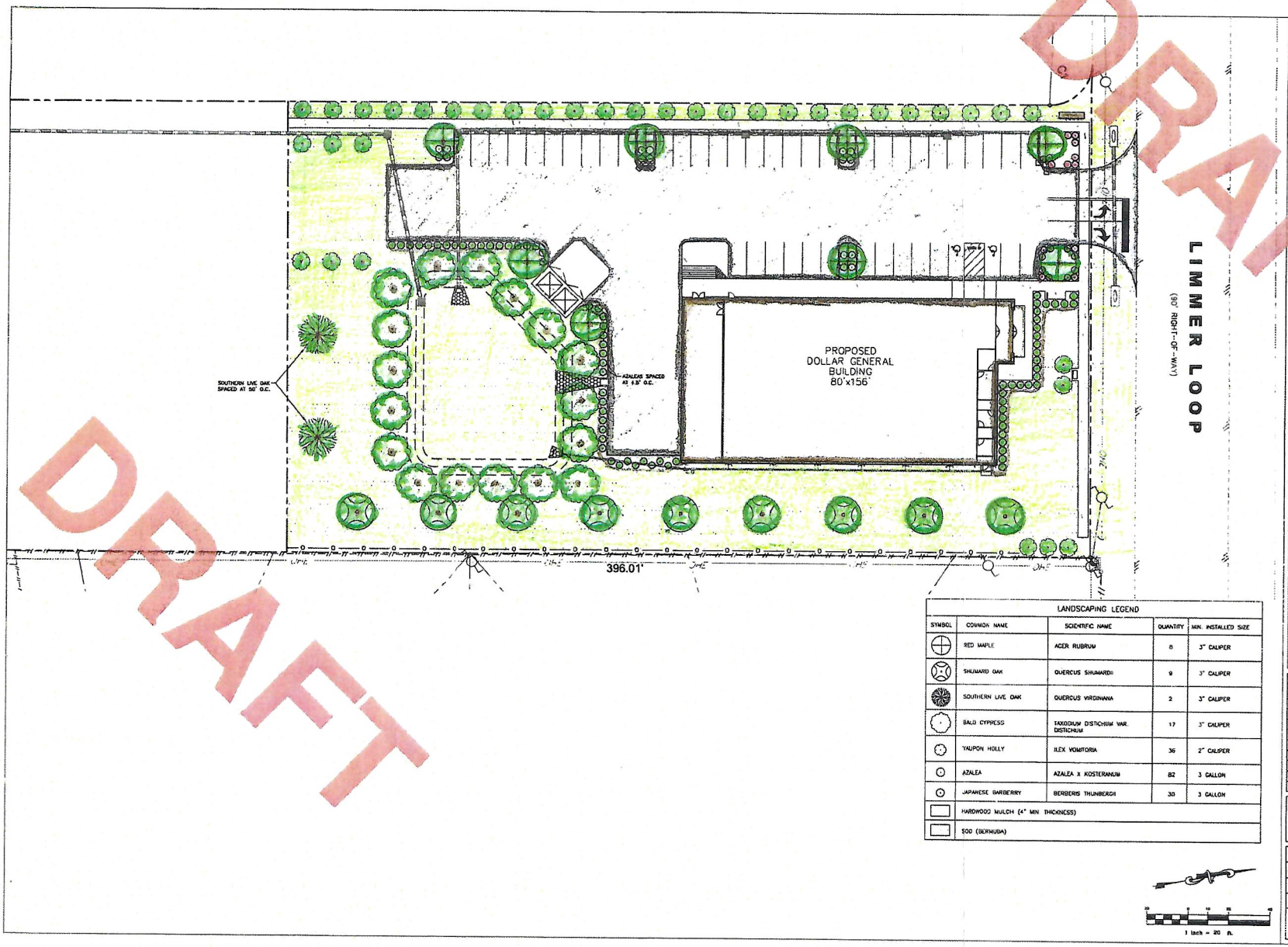
☑ **I OBJECT**

Write comments below, attach additional pages if needed.

Strongly Object

SITE LOCATION MAP





LANDSCAPING LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	MIN. INSTALLED SIZE
	RED MAPLE	ACER RUBRUM	8	3" CALIPER
	SHUMARD OAK	QUERCUS SHUMARDII	9	3" CALIPER
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	2	3" CALIPER
	BALD CYPRESS	TAXODIUM DISTICHUM VAR. DISTICHUM	17	3" CALIPER
	YAUPON HOLLY	ILEX VOMITORIA	36	2" CALIPER
	AZALEA	AZALEA X KOSTERANUM	82	3 GALLON
	JAPANESE BARBERRY	BERBERIS THUNBERGII	30	3 GALLON
	HARDWOOD MULCH (4" MIN. THICKNESS)			
	SOD (BERMUDA)			

CIVIL ENGINEER

BERRY ENGINEERS LLC
63 BROAD ST NW
CLEVELAND, TN 37311
TEL (423) 790-3850
FIRM REGISTRATION # F-10877

DEVELOPER

DG HOLDINGS, LLC
825 SISK AVE, SUITE 200
OXFORD, MS 38655

PROJECT

DOLLAR GENERAL

LIMMER LOOP
HUTTO, TX

FOR REVIEW

REVISIONS

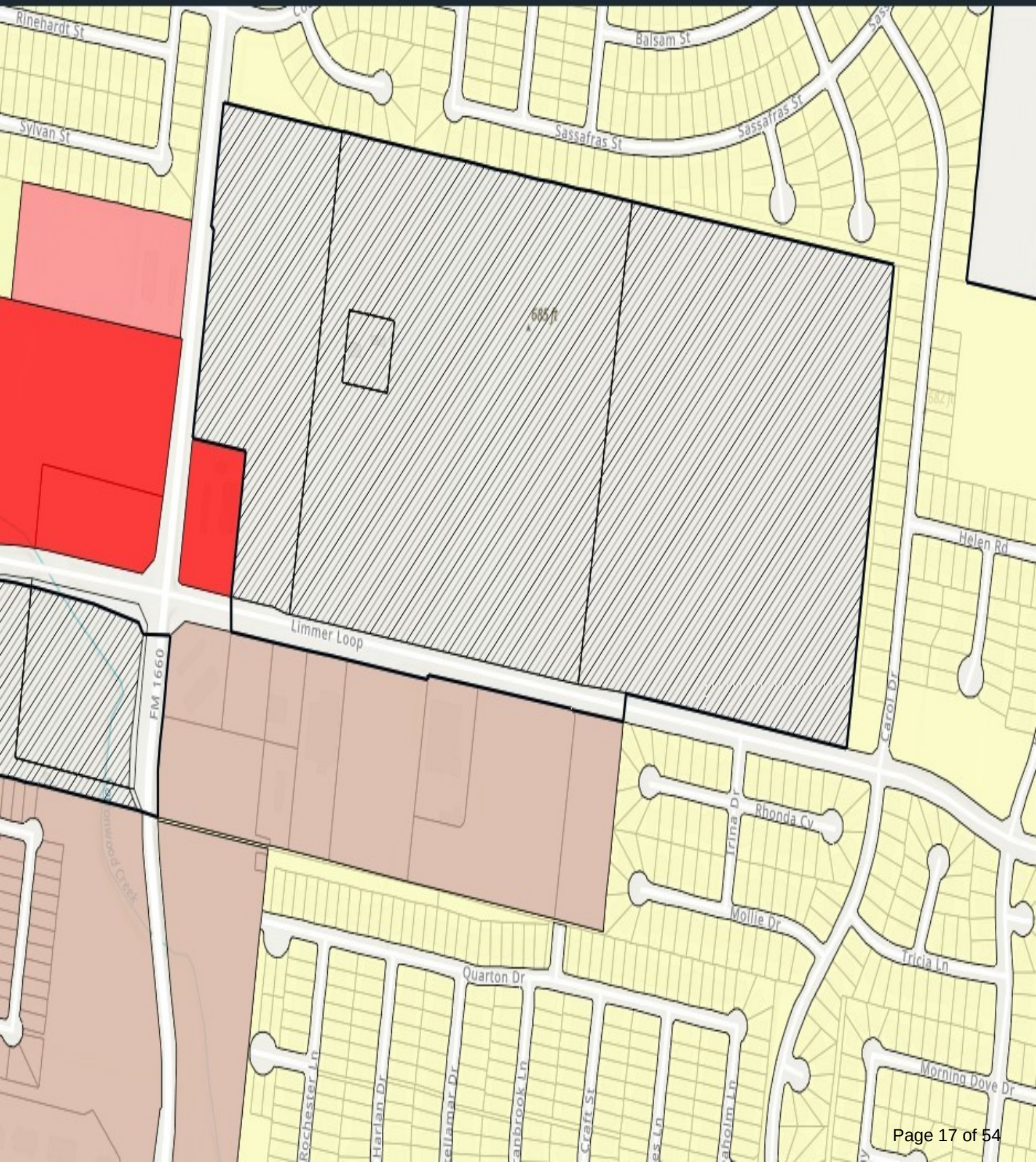
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME
LANDSCAPE PLAN

DATE	11/4/2022
DRAWN BY:	CMB
CHECKED BY	BMB
PROJECT NO.:	22047
SHEET NUMBER:	L-01

DRAFT
DRAFT

Hutto Official Zoning Map



AGENDA ITEM REPORT
4.3.

To: Planning and Zoning Commission
Subject: Conduct a public hearing and possible recommendation to City Council on the proposed Specific Use Permit request for the Hutto Elementary School #8 project on FM 1660 to allow a daycare, and deviations from bulk, setback and buffers, architectural style, language and materials, landscape and parking lot and vehicular screening.
Meeting: Tuesday, February 20, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

Hutto ISD and the City of Hutto have in place an Interlocal Agreement approved by both parties in 2019. The agreement permits the Specific Use Process to provide flexibility to Hutto ISD for school site selection and layout.

The Hutto ISD property includes approximately 159 acres and is home to the 9th grade center and the Hutto ISD Ag Barn and Transportation Facilities and is currently zoned as SF-1 (SIngle Family).

The property is surrounded by the following land uses:

NORTH: Extraterritorial Jurisdiction (ETJ) with Development Agreement (DA)
SOUTH: Single Family (SF-1)
EAST: Extraterritorial Jurisdiction (ETJ) with Development Agreement (DA)
WEST: Extraterritorial Jurisdiction

SUMMARY OF REQUEST:

Hutto Independent School District (HISD) is proposing a new elementary school and a daycare facility that is intended for HISD staff children only. The site is east of the northeast corner of Main Hippo Way and Destiny Lane. The school is setback approximately 300 feet from Main Hippo Way to provide for a detention area.

The Interlocal Agreement between the CIty of Hutto and HISD was approved in 2019 and amended in 2023. The ILA provides the steps for the ISD to request deviations from the Unified Development Code requirements, which include architectural and material requirements, daycare size limitations, height and bulk standards, and landscaping requirements across the site.

STAFF REVIEW:

The requested modifications are in the following list. The code citation is provided first, the requested modification is second.

1) 10.307.9 Day care: child - day cares with more than six children shall be considered subject to specific use permit review in the SF-R, SF-1, SF-2, MF, and MH districts as well as T-3 transect zone with the following conditions: day care facilities in the B-1 district must be no more than 2,500 square feet, outdoor play areas must be enclosed by a fence 4 feet - 6 feet high and day care facilities in the MF district may be located in a building separate from a dwelling unit, for residents of the development only.

