



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, June 4, 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 June 4, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on April 9, 2024 .
- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 7, 2024
- 4.3. Consideration and possible action on the proposed Hutto Mega Techcenter Preliminary Plat, 173.995 acres, more or less, of land, 9 lots, located on US Highway 79 and west of FM 3349.
- 4.4. Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 lots, located on FM 1660 South.

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider possible recommendation to City Council for the zoning change request for the property known as 213 FM 1660 South, 1.08 acres, more or less, of land, located at FM 1660 S and Evans Street, from OT-4R (Urban Residential) to OT-4T (Transition).
- 5.2. Conduct a public hearing and consider action on the proposed Village at Brooklands Preliminary Plat, 10.0 acres, more or less, of land, 2 commercial lots and 1 condominium lot, located on County Road 137.

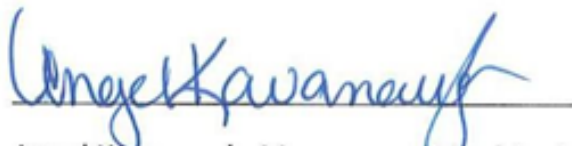
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the June 4, 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 May 31, 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: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on April 9, 2024 .
Meeting: Tuesday, June 4, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission meeting minutes 4.9.2024



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, April 9, 2024 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning meeting was called to order at 7:36 PM

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance: Chair Susanna Boyer, Commissioners Jim Morris, Cheryl Stewart, Bryan Lee, Jerica Lawyer, Tony Wertz

Absent: Vice Chair Hudson

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 April 9, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

Public comment was opened at 7:36 PM closed at 7:36 PM No Public Comment

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on March 5, 2024.

A motion to approve the March 5, 2024 Planning and Zoning meeting minutes was made by Commissioner Bryan Lee, seconded by Commissioner Jim Morris. Motion Passed 6 Ayes to 0 Nays

- 4.2. Consideration and possible action on the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South.

This Item was pulled from consent - discussion ensued. A motion to approve proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South. was made by Commissioner Jim Morris, seconded by Commissioner Cheryl Stewart. Motion passed 6 Ayes to 0 Nays

- 4.3. Consideration and possible action on the proposed Alta Ed Schmidt Final Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on CR 119.

This item was pulled from consent- discussion ensued. A motion was made to approve the proposed Alta Ed Schmidt Final Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on CR 119 by Commissioner Bryan Lee, Seconded by Commissioner Cheryl Stewart. Motion passed 6 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider possible action on the proposed Hutto Gateway Preliminary Plat, 46.777 acres, more or less, of land, located on the east side of County Road 119 and north of Limmer Loop.

Staff presented, discussion ensued. Public hearing opened at 8:07 PM 1 person spoke against Hutto Gateway, public hearing closed at 8:12 PM. A motion was made to approve the proposed Hutto Gateway Preliminary Plat, 46.777 acres, more or less, of land, located on the east side of County Road 119 and north of Limmer Loop by Commissioner Jim Morris, seconded by Commissioner Bryan Lee. Motion passed 5 Ayes to 1 Nay.

- 5.2. Presentation and discussion on the 2025 Capital Improvement Plan.

Presentation and discussion on the 2025 Capital Improvement Plan. Reviewed Facilities and Parks and Recreation. Ashley made changes to the spreadsheet as we went through the different items.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

*possible 2nd meeting in May 2024.

7. ADJOURNMENT

Meeting was adjourned at 10:55 PM

8. CERTIFICATION

I certify that this notice of the April 9, 2024 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on April 5, 2024 before 5:00 P.M.

Planning and Zoning Commission Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 7, 2024
Meeting: Tuesday, June 4, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission Meeting 5.7.2024



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, May 7, 2024 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission Meeting was called to order at 7:00 PM

2. ROLL CALL

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

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 May 7, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There was no public comment

4. CONSENT AGENDA

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 9, 2024.

Item 4.1 was tabled due to the wrong date on the agenda. It needed to be April 9, 2024. Commissioner Tony Wertz made the motion, Seconded by Commissioner Jim Morris Motion to table passed 6 Ayes to 0 Nays

4.2. Consideration and possible action on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 148 lots, located on FM 1660 South.