The ISD is proposing a 15,000 square foot facility for up to 105 children, age four (4) and under. The daycare enrollment will be limited to HISD staff children only. As this is a specific use permit application, the facility is internal to the overall HISD campus, and the daycare has limited enrollment, staff is in support of the request as presented.

2) 10.403.4.2 Building envelope - the maximum building height in the SF-1 zoning district is 35 feet or 2.5 stories.

HISD desires to exceed the maximum building height as prescribed in the single-family zoning district for the new school building. The maximum proposed building height will be approximately 40-ft, allowing for the current building design. The majority of the proposed building complies with the code as written and the deviation will provide flexibility for the two-story portion of the school. Staff is in support of the proposed deviation.

3) 10.406.6.2 – 10.406.6.7: Architectural Style, Language and Materials

HISD is requesting relief from materials, building articulation, and design in compliance with Texas House Bill 2436 regarding building materials while still complying with the majority of the adopted development codes. Staff is in support of the request considering HB2436. In addition, HISD will comply with the spirit of the adopted codes with uniform architectural style across the development that generally meet the cited code sections (avoiding long walls, massing, entry features, etc).

4) 10.407.5.1.2 and 10.407.5.2 Required Landscaping, Parking Lot and Vehicular Use Screening

HISD is requesting a reduction in planting across the site, citing site constraints, safety concerns, and the encumbrance meeting the code would require with the amount of plantings required. Landscaping reduction is allowed as shown in the ILA. The ISD is proposing a reduction of approximately 70% of the required landscaping, including large trees and screening within the limits of construction. There is a separate exhibit showing the proposed landscaped plan deviations. Staff is in support of the request as this request meets the minimum standards previously applied to other HISD building requests.

Public hearing notices to 85 adjacent property owners within 600 feet of the subject site. Zero

responses have been received to date.

Staff supports the request as it meets the intent of the Interlocal Agreement as well as the majority of the adopted codes.

FISCAL NOTES:

Not applicable.

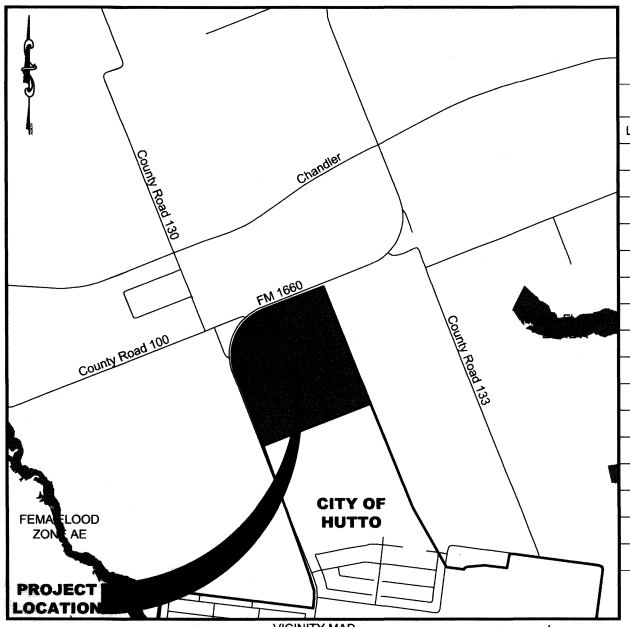
POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. HISD Maintenance Facility - FP (Recorded)
2. LOI
3. Zoning Map
4. ILA with HISD

FINAL PLAT
HUTTO INDEPENDENT SCHOOL DISTRICT
MAINTENANCE FACILITY SUBDIVISION



VICINITY MAP
SCALE: 1"=2,000'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	475.74	N21° 05' 17"W	L17	420.67	N21° 05' 17"W
L2	1281.34	N21° 26' 18"W	L18	10.00	S84° 38' 33"W
L3	1492.00	N68° 19' 49"E	L19	2550.87	N68° 34' 54"E
L4	775.51	S21° 35' 08"E	L20	390.59	S21° 05' 17"E
L5	2095.58	S21° 39' 39"E	L21	58.90	S68° 18' 42"W
L6	2606.72	S68° 34' 54"W	L22	45.00	S21° 41' 18"E
L7	55.00	S21° 05' 17"E	L23	58.71	N68° 18' 42"E
L8	15.00	N68° 34' 54"E	L24	702.62	S21° 26' 18"E
L9	420.70	N21° 05' 17"W	L25	10.00	N84° 38' 33"E
L10	1281.39	N21° 26' 18"W	L26	308.67	S68° 19' 49"W
L11	308.67	N68° 19' 49"E	L27	544.58	S68° 19' 49"W
L12	208.71	N68° 19' 49"E	L28	15.00	N21° 40' 11"W
L13	574.58	N68° 19' 49"E	L29	429.96	S68° 19' 49"W
L14	15.00	S21° 40' 11"E	L30	533.93	S21° 26' 18"E
L15	400.00	N68° 19' 49"E	L31	1281.44	N21° 26' 18"W
L16	55.00	S21° 39' 39"E	L32	0.82	N49° 09' 12"W

RIGHT-OF-WAY TIES		
Line #	Length	Direction
T1	79.23'	S68° 36' 01"W
T2	79.96'	S71° 07' 53"W
T3	80.19'	S89° 43' 28"W
T4	80.01'	N21° 40' 11"W

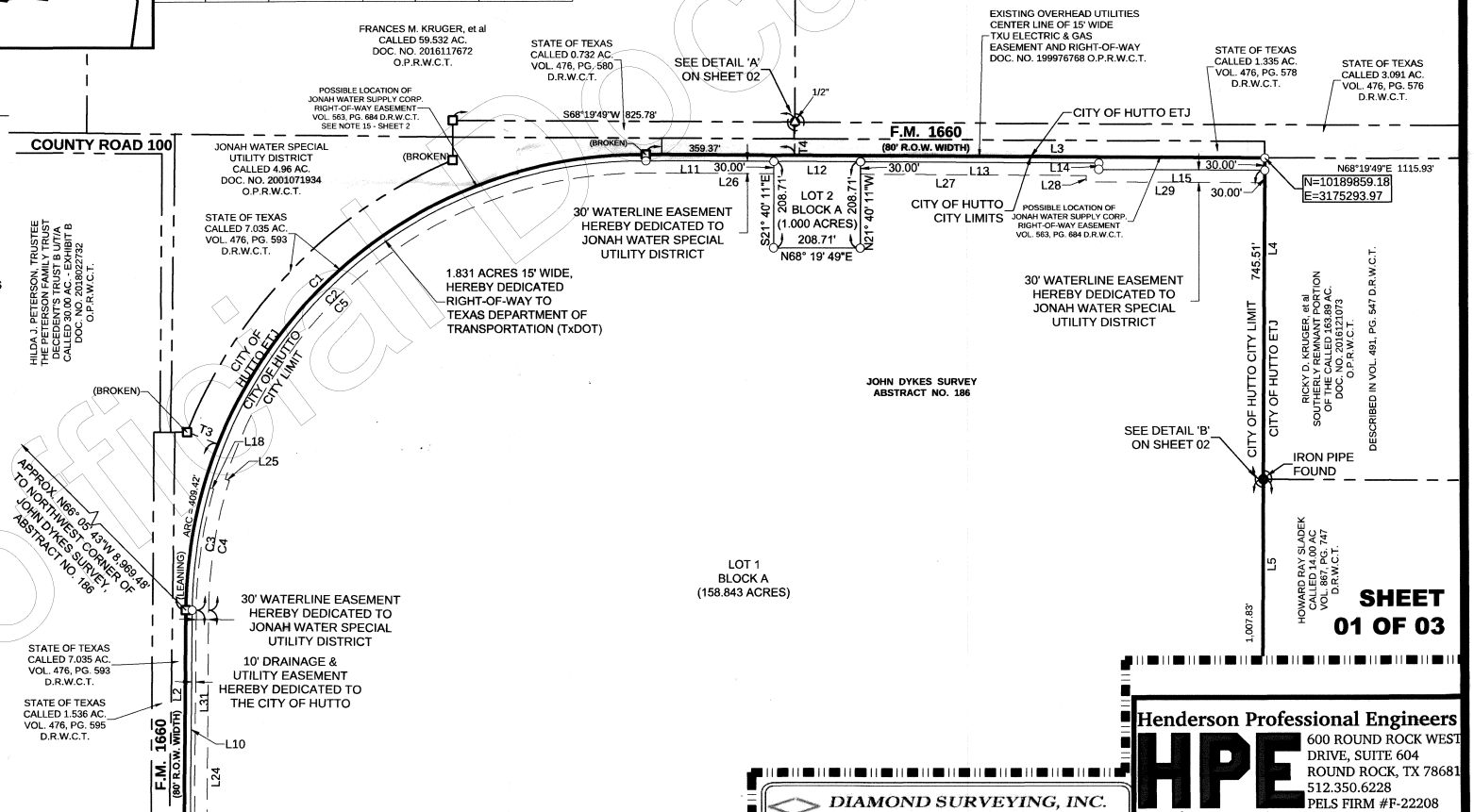
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	DELTA
C1	1733.95'	1106.28	N23° 25' 20"E 1561.84'	89°48'14"
C2	1710.44'	1091.28	N23° 25' 20"E 1540.66'	89°48'14"
C3	296.74'	1081.28	N13° 37' 04"W 295.81'	15°43'26"
C4	318.30'	1051.28	S12° 48' 21"E 317.09'	17°20'52"
C5	1342.30'	1061.28	S32° 05' 25"W 1254.60'	72°28'04"

SURVEY SKETCH

NORTH
0 200 400
SCALE: 1"=200'

BENCHMARK: TXDOT BRASS DISC FOUND IN CONCRETE SURFACE COORDINATES:
N: 10186615.66
E: 3173706.25
ELEVATION: 677.69'
VERTICAL DATUM: NAVD-88 (GEOID 2012A)
SEE SHEET 02 FOR BENCHMARK LOCATION ALONG WEST SIDE OF F.M. 1660

BEARINGS BASIS: NAD-83, TEXAS CENTRAL ZONE, (4203), STATE PLANE SYSTEM.
THE COORDINATES AND DISTANCES FOR THIS PROJECT ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012



LEGEND

○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
●	IRON ROD FOUND
△	CALCULATED POINT
□	TXDOT TYPE I CONCRETE MONUMENT FOUND
◆	BENCHMARK
E.T.J.	EXTRATERRITORIAL JURISDICTION
R.O.W.	RIGHT-OF-WAY
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER: BRANDON CARDWELL
DIRECTOR OF FACILITIES AND OPERATIONS
HUTTO INDEPENDENT SCHOOL DISTRICT
P.O. BOX 430
HUTTO, TEXAS 78634
PHONE 512.759.5474
EMAIL BRANDON.CARDWELL@HUTTOISD.NET

SURVEYOR: SHANE SHAFER, RPLS
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
PHONE 512.931.3100
EMAIL SHANE@DIAMONDSURVEYING.COM

ENGINEER: JENNIFER HENDERSON, P.E.
HENDERSON PROFESSIONAL ENGINEERS, LLC.
FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228
EMAIL JEN@HENDERSONPE.COM

SUBMITTAL DATE: 5/5/2021

ORIGINAL SURVEY: JOHN DYKES SURVEY
ABSTRACT NO. 186

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM PANEL 48491C0510F, DATED DECEMBER 20, 2019

TOTAL ROW TO BE DEDICATED: 5.122 AC.
TOTAL BLOCKS: 1
TOTAL LOTS: 2
TOTAL AREA: 164.965

SHEET 01 OF 03

DIAMOND SURVEYING, INC.
T.B.P.E.L.S. FIRM NO. 10006900
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

Henderson Professional Engineers
HPE
Civil Engineering
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
WBE210166 | HUB 1853873845300

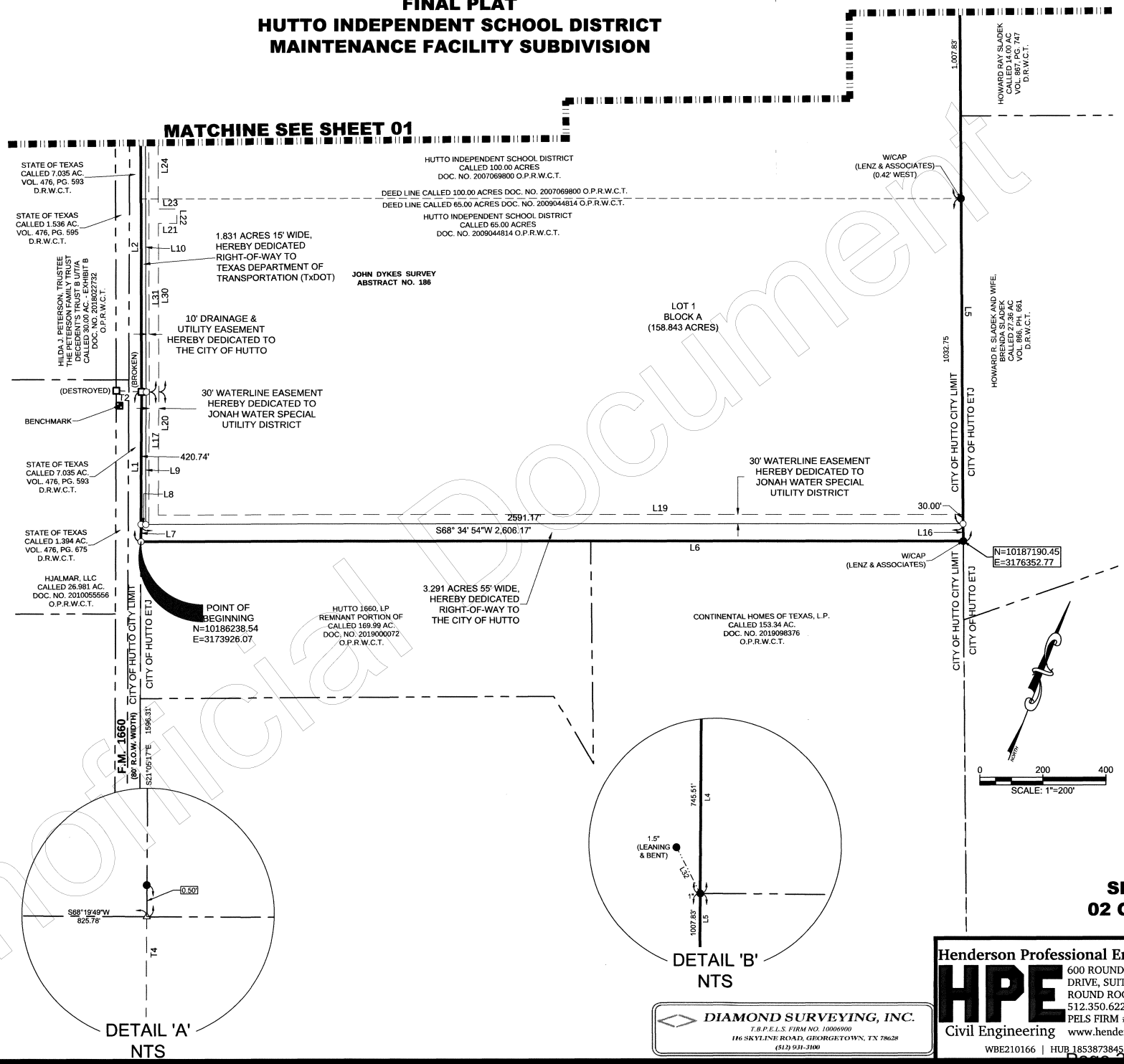
Unofficial Document

FINAL PLAT
HUTTO INDEPENDENT SCHOOL DISTRICT
MAINTENANCE FACILITY SUBDIVISION

SURVEY SKETCH

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.
3. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVICE THIS SITE.
7. 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.
8. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
   WATER: JONAH WATER SPECIAL UTILITY DISTRICT
   WASTEWATER: CITY OF HUTTO
   ELECTRIC: ONCOR ELECTRIC DELIVERY
   GAS: ATMOS ENERGY
9. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0510F, EFFECTIVE DATE OF DECEMBER 20, 2019.
10. THE 164.965 ACRE TRACT OF LAND DESCRIBED HEREIN IS SUBJECT TO THE FOLLOWING PIPELINE EASEMENTS TO JONAH WATER SUPPLY CORP.: VOLUME 562, PAGE 684, VOLUME 563, PAGE 685 AND VOLUME 563, PAGE 687 ALL OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. NO DESCRIPTION OF THE LOCATION OF THE PIPELINE IS CONTAINED IN SAID DOCUMENTS. THE EXISTENCE AND/OR LOCATION OF THE PIPELINE IS NOT KNOWN BY THE SURVEYOR. SAID INSTRUMENT STATES: "THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPE LINE AS INSTALLED." THE WATERLINE SHOWN HEREON IS AS MARKED ON THE GROUND WITH PIN FLAGS MARKED (JONAH WATER 512-759-1286). THE POSSIBLE LOCATION OF THE AFOREMENTIONED VOLUME 563, PG. 684 AND VOLUME 563, PG. 687 HAVE BEEN PLOTTED HEREON.
11. THE LOCATION OF THE UNDERGROUND TELEPHONE LINE SHOWN HEREON IS FROM INFORMATION SHOWN ON THE TXDOT RIGHT-OF-WAY STRIP MAP, APPROVED DATE AUGUST 3, 1965. THE SURVEYOR DID NOT ATTEMPT TO PROVE THE EXISTENCE AND/OR LOCATION OF THIS LINE.
12. 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.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
14. THIS SUBDIVISION SHALL BE ZONED SF-1.
15. SIDEWALKS WILL BE PROVIDED ON THE ISD SIDE OF THE FUTURE ROAD TO THE SOUTH END OF THE PROPERTY AND ON THE ISD SIDE OF THE INTERNAL JOINT ACCESS DRIVE. TREES WILL BE PROVIDED ON THE ISD SIDE OF THE FUTURE ROAD TO THE SOUTH.
16. SIDEWALKS AND TREES WILL BE PROVIDED ON THE ISD SIDE OF FM 1660.



SHEET 02 OF 03

DIAMOND SURVEYING, INC.
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WBE210166 | HUB 1853873845300

Unofficial Document

File: H:\02 projects\2020\200104 hutto isd plat\dwg\Sheets\8119HUTTO.001-FINAL PLAT.dwg

CITY PROJECT NUMBER: 1803-PLAT

FINAL PLAT
HUTTO INDEPENDENT SCHOOL DISTRICT
MAINTENANCE FACILITY SUBDIVISION

SURVEY SKETCH

METES AND BOUNDS DESCRIPTION

FOR A 164.965 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 100.00 ACRE TRACT OF LAND CONVEYED TO THE HUTTO INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2007069800 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 65.00 ACRE TRACT OF LAND CONVEYED TO THE HUTTO INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2009044814 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 164.965 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF MARCH, 2019 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING" ON THE SOUTHWEST CORNER OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, SAME BEING ON THE EASTERLY BOUNDARY LINE OF THE CALLED 7.035 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 476, PAGE 593 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF F.M. 1660 (80' RIGHT-OF-WAY WIDTH), SAME BEING ON THE NORTHWEST CORNER OF THE REMNANT PORTION OF THE CALLED 166.99 ACRE TRACT OF LAND CONVEYED TO HUTTO 1660, LP, RECORDED IN DOCUMENT NO 2019000072, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A TXDOT TYPE I CONCRETE MONUMENT FOUND MONUMENTING AN ANGLE POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF F.M. 1660 SAME BEING ON THE WESTERLY BOUNDARY LINE OF THE CALLED 153.34 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT NO. 2019098376, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS S 21°05'17" E FOR A DISTANCE OF 1596.31 FEET;

THENCE, N 21°05'17" W WITH THE WESTERLY BOUNDARY LINE OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, SAID WESTERLY BOUNDARY LINE OF THE 7.035 ACRE STATE OF TEXAS TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE OF F.M. 1660 FOR A DISTANCE OF 475.74 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND (BROKEN) MONUMENTING AN ANGLE POINT HEREOF, FROM WHICH A TXDOT TYPE 1 CONCRETE MONUMENT FOUND (DESTROYED) MONUMENTING AN ANGLE POINT ON THE EAST BOUNDARY LINE OF THE CALLED 26.981 ACRE TRACT OF LAND CONVEYED TO HJALMAR, LLC, RECORDED IN DOCUMENT NO. 2010055556, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE WEST BOUNDARY LINE OF THE CALLED 1.394 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 476, PAGE 675 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID F.M. 1660, BEARS S 71°07'53" W FOR A DISTANCE OF 79.96 FEET;

THENCE, N 21°26'18" W WITH SAID WESTERLY BOUNDARY LINE OF THE 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE WESTERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, SAID EASTERLY BOUNDARY LINE OF THE 7.035 ACRE STATE OF TEXAS TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE OF F.M. 1660 FOR A DISTANCE OF 1281.34 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND (LEANING) MONUMENTING THE BEGINNING OF A CURVE TO THE RIGHT HEREOF;

THENCE, WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE SOUTHEASTERLY BOUNDARY LINE OF SAID 7.035 ACRE STATE OF TEXAS TRACT AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID F.M. 1660, WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 1733.95 FEET, SAID CURVE HAVING A RADIUS OF 1106.28 FEET, A DELTA ANGLE OF 89°48'14" AND A CHORD WHICH BEARS N 23°25'20" E FOR A DISTANCE OF 1561.84 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND (BROKEN) MONUMENTING THE END OF THIS CURVE HEREOF;

THENCE, N 68°19'49" E WITH THE NORTHERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE SOUTHERLY BOUNDARY LINE OF SAID 7.035 ACRE STATE OF TEXAS TRACT AND THE SOUTHERLY BOUNDARY LINE OF THE CALLED 1.335 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 476, PAGE 578 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1660 FOR A DISTANCE OF 1492.00 FEET TO A 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING" ON THE NORTHEAST CORNER OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT AND, THE SOUTHEAST CORNER OF THE CALLED 1.335 ACRE STATE OF TEXAS TRACT AND THE NORTHWEST CORNER OF THE SOUTHERLY REMNANT PORTION OF THE CALLED 163.89 ACRE TRACT OF LAND CONVEYED TO RICKY D. KRUEGER, ET AL, RECORDED IN DOCUMENT NO. 2016121073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF, FROM WHICH A 1/2" IRON ROD FOUND MONUMENTING THE NORTHEAST CORNER OF SAID REMNANT PORTION OF THE 163.89 ACRE KRUGER TRACT, SAME BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1660, BEARS N 68°19'49" E FOR A DISTANCE OF 1115.93 FEET;

THENCE, S 21°35'08" E WITH THE EASTERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT AND THE WESTERLY BOUNDARY LINE OF SAID REMNANT PORTION OF THE 163.89 ACRE KRUGER TRACT FOR A DISTANCE OF 775.51 FEET TO A 1" IRON PIPE FOUND MONUMENTING AN ANGLE POINT IN SAID EASTERLY BOUNDARY LINE OF THE 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE SOUTHWEST CORNER OF SAID REMNANT PORTION OF THE 163.89 ACRE KRUGER TRACT AND THE NORTHWEST CORNER OF THE CALLED 14.00 ACRE TRACT OF LAND CONVEYED TO HOWARD RAY SLADEK, RECORDED IN VOLUME 867, PAGE 747 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS FOR AN ANGLE POINT HEREOF, FROM A 1-1/2" IRON PIPE FOUND BEARS N 49°09'12" W FOR A DISTANCE OF 0.82 FEET;

THENCE, S 21°39'39" E WITH THE EASTERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE WESTERLY BOUNDARY LINE OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE WESTERLY BOUNDARY LINE OF SAID 14.00 ACRE SLADEK TRACT AND IN PART WITH THE WESTERLY BOUNDARY LINE OF THE CALLED 27.36 ACRE TRACT OF LAND CONVEYED TO HOWARD R. SLADEK AND WIFE, BRENDA SLADEK, RECORDED IN VOLUME 866, PAGE 661 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS PASSING AT A DISTANCE OF 1007.83 FEET AN IRON ROD FOUND WITH CAP MARKED "LENZ & ASSOCIATES", 0.42' WEST OF THIS LINE; IN ALL A TOTAL DISTANCE OF 2095.58 FEET TO AN IRON ROD FOUND WITH CAP MARKED "LENZ AND ASSOCIATES" MONUMENTING THE SOUTHEAST CORNER OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT AND THE NORTHEAST CORNER OF SAID OF 153.34 ACRE CONTINENTAL HOMES OF TEXAS, L.P. TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, S 68°34'54" W WITH THE SOUTH BOUNDARY LINE OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, IN PART WITH THE NORTH BOUNDARY LINE OF SAID 153.34 ACRE CONTINENTAL HOMES OF TEXAS, L.P. TRACT AND SAID CALLED 169.99 ACRE HUTTO 1660, LP TRACT FOR A DISTANCE OF 2606.72 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 164.965 ACRES OF LAND MORE OR LESS.

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.

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

WE, HUTTO INDEPENDENT SCHOOL DISTRICT, OWNERS OF THAT CERTAIN 100.00 ACRE TRACT OF LAND, SHOWN HEREON AND RECORDED IN DOCUMENT NO. 2007069800 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THAT CERTAIN 65.00 ACRE TRACT OF LAND SHOWN HEREON AND RECORDED IN DOCUMENT NO. 2009044814 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THERE ARE NO LIEN HOLDERS OF SAID TRACTS OF LAND AND DOES HEREBY SUBDIVIDE 164.968 ACRES AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE, AND DOES HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THE SUBDIVISION IS TO BE KNOWN ASHUTTO INDEPENDENT SCHOOL DISTRICT MAINTENANCE FACILITY SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29th DAY OF July, 2021.

Celina Estrada Thomas
~~BRANDON CARDWELL~~ Celina Estrada-Thomas PHD
~~DIRECTOR OF FACILITIES AND OPERATIONS~~ SUPERINTENDENT OF SCHOOLS
HUTTO INDEPENDENT SCHOOL DISTRICT
P.O. BOX 430
HUTTO, TEXAS 78634

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. Celina Estrada Thomas ~~BRANDON CARDWELL~~, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF July, 2021.

Linda Reynaga
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

LINDA REYNAGA
My Notary ID # 130705192
Expires June 17, 2024

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

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON NOV. 6, 2020.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 9 DAY OF JULY, 2021.

Shane Shafer
SHANE SHAFER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281
STATE OF TEXAS
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
512.931.3100

STATE OF TEXAS REGISTERED SHANE SHAFER 5281 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESE
COUNTY OF WILLIAMSON §

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CITY OF GEORGETOWN, WILLIAM COUNTY, TEXAS, THIS 10th DAY OF July, 2021.

7/10/21
JENNIFER L. HENDERSON DATE
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
512.350.6228

STATE OF TEXAS JENNIFER L. HENDERSON 116883 LICENSED PROFESSIONAL ENGINEER

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THIS THE 6 DAY OF July, 2021.

~~RORY WERTZ~~, CHAIR 8/3/21
Richard Hudson DATE

THIS IS LOCATED WITHIN THE INCORPORATED CITY LIMITS OF HUTTO THIS IS 3 DAY OF August, 2021.

Ashley Lumpkin 8/3/21
ASHLEY LUMPKIN, AICP DATE
CITY OF HUTTO, DEVELOPMENT SERVICES DEPARTMENT

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 12th DAY OF AUGUST 2021 A.D., AT 1:00 O'CLOCK P M., AND DULY RECORDED THIS THE 12th DAY OF AUGUST, 2021 A.D., AT 1:18 O'CLOCK P M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2021122178.

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.

COUNTY COURT WILLIAMSON COUNTY, TEXAS

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY Brenda McKenzie, DEPUTY
Brenda McKenzie

SHEET 03 OF 03

DIAMOND SURVEYING, INC.
T.B.P.E.L.S. FIRM NO. 10006900
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

Henderson Professional Engineers
HPE Civil Engineering
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
WBE210166 | HUB 1853873845300

CITY PROJECT NUMBER: 1803-PLAT

File: H:\02 projects\2020\200104 hutto isd plat\dwg\Sheets\8119HUTTO.001-FINAL PLAT.dwg

Unofficial Document

January 8, 2024

City of Hutto
500 West Live Oak Street
Hutto, TX 78634

Re: Hutto Independent School District – Elementary School #8
LPA Project No. 31679

Attention Development Services Department,

This Letter of Intent describes the specific areas of the Unified Development Code (UDC) that LPA, Inc. and Hutto Independent School District (HISD) are deviating from as part of the new Hutto Elementary School #8 project. Each deviation is addressed, separated, and supported by back-up documentation over the following pages. In each case we have been guided by our collective desire to be good stewards of tax-payer dollars, while we adhere to the "spirit" of the UDC as fully as possible.

- **Exhibit A: Day Care: Child (10.307.9)**
  As noted in the UDC, a "day care with more than six children may be appropriate in some residential areas, but the use requires special attention to find if it will adversely affect the surrounding area." (UDC 118).

  The proposed day care is intended for HISD staff children only. The facility will be 15,000 sf and the capacity will be 105 children under age 4. The day care will have its own administration department, separate playgrounds for age groups, as well as a dedicated secured vestibule at the main entrance and parking. This will be beneficial to district staff, for new hires, and employee retention.

- **Exhibit B: Bulk, Setbacks and Buffers - Primary and Accessory Structures (10.403.4.2)**
  Per UDC Section 10.403.4.2, primary structures in Zoning District SF-1 shall have a maximum building height of 35 ft. / 2.5 stories. While a majority of the school complies with this requirement, one classroom wing is a 2-story volume with an inset roof that maximum roof edge height of 39'-6". This is to allow natural light into the classroom spaces on the 2nd level. This area is set behind the primary street frontages, as shown in Exhibit B, and allows for the campus to meet the program requirements in a way that is both efficient for daily instruction and a responsible use of public funding.

- **Exhibit C: Architectural Style, Language, and Materials (10.406.6.2, 3, 4, 5, 6, 7**
  Exhibit C includes a copy of Texas House Bill (H.B.) 2439 which prohibits the regulation of building products, materials, and methods beyond what is permitted in a national code model within the last three years. Our reading and interpretation of the bill concludes the following:

  - H.B. 2439 Section 3000.002.a.1 relieves us of any material requirements found in UDC Section 10.406.6.7.

  - H.B. 2439 Section 3000.002.a.2, specifically the use of the word "aesthetic", relieves us of the articulation and language requirements found in UDC Sections 10.406.6.2, 10.406.6.3, 10.406.6.4, 10.406.6.5, and 10.406.6.6.

The design of Hutto Elementary School #8 intends to comply with the language of the UDC whenever possible and will contribute in a positive way to Hutto's sense of place and cohesive architectural style.

- Per UDC Section 10.406.6.2, the buildings, freestanding canopies, accessory and maintenance buildings, and dumpster enclosures at Hutto Elementary School #8 will share a common, identifiable, complementary design or style. Different architectural styles will not be mixed on the campus.

- Per UDC Section 10.406.6.3, the design of Hutto Elementary School #8 avoids a single, large, dominant building mass and uses distinctive and complementary language to identify major entrances, classroom spaces, and unique spaces throughout the campus. The activities inside the campus buildings inform the building's recesses and projections, changes in height, and materiality. Taller, more monolithic masses are set behind the more dynamic street-facing building areas.

- Per UDC Section 10.406.6.4, Hutto Elementary School #8 will use limestone masonry as the primary wall material at grade, with glass curtain walls and vertical standing seam metal panel accent walls at major entries, and metal panels at high walls set back from the main façade. The facades have strong parapet terminations that stand proud of clerestory windows and sloping high roof overhangs that are set back from the primary facades.

- Per UDC Section 10.406.6.4.3 and 10.406.6.4.4, a majority of the campus facades comply with the requirements for walls more than 100 ft in length to have projections of 3% of the façade length that extend at least 20% of the façade length and multiple elements breaking up facades over 30 ft in length; however, the requirements are not met at all times. In an effort to maximize public funding, maximize educational space, and minimize security risks, some volumes do not have deep jogs or material changes every 30 ft. The gymnasium, for example, requires straight long-span structural members and solid, consistent perimeter walls. These spaces are set behind the street-facing facades, in the least-visible area of the site.

- Per UDC Section 10.406.6.5.1, high roof forms at Hutto Elementary School #8 are used to denote building entrances and major circulation routes within. The campus roofs slope a minimum of 1ft of vertical rise for every 4ft of horizontal run, in compliance with the International Codes.

- UDC Section 10.406.6.7 requires masonry to be used as the primary material, with corrugated metal used on no more than 25% of the area of the exterior walls of the building. We are compliant with this Section.

- **Exhibit D: Landscape (10.407.5.1.2, 10.407.5.2)**
  Per the City of Hutto Unified Landscape Code (UDC) and the City of Hutto and HISD Interlocal Agreement, the attached plans are submitted for review and approval under a Specific Use Permit Request. Due to site constraints including the Hutto Independent School District (the District) required parking spaces for the onsite Hutto Elementary School and the health, safety, and welfare of the students, faculty and staff, the proposed landscape design provides the highest reasonably achievable level of landscape per the UDC and the City of Hutto and HISD Interlocal Agreement. The proposed overall landscape plan, we believe, meets the general intent as outlined in the ordinance.

  The following areas are currently identified as deficient due to the above-mentioned constraints:

- 10.407.5.1.2 Required landscaping-non-residential and 5+ household residential development

  Tree and shrub requirement for commercial, multifamily, office and professional, and institutional and civic uses. For every 500 square feet of landscaping required, or portion thereof, at least two (2) large tree and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

- 10.407.5.2 Parking lot and vehicular use screening

  The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

  - Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft. deep.
  - Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
  - Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.
  - In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.
  - Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.
  - Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.
  - Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.
  - Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.
  - Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 10.407.5.1.

The nature of the site area being developed is an elementary school, daycare facility and associated parking lots to accommodate their required needs. Therefore, based on this site constraint, the ability to provide the required tree requirements within the remaining un incumbered site area is very limiting.

Also, the District has concerns in planting screening trees and shrubs within parking areas due to safety. Shrubs can create hiding places that students or unwanted visitors can use to avoid being seen. Maintaining site visibility to prevent vehicular or pedestrian blind spots to reduce potential accidents and incidents are a key concern for this elementary school campus for the District.

In response to the parking site constraints and District safety concerns, we are proposing the following based on the deficient code sections above:

- A reduction in approximately 70% of the required large trees and landscape planting and no screen shrubs that are required within the project's limit of construction.

- Please refer to the Landscape Calculation Chart in the submitted landscape plans (L0.02) for specific areas noted as deficient.

Summary:

Therefore, based on the items presented, the District is requesting the proposed landscape plan for the proposed project to be accepted under a Specific Use Permit Landscape Proposal as we believe it meets the intent and spirit of the landscape ordinance.

Sincerely,

Clare Lassus, LEED AP BD+C | Project Architect
LPA, Inc.

Works Cited

Unified Development Code - Hutto, www.huttotx.gov/DocumentCenter/View/438/Unified-Development-Code-Chapter-2--Table-of-Contents---Administration-PDF. Accessed 28 Dec. 2023.

City of Hutto and HISD Interlocal Agreement – November 9, 2023

LEVEL 1 - LITTLE HIPPOS 1/8" = 1'-0"

EXHIBIT A - LITTLE HIPPOS DAYCARE

Elementary School #8

EXHIBIT B - ROOF HEIGHTS

Elementary School #8

AN ACT

relating to certain regulations adopted by governmental entities for the building products, materials, or methods used in the construction or renovation of residential or commercial buildings.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Title 10, Government Code, is amended by adding Subtitle Z to read as follows:

SUBTITLE Z. MISCELLANEOUS PROVISIONS PROHIBITING CERTAIN GOVERNMENTAL ACTIONS

CHAPTER 3000. GOVERNMENTAL ACTION AFFECTING RESIDENTIAL AND COMMERCIAL CONSTRUCTION

Sec. 3000.001. DEFINITIONS. In this chapter:

(1) "National model code" has the meaning assigned by Section 214.217, Local Government Code.

(2) "Governmental entity" has the meaning assigned by Section 2007.002.

Sec. 3000.002. CERTAIN REGULATIONS REGARDING BUILDING PRODUCTS, MATERIALS, OR METHODS PROHIBITED. (a) Notwithstanding any other law and except as provided by Subsection (d), a governmental entity may not adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation that:

(1) prohibits or limits, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or

(2) establishes a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building.

(b) A governmental entity that adopts a building code governing the construction, renovation, maintenance, or other alteration of a residential or commercial building may amend a provision of the building code to conform to local concerns if the amendment does not conflict with Subsection (a).

(c) This section does not apply to:

(1) a program established by a state agency that requires particular standards, incentives, or financing arrangements in order to comply with requirements of a state or federal funding source or housing program;

(2) a requirement for a building necessary to consider the building eligible for windstorm and hail insurance coverage under Chapter 2210, Insurance Code;

(3) an ordinance or other regulation that regulates outdoor lighting that is adopted for the purpose of reducing light pollution and that:

(A) is adopted by a governmental entity that is certified as a Dark Sky Community by the International Dark-Sky Association as part of the International Dark Sky Places Program; or

(B) applies to outdoor lighting within five miles

of the boundary of a military base in which an active training program is conducted;

(4) an ordinance or order that:

(A) regulates outdoor lighting; and

(B) is adopted under Subchapter B, Chapter 229, Local Government Code, or Subchapter B, Chapter 240, Local Government Code;

(5) a building located in a place or area designated for its historical, cultural, or architectural importance and significance that a municipality may regulate under Section 211.003(b), Local Government Code, if the municipality:

(A) is a certified local government under the National Historic Preservation Act (54 U.S.C. Section 300101 et seq.); or

(B) has an applicable landmark ordinance that meets the requirements under the certified local government program as determined by the Texas Historical Commission;

(6) a building located in a place or area designated for its historical, cultural, or architectural importance and significance by a governmental entity, if designated before April 1, 2019;

(7) a building located in an area designated as a historic district on the National Register of Historic Places;

(8) a building designated as a Recorded Texas Historic Landmark;

(9) a building designated as a State Archeological Landmark or State Antiquities Landmark;

(10) a building listed on the National Register of Historic Places or designated as a landmark by a governmental entity;

(11) a building located in a World Heritage Buffer Zone; and

(12) a building located in an area designated for development, restoration, or preservation in a main street city under the main street program established under Section 442.014.

(d) A municipality that is not a municipality described by Subsection (c)(5)(A) or (B) may adopt or enforce a regulation described by Subsection (a) that applies to a building located in a place or area designated on or after April 1, 2019, by the municipality for its historical, cultural, or architectural importance and significance, if the municipality has the voluntary consent from the building owner.

(e) A rule, charter provision, ordinance, order, building code, or other regulation adopted by a governmental entity that conflicts with this section is void.

Sec. 3000.003. INJUNCTION. (a) The attorney general or an aggrieved party may file an action in district court to enjoin a violation or threatened violation of Section 3000.002.

(b) The court may grant appropriate relief.

(c) The attorney general may recover reasonable attorney's fees and costs incurred in bringing an action under this section.

(d) Sovereign and governmental immunity to suit is waived and abolished only to the extent necessary to enforce this chapter.

Sec. 3000.004. OTHER PROVISIONS NOT AFFECTED. This chapter does not affect provisions regarding the installation of a fire sprinkler protection system under Section 1301.551(i), Occupations Code, or Section 775.045(a)(1), Health and Safety Code.

Sec. 3000.005. SEVERABILITY. If any provision of a rule, charter provision, ordinance, order, building code, or other regulation described by Section 3000.002(a) is held invalid under this chapter, the invalidity does not affect other provisions or applications of the rule, charter provision, ordinance, order, building code, or other regulation that can be given effect without the invalid provision or application, and to this end the

provisions of the rule, charter provision, ordinance, order, building code, or other regulation are severable.

SECTION 2. This Act takes effect September 1, 2019.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 2439 was passed by the House on April 30, 2019, by the following vote: Yeas 124, Nays 21, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 2439 on May 23, 2019, by the following vote: Yeas 133, Nays 9, 1 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 2439 was passed by the Senate, with amendments, on May 19, 2019, by the following vote: Yeas 26, Nays 5.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

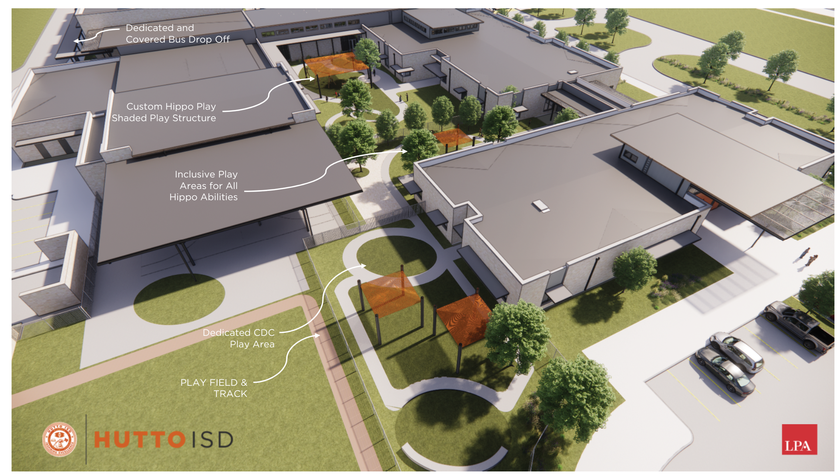
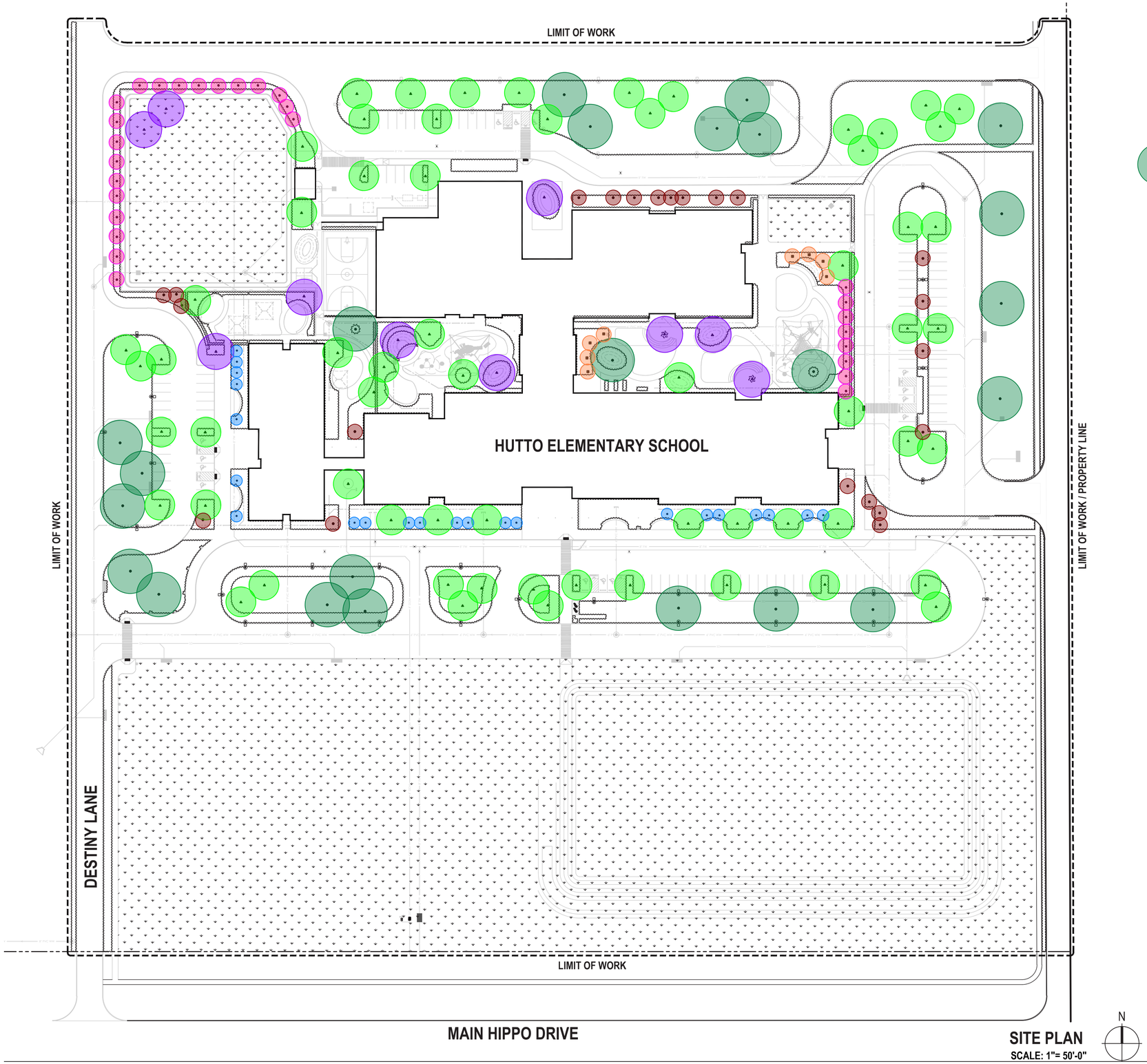


EXHIBIT C - EXTERIOR MATERIALS

Elementary School #8



SITE PLAN
SCALE: 1"= 50'-0"

PLANTING LEGEND

TREE LIST

(NCN.)- NO COMMON NAME (*)- UNLESS NOTED ON PLAN

SYM.	REF.	QTY.	BOTANICAL NAME/ COMMON NAME	CALIPER/ SPACING	SIZE
	T1	10	ULMUS CRASSIFOLIA/ CEDAR ELM	6" CALIPER/ PER PLAN	40' - 50' H x 25' - 40' W LARGE
	T2	23	PLATANUS MEXICANA/ MEXICAN SYCAMORE	6" CALIPER/ PER PLAN	60' H x 60' W LARGE
	T3	8	QUERCUS LACEYI/ LACEY OAK	3" CALIPER/ PER PLAN	30' - 60' H x 10' - 20' W SMALL
	T4	22	CHILOPSIS LINEARIS/ DESERT WILLOW	3" CALIPER/ PER PLAN	4.9' - 26.3' H x 10' - 20' W SMALL
	T5	64	QUERCUS FUSIFORMIS/ TEXAS LIVE OAK	6" CALIPER/ PER PLAN	20' - 40' H x 30' - 40' W LARGE
	T6	21	CERCIS CANADENSIS V. TEXENSIS 'TEXAS WHITE'/ TEXAS WHITE REDBUD	3" CALIPER/ PER PLAN	15' - 20' H x 10' - 15' W SMALL
	T7	28	LAGERSTROEMIA INDICA/ CRAPE MYRTLE	3" CALIPER/ PER PLAN	6' - 25' H x 6' - 20' W SMALL

TURF LIST

G1	AS REQ'D	TIFFWAY II/ BERMUDA HYBRID	SEE SPECS

SITE LEGEND

PROPERTY LINE

SHRUBS / GROUNDCOVER

LANDSCAPE CALCULATION CHART - HUTTO ISD - HUTTO ELEMENTARY SCHOOL #8

		TOTAL	REQUIRED	PROVIDED
1	LANDSCAPE AREA			
	Total Area in Limit of Construction 15% of total area must be landscaped in institutional and civic uses per 10.407.5.1.1.	784,080 SF (18 Acre) x 0.15	117,612 SF	281,433 SF
	Per 10.407.5.1.2 Tree Shrub Requirement For every 500 sf of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.	117,612 SF / 500 x 2	470 Large Trees	97 Large Trees
	NOTE: Two (2) small ornamentals may be substituted for one (1) large tree; not to exceed 50% of the required large trees	79 Small (Ornamental) trees / 2		54 Large Trees
			TOTAL TREES:	151 Large Trees (32% of Required)
		*** TOO MANY TREES POSE A SAFETY CONCERN		
2	BUFFERYARD	TOTAL	REQUIRED	PROVIDED
	Bufferyards shall be landscaped in accordance with the tree and shrub standards found in section 10.407.5.4. A non-residential use developed in a residential zoning district will be required to provide a low level bufferyard adjacent to residential development, as defined in Section 10.403.6.3(a). A low level bufferyard ("a") shall consist of the following: - A 10 ft. wide planting area; or a 5 ft. wide planting area plus a 6+ ft. tall masonry wall; - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard. - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.	*** TOO MANY TREES AND SHRUBS POSE A SAFETY CONCERN		
3	PARKING LOT LANDSCAPING	TOTAL	REQUIRED	PROVIDED
	Interior Parking Lot Landscaping Interior landscape areas must consist of at least 7% of interior space of a parking lot. Landscape islands must be a min. of 9' wide and 18' deep. One (1) landscape island every ten (10) consecutive parking spaces	121 STALLS	12 LARGE TREES	21 LARGE TREES
4	SCREENING	TOTAL	REQUIRED	PROVIDED
	Parking Lot Screening Landscape screening shall contain: -One (1) large tree per thirty (30) lf, or portion thereof, and a continuous hedge not less than 3 ft height	862 LF	29 LARGE TREES	19 LARGE TREES (65% OF REQUIRED)
	-Shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft deep	*** TOO MANY TREES AND SHRUBS POSE A SAFETY CONCERN		

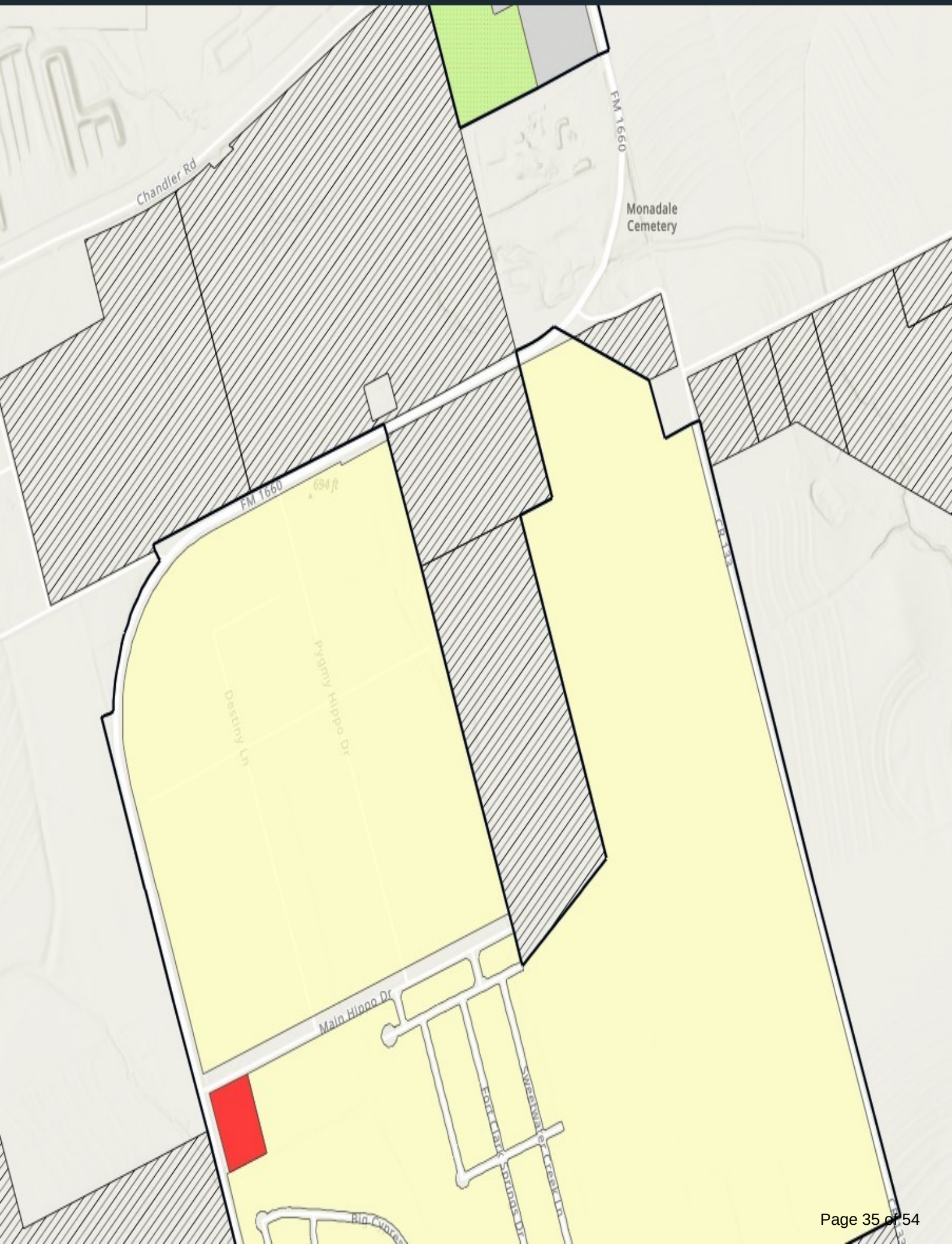
LPA

HUTTO ISD

EXHIBIT D - LANDSCAPE TREES

Elementary School #8

Hutto Official Zoning Map



RESOLUTION NO. R-2023-326

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF HUTTO AND HUTTO INDEPENDENT SCHOOL DISTRICT FOR THE LAND AND SITE DEVELOPMENT STANDARDS AND PROCEDURES FOR THE CONSTRUCTION OF HISD EDUCATIONAL FACILITIES; PROVIDING PROPER NOTICE & MEETING, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Government Code, Chapter 791, Texas Interlocal Cooperation Act allow local governments to contract with one another to perform governmental functions and services; and

WHEREAS, the Parties desire to contract with each other for establishing mutually acceptable land and site development standards and procedures for the construction of Hutto ISD's educational facilities; and

WHEREAS, this agreement will provide objectives, standards, and procedures to guide the future development, construction, and expansion of educational facilities of Hutto ISD; and

WHEREAS, entry into this Interlocal Agreement would be mutually beneficial and not detrimental to the Parties.

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

Section 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2: That the Hutto City Council hereby approves and authorizes the City Manager to execute the Interlocal Agreement, attached as Exhibit A, a copy of same being attached hereto and incorporated herein for all purposes.

Section 3: The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 4. This Resolution shall take effect immediately upon its passage.

PASSED & APPROVED by the CITY COUNCIL of the CITY OF HUTTO, on the

7th day of December 2023 on vote of 6 AYES; 0 NAYS; 0 ABSTENTIONS

City of Hutto, Texas

Mike Snyder, Mayor

ATTEST:

Angela Lewis, City Secretary

INTERLOCAL AGREEMENT BETWEEN THE CITY OF HUTTO, TEXAS AND THE HUTTO INDEPENDENT SCHOOL DISTRICT

This Interlocal Agreement ("Agreement") is entered into pursuant to the Texas Interlocal Cooperation Act, Texas Government Code, Chapter 791 by and between the City of Hutto, Texas (the "City"), a home rule municipality and political subdivision of the State of Texas operating under Texas law, and the Hutto Independent School District ("Hutto ISD"), a public independent school district and political subdivision of the State of Texas. The City and Hutto ISD are collectively referred to herein as the "Parties."

RECITALS

WHEREAS, the Zoning Enabling Act of Texas (the "Act") authorizes building and zoning regulation by municipalities, TEX. LOC. GOV'T CODE, Chapter 211; and

WHEREAS, pursuant to the Act, the City has established zoning ordinances and regulations for land use controls and site development in the City of Hutto Unified Development Code ("HUDC"), including for the construction and location of schools; and

WHEREAS, the Act does not expressly grant powers to municipalities to regulate or restrict the location of schools; and

WHEREAS, Article VII, Section 1 of the Texas Constitution directs the Legislature to establish an efficient system of public free schools,' which the Legislature has delegated, in part, to independent school districts, TEX. EDUC. CODE §11.002; and

WHEREAS, the Legislature has delegated to the boards of trustees of independent school districts the exclusive power and duty to manage and govern the public schools in this State, which includes the necessary powers to acquire real property and the power of eminent domain to acquire property for school purposes, TEX. EDU. CODE §§11.151 (a), (b); §11.115; and

WHEREAS, a portion of the boundaries of Hutto ISD lie within the corporate limits and

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extraterritorial jurisdiction of the City; and

WHEREAS, the Texas Supreme Court has ruled that cities may not use zoning powers to wholly exclude school facilities from within its boundaries, which are located there by a school district, Austin Independent School District v. City of Sunset Valley, 502 S.W.2d 670 (Tex. 1973); and

WHEREAS, Hutto ISD must meet certain construction standards and occupancy deadlines due to state-mandated educational facility requirements and public fiduciary obligations regardless of whether any portion of the boundaries of Hutto ISD lie within the jurisdiction of the City; and

WHEREAS, prudent fiscal management requires Hutto ISD to utilize demographic projections to identify areas where new facilities may be needed in the future and to purchase land ahead of the time it will be needed, may become prohibitively expensive, or unavailable, which responsibility is exclusively vested in the Board of Trustees of the school district, and any impediment to this process serves to raise the cost to the taxpayers of Hutto ISD and the City; and

WHEREAS, the City and Hutto ISD desire to work collaboratively to establish mutually acceptable land and site development standards and procedures for the construction of Hutto ISD's educational facilities, which will provide clarity and reduced costs in the school permitting process while ensuring that the public health, safety and welfare are protected:

NOW THEREFORE; in consideration of the mutual covenants contained herein and pursuant to the Texas Interlocal Cooperation Act, the City and Hutto ISD, acting by and through their respective governing bodies, hereby agree that the future development, construction, and expansion of educational facilities of Hutto ISD within the regulatory jurisdiction of the City shall be conducted in accordance with objectives, standards, and procedures set forth in this Agreement.

I. GOALS/PURPOSE

The Parties agree that the following Goals and Purposes are shared governmental objectives of the Parties, each of which are sovereign local governmental entities:

1. Establish consistent land development standards for school site development with the corporate limits and extraterritorial jurisdiction of the City.

2. Establish clear review procedures and review periods for educational facilities constructed by Hutto ISD within the City's corporate limits or extraterritorial jurisdiction.

3. Provide cost-effective educational facilities as well as provide safety to the citizens and children of Hutto ISD and the City.

4. To the greatest extent possible, minimize site review fees and review periods.

5. Establish regular, effective communication and maintain a professional cooperative working relationship between Hutto ISD and the City with the goal of enhancing public education.

II. ACKNOWLEDGMENT OF THE CONSTITUTIONAL AND STATUTORY ROLES OF EACH RESPECTIVE GOVERNMENTAL ENTITY

The Parties acknowledge that the City is a home rule charter city with the powers of a municipality as permitted by the Constitution of Texas and by the laws of the state of Texas. Hutto ISD is charged with the provision of efficient public free schools as required by Section 1, Article VII of the Constitution of Texas and delegated by the Legislature of the State of Texas. Each entity has a governmental role which is separate, yet complementary in providing for the needs of the Hutto Community. The City and Hutto ISD agree to conduct business between the City and Hutto ISD through face-to-face, written or electronic, official communications, voice, or video calls, or for minor matters, such as scheduling, text messages. Both parties agree to confine public comments to the business of the respective entities they govern and to respect the constitutional and statutory roles of the respective Parties.

Accordingly, the Parties have agreed to cooperate in the following respects:

III. SITE SELECTION PROCESS

To the extent feasible, Hutto ISD and the City will identify potential future school sites as part of prudent, long-range planning. As has been a recent practice, as the City discusses development projects or accepts development applications from owners or developers of land in the immediate vicinity of an identified potential school site, the City will request that the owner or developer meet with representatives of Hutto ISD to discuss development plans with the hopes of locking in school site set-asides.

Optimally, Hutto ISD standards for school sites are as follows:

- Elementary (capacity to serve 850 students, PK-5) = 20 acres
- Middle School (capacity to serve 1,200 students, grades 6-8) = 40 acres
- High School (capacity to serve 2,400 students, grades 9-12) = 100 acres

Hutto ISD and the City will regularly communicate to discuss applicable site selection and development issues/concerns prior to Hutto ISD finalizing property acquisition. More importantly, Hutto ISD and the City should work jointly to make the site and/or expansion of a proposed educational facility operationally safe and cost effective.

The City agrees that any information disclosed to the City with respect to real estate identification or purchase as a part of this collaborative process is highly confidential and shall not be disclosed, interfered with or impeded in any manner.

IV. PREDEVELOPMENT, DEVELOPMENT AND BUILDING PERMIT PROCEDURES

(a) **Predevelopment Meeting.** Representatives of Hutto ISD and the City, including any professionals engaged by either party, or their designees, shall meet at least 45 working days prior to Hutto ISD's submittal of any school site development permit application.

Consideration should be given to various development issues, including:

1. driveway locations

2. school zone limits

3. potential deviations from the standards of development ordinances and

4. rules potential off-site improvements required and responsibilities to provide such improvements processing concurrent applications to facilitate efficient and expeditious development.

Once the City and Hutto ISD agree on development regulations applicable to a particular permit application, the development issues shall be put in written form and submitted as part of Hutto ISD's development application(s) so that Hutto ISD develops a site in accordance with the development code requirements that are required by law as related to health, safety and those that are mutually agreed to by the City and Hutto ISD at the predevelopment meeting.

Hutto ISD will provide schematic concepts/plans/renderings of a proposed site development to the City at the predevelopment meeting. These concepts will be reviewed to allow discussions on the general layout and articulation of the project to the site. It is anticipated that the City will make certain recommendations and/or provide guidance and input as to school site zoning that is residential and then under the provisions of the Specific Use Permit ("SUP") process. It is the intent of both the City and Hutto ISD to seek timely, fiscally prudent, flexible and reasonable solutions throughout the SUP process that will support and not unreasonably impede the education mission of Hutto ISD.

(b) **Platting**. Hutto ISD shall comply with the City's Short Form Subdivision Code, Hutto Unified Development Code, Chapter 6, Subdivisions, as may be amended, reasonable deviations are considered and approved by the City in writing. The City should notify Hutto ISD within 10

working days of submittal and indicate any application deficiencies. The City agrees to review all subdivision applications within 15 working days

After Hutto ISD's receipt of written comments from the City, Hutto ISD shall submit written responses to the City's comments within 15 working days. In the event all such comments indicate that additional matters remain unresolved, the City Manager and Hutto ISD's Superintendent, and/or their representatives shall meet to resolve the remaining issues preventing approval.

A Preliminary Plat and Final Plat approval must be obtained prior to issuance of a Certificate of Occupancy by both the City and Emergency Services District #3 ("ESD#3"). However, Hutto ISD reserves the right, and the City shall not unreasonably withhold a request for a temporary Certificate of Occupancy ("TCO") in accordance with City ordinances and ESD#3 requirements from both the City and the ESD#3 where project timelines to open facilities may impact instruction and the educational mission of Hutto ISD. The TCO gives all parties the opportunity to continue to work through matters related to Final Plat and permit requirements.

(c) **Building and Site Development Permits.** Hutto ISD shall obtain a Site Development Permit and a Building Permit, as applicable, from the City prior to commencement of construction as provided by City Ordinance.

(d) **Fees.** Utility impact fees for city water and wastewater are not permissible in the law with respect to public school site development and, therefore, these are waived pursuant to City Ordinance. Other utility fees and development fees will be paid by Hutto ISD, as applicable.

(e) **Traffic Impact Analysis ("TIA").** For new school construction, in the event Hutto ISD acquires a site and such site is not part of a subdivision (existing or planned) for which a TIA has already been approved or the approved TIA does not include traffic generated by the

educational facility proposed to be located at such site, then Hutto ISD shall be required to prepare a TIA to accompany the development application for all new school site development.

The TIA will determine boundary and off-site transportation improvements needed as a result of projected traffic to be generated by all proposed facilities on a total site area under the control of Hutto ISD. If more than one school and/or if a site is to be multi-phased, all associated facilities will be reflected in the TIA. However, a phasing plan for transportation improvements may be proposed by Hutto ISD, as appropriate to reflect the phasing of facilities.

Hutto ISD, Hutto ISD's registered professional engineer and City staff will meet to determine the geographic area to be included and will include the following:

- Trips to be generated by the proposed development;
- Assignment of such trips to the road network analyzed;
- The capacity of affected roadways before and after the proposed development;
- Specific recommendations for roadway improvements and traffic control modifications needed to mitigate the traffic from the proposed development; and
- The project's proportionate share of improvements and modifications.

In the event Hutto ISD is responsible for 100% of the proportionate share of the improvements and modifications described in the TIA as set forth above, Hutto ISD will install all improvements and make necessary public dedications as recommended by the approved TIA. In the event that Hutto ISD's proportionate share of improvements does not cover all referenced improvements and modifications, the City and Hutto ISD shall meet to discuss possible solutions, including construction of the required improvements by a third-party developer. In no event shall Hutto ISD be responsible for installing more off-site improvements than are required in the TIA.

With respect to right-of-way dedication, the Hutto ISD Board of Trustees is confined by constitutional limitations on making gifts public school property. Rather, right-of-way dedication must either be sold via formal appraisal and competitive bidding and/or upon a determination that the gift serves a public purpose related to the education of public school students in Hutto ISD, which must be clearly articulated in a Board resolution to avoid the constitutional prohibitions regarding gifts of public funds. Hutto ISD will work with the City in good faith to provide the necessary justification to avoid having the City pay for right-of-way dedications.

If an existing school site is to undergo redevelopment (i.e. remodel, upgrade, expansion), then, during predevelopment discussions with the City, Hutto ISD and the City may discuss traffic mitigation and right-of-way improvements and may mutually agree to share the costs of traffic analysis – to include a TIA – if both Parties agree that such analysis would contribute to improved ingress/egress of the existing site and/or may contribute to traffic safety improvements.

If off-site improvements are identified in a TIA that due to the development of additional school facilities (regardless of whether the TIA was paid for by Hutto ISD or City), then Hutto ISD agrees it will be responsible for its proportionate and reasonable share of such improvements.

(f) **Utilities.** Hutto ISD will be responsible for extending utilities, if such extension is necessary, to serve any new educational facilities developed. Wherever and whenever possible, Hutto ISD wants to avoid reimbursement obligations by third parties. Construction funds are finite and if the Hutto ISD must bear any portion of a utility infrastructure, Hutto ISD prefers that it shall be the actual cost of Hutto ISD's portion of a utility extension if there are other end-users, developers, and/or co-developers involved.

However, where this may not be possible, and if Hutto ISD extends utilities, Hutto ISD shall be reimbursed the proportionate amount of any connections by any third parties made on

such extension of impact fee eligible lines. This will be memorialized by separate agreement with the City, associated developers and/or co-developers.

If Hutto ISD extends utilities and the City desires to oversize such utilities, then the additional construction cost shall be shared borne by the City.

(g) **Sidewalks.** Hutto ISD shall install six-foot wide concrete sidewalks along all arterial streets and five-foot wide concrete sidewalks along collector or local streets that are on-site sidewalks on Hutto ISD's property or within the right-of-way immediately abutting Hutto ISD's property and run generally parallel and adjacent to the public road frontage. The sidewalks shall be built according to City ordinances, as may be amended. Sidewalks along private road and along HISD property shall be required.

(h) **Improvements within the city Right-of-Way (ROW).** The City may administratively approve any improvements within City ROW required for school and related facility construction.

(i) **School Traffic Control Plan.** To the extent reasonably discernable at the time the TIA is approved, Hutto ISD will submit plan details of District's ingress/egress, pedestrian pathways, off-site sidewalks and traffic control plan in conjunction with the site plan review process. Hutto ISD shall submit its Traffic Control Plan as well as the information required in City Ordinance 22.03.034. and will comply with the City's School Zone Ordinance.

(j) **Masonry/Façade Requirements.** The City will review, through the Specific Use Permit architectural design review process to allow for flexibility on school sites.

(k) **Parking Needs.** The City will review plans for compliance with off-street parking requirements; however, the Specific Use Permit can allow for flexibility in terms of parking

requirements. The City will work with Hutto ISD to assess parking needs and the need for off-street parking.

(l) **Inspections.** The City shall provide inspections of HISD buildings permitted in the Hutto City Limits, and alternatively will accept certified third-party inspections buildings in the Hutto Extraterritorial Jurisdiction, ("ETJ") that will be submitted with the City for the building permit record file. The City will conduct inspections for all improvements to City's ROW or City's infrastructure.

For inspections within the City's ETJ, the City will accept sealed engineer's and architect's letters certifying compliance with the approved building inspections. Hutto ISD may use the City's building inspection services or an independent certified inspection company. In no event shall the City be responsible for defects from the approved plans that might normally be discovered during the normal course of full inspections had the City otherwise performed such inspections instead of a certified inspection company. However, Hutto ISD will submit its inspection reports for inclusion in the School Building Permit Record File.

Fire inspections in the building and compliance process will be handled by ESD#3, as applicable.

(m) **Minor Revisions to Approved Development Plan Prior to or During Construction.** Hutto ISD may submit to the City minor revisions to an approved development plan prior to or during construction, which may include utility easements and unforeseen changes as may be necessary for constructability. For purposes of this section, "minor" revisions shall mean project revisions that are occasioned by unforeseen circumstances or events that were not initially contemplated in the approved development plan, but that do not materially alter the proposed

scope, size or function of the project under development. Minor revisions shall be approved by the City's Development Services Department.

(n) Fiscal Surety. In the event Hutto ISD constructs or intends to construct any street, drainage, or utility lines or facilities that are to be dedicated or conveyed to the City for ownership and operation (a "Public Improvement"), Hutto ISD shall not be required to post any escrow, letter of credit, bond or other form of financial guarantee so long as Hutto ISD otherwise delivers to the City a letter of agreement from the Superintendent in a form agreeable to the City, agreeing on behalf of Hutto ISD to construct such public improvements. Hutto ISD shall construct all improvements required by City ordinance and TIA as a condition of approval of a Site Plan, Building Permit, or recordation of Final Plat, as applicable. In the event such Public.

Improvements are constructed, Hutto ISD will provide the standard two-year warranty/maintenance bond (part of construction warranty and bond requirements Hutto ISD will have in place in regards to its Construction Manager.)

V. LANDSCAPING

(a) **City Landscape Regulations.** Because Hutto ISD has specific requirements for safety and security at its educational facilities and since Hutto ISD provides adequate landscaping and tree protection for its educational facilities, the City will provide a review of plans for compliance with the City's landscape and tree ordinance pertaining to interior landscaping that will be approved and modified through the SUP process. Hutto ISD will submit for review all landscaping within the City's right-of-way and/or proposed, dedication of right-of-way that may arise due to development activities.

(b) **Landscape Guidelines.** Hutto ISD will comply with the following landscape guidelines:

- Preserve existing trees where practical, as determined by Hutto ISD;
- Plant material is hardy to the area climate and local soils;
- Plant material is to be low in water requirements;
- All planting beds and tree pits are to be mulched with shredded wood or decomposed granite to retain soil moisture and reduce weed growth;
- Do not plant shrubs at building entrances and parking areas for security reasons;
- Stake trees to prevent wind damage;
- Use plant materials and trees native or adapted to the area (Hutto ISD complies with landscaping standards based on urban forestry planning for Central Texas to include a variety of practical specimens that it will utilize);
- Plant trees a minimum of 2-1/2" caliper in size;
- Provide a watering ring around each tree pit; and
- Plant all trees in native soil amended only with compost.

(c) **Sprinkler Irrigation.** Hutto ISD will comply with the following irrigation standards:

- Irrigate play and athletic fields and high traffic areas, as determined by Hutto ISD;
- Irrigation system will be operated with an automatic controller capable of multiple programs and start times;
- Irrigation system will have a rain and freeze detection switch;
- Adjustable flow controls will be used in areas of high pressure;
- Backflow prevention as per local codes will be installed;
- Sprinkler heads will be nozzled to produce minimal overspray and runoff; and

- Turf will be sectioned separately from shrub and bed areas. Check valves will be used to prevent low head drainage.

VI. LIGHTING, SIGNS, CONSTRUCTION/CONCRETE POURS, DAMAGE TO PUBLIC FACILITIES

(a) **Facility Lighting.** Exterior lighting of any educational facilities of Hutto ISD shall be directed away from existing residential uses and public streets to the extent reasonably practical. Any outdoor competition facilities of Hutto ISD, including, but not limited to, football, baseball or soccer stadiums that provide public seating shall be exempt from any lighting requirements set forth in the City's Codes and Ordinances. Residential uses shall include existing and any planned uses for future residential use.

(b) **Sign Permits.** A sign that will be included within a new educational facility site shall be reviewed by the City and shall require a separate sign permit to be applied for or issued to ensure signs are placed safely, particularly if the sign includes an electronic reader board, or a sign that might obstruct visual clearance. Signage on school facilities and way-finding, directional signs may be exempted.

(c) **Construction/Concrete Pours.** Hutto ISD shall not be exempt from any regulation or ordinance regarding the time of day that construction is undertaken and/or concrete or similar material is poured, laid or constructed at any construction site. In the event Hutto ISD proposes to undertake "early" morning concrete pours, it will first obtain specific approval from the City Manager. If such approval is obtained, the Hutto ISD will post a temporary sign or signs on Hutto ISD property in the best location to notify the citizens of the surrounding area of such pours and shall take all reasonable precautions to assure that such activities will minimize any nuisance(s) to any of the adjacent residents.

(d) **Damage to Public Facilities.** Any utilities, curbs, pavement, sidewalks, structures, or any public facility, etc., on City property or public ROW within City limits that are damaged or removed during construction shall be repaired or replaced by Hutto ISD at no cost to the City.

VII. DISPUTE RESOLUTION

The Parties share a long-term commitment to work collaboratively to establish mutually acceptable land and site development standards and procedures for the construction of Hutto ISD's educational facilities to provide clarity and reduced costs in the school permitting process while ensuring that the public health, safety and welfare are protected. In order to achieve this shared objective, collaboration between the Parties is critical. Accordingly, when consensus cannot be reached on any matter within a reasonable time that may arise under this Agreement, the Parties agree to undertake the following process for dispute resolution:

a. The matter will first be referred to the Hutto City Manager and the Hutto ISD Assistant Superintendent of Operations for recommended solution. The Hutto City Manager and the Hutto ISD Assistant Superintendent of Operations shall make good faith efforts to arrive on a consensus resolution within ten (10) business days.

b. If consensus cannot be reached between the Hutto City Manager and the Hutto ISD Assistant Superintendent of Operations within ten (10) business days of the date of referral to them, the matter in dispute will be submitted by both Parties to non-binding mediation before an independent third-party mediator in Williamson County. The Parties shall mutually agree on the selection of the mediator and, if the Parties are unable to agree, then the mediator shall be selected by the most senior full-time sitting judge of the Williamson County District Court. Both Parties will

equally share the cost of mediation. Mediation shall be a condition precedent to either Party pursuing the dispute in court.

c. If mediation is unsuccessful in arriving at a consensus resolution to the matter in dispute or if the Parties fail to mediate within thirty (30) days after mediation becomes available to the parties under subsection c. above, the Parties may submit the dispute to a Texas district court of competent jurisdiction in Williamson County, Texas.

VIII. MISCELLANEOUS PROVISIONS

(a) **Changed Conditions.** If changed conditions are encountered during the term of this Agreement, the Agreement may be supplemented or amended under terms and conditions mutually agreeable to the Parties, provided that all such changes, amendments, supplements, or modifications shall be in writing and approved by each Party's respective governing body.

(b) **Governing Law.** Each Party will comply with all state and federal laws applicable to this Agreement. This Agreement is subject to all applicable present and future valid laws governing the municipal zoning and the construction of public school facilities. Nothing in this Agreement is to be construed as transferring legal responsibility from one Party to the other.

(c) **Entire Agreement.** This Agreement, including attachments, contains the entire agreement of the Parties hereto with respect to the matters covered by its terms, and it may not be modified in any manner without the express written consent of the Parties. No other agreement, statement, or promise made by or to any party, or made by or to any officer, director, employee, or agent of any party, that is not contained in this Agreement shall be of any force or effect.

(d) **Effect of Partial Invalidity.** If any term(s) or provision(s) of this Agreement are held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the

provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated, unless such holding causes the obligations of the Parties hereto to be impossible to perform or shall render the terms of this Agreement to be inconsistent with the intent of the Parties hereto.

(e) **Immunity.** Neither of the Parties waive or relinquish any immunity or defense on behalf of themselves, their trustees, officers, employees, or agents as a result of its execution of this Agreement and performance of the functions and obligations described herein.

(f) **Budgeted Funds.** The Parties to this Agreement expressly acknowledge and agree that any monies paid pursuant to this Agreement shall be paid from budgeted available funds for the current fiscal year of each such entity.

(g) **Renewal and Extension.** The Parties to this Agreement expressly acknowledge and agree that this Agreement shall be reviewed and renewed by the Parties no less frequently than once every three (3) years; or at any other time at the request of either Party.

(h) **Open Meetings.** The meetings at which this Agreement was approved by the Parties' governing bodies were posted and held in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

This Agreement is executed in counterparts, each of which shall have the full force and effect of an original Agreement, and each of which shall constitute but one and the same instrument.

IN WITNESS THEREOF, the undersigned Parties acting under the authority of their respective governing bodies have caused this Agreement to be duly executed in multiple counterparts, each of which shall constitute an original, all as of the day and year when fully executed and approved by both Parties, which is the date of this Agreement.

CITY OF HUTTO

By: _____
Mike Snyder, Mayor
Date: 1/18/2024

HUTTO INDEPENDENT SCHOOL DISTRICT

By: _____
Bille Logiudice, Board President
Date: _____

ATTEST:

By: _____
Angela Lewis, City Secretary
Date: 1/18/2024

By: _____
Shannon Jacobs, Board Secretary
Date: _____

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