A motion was made by Vice Chair Rick Hudson to approve Consent Items 4.2, 4.3 and 4.4 as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays

4.3. Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 lots, located on FM 1660 South.

A motion was made by Vice Chair Rick Hudson to approve Consent Items 4.2, 4.3 and 4.4 as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays

4.4. Consideration and possible action on the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres, more or less, of land, 120 residential lots and three open space/drainage lots, located south of CR 132 and North of FM 1660 South.

A motion was made by Vice Chair Rick Hudson to approve Consent Items 4.2, 4.3 and

4.4 as written, seconded by Commissioner Bryan Lee. Motion passed 6 Ayes to 0 Nays

- 4.5. Consideration and possible action on the proposed Alta Ed Schmidt Preliminary Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on CR 119.

Vice Chair Rick Hudson made a motion to approve the proposed Alta Ed Schmidt Preliminary Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on CR 119, seconded by Commissioner Cheryl Stewart. Motion passed 6 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the 2025 Capital Improvement Plan.

Staff and Commissioners Discussed.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

CIAC discussion.

UDC updates have gone out (2)

state conference 3 board members

7. ADJOURNMENT

The meeting was adjourned at 11:56 PM

8. CERTIFICATION

I certify that this notice of the May 7, 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 May 3, 2024 before 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Hutto Mega Techcenter Preliminary Plat, 173.995 acres, more or less, of land, 9 lots, located on US Highway 79 and west of FM 3349.
Meeting: Tuesday, June 4, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

This property is part of the Hutto Megasite that is approximately 451.335 acres and zoned as LI or Light Industrial. The Hutto Megasite was annexed and zoned in September 2019.

This plat is subject to 212.009 Approval Procedure of the Texas Local Government Code and must be approved, approved with conditions, or disapproved within 30 days of the filing of a complete application. Conditional approval or disapproval requires the condition or denial be directly related to the platting requirements and include a code citation.

STAFF REVIEW:

This plat is subject to the shot clock and is recommended for denial per state law. The attached document is the review staff completed that shows the remaining comments.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 2183-PLAT-HuttoMegaTechcenterPrelim-Init-ComlIssued(5-28-24)



May 28, 2024

Westwood PS
Hollis Scheffler
8701 N. MoPac Expwy #320
Austin, TX 78759
hollis.scheffler@westwoodps.com - *communication provided via email*

**RE: Titan Mega Techcenter Preliminary Plat, Hutto, TX 78634
Preliminary Plat Review – Titan Mega Techcenter Preliminary Plat - Comment Report to Initial Submittal
(received 5-7-24)
Project No.: 2183-PLAT**

Ms. Scheffler,

Upon review of the above referenced preliminary plat initial application submitted on May 7, 2024, the following comments are required to be resolved.

Please provide **Update #1** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **both** digital and paper formats (all paper plan set sizes are required for an update submittal). If the plat contains more than one sheet, please combine all sheets into one document file. Send digital update files to: planning@huttotx.gov, reference project number, project name and update number.

Planning Review – Sofia Sierra, Planner (512) 759-4038 – sofia.sierra@huttotx.gov

1. Please see markups.

Engineering Review – Sydnee Best, Plan Review Engineer (512) 759-5960 – sydnee.best@huttotx.gov

2. Please see markups.

Fire Prevention Review – Eric Woods, Fire Marshal. WCESD #3 - (512) 759-2616 – ewoods@huttofirerescue.org

3. Please pay the required fee of \$150.00. Online payment can be made at Huttofirerescue.org, click on the Fire Marshal payment portal.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department

#2183-PLAT - Hutto Mega Techcenter Prelim - Initial 5/28/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Sofia Sierra (sofia.sierra@huttotx.gov)
Matt Rector (matt.rector@huttotx.gov)

Documents

HuttoMegaTechcenterPrelim-Init-Plat(5-7-24).pdf
HuttoMegaTechcenterPrelim-Init-Applic(5-7-24).pdf
HuttoMegaTechcenterPrelim-Init-TIAWksht(5-7-24).pdf

BOUNDARY DESCRIPTION OF 173.995 ACRES

173.995 ACRES OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE EDWARD RYAN SURVEY, ABSTRACT 542, THE THOMAS B. LEE SURVEY, ABSTRACT 740, THE J.J. STUBBLEFIELD SURVEY, ABSTRACT 562, AND THE P.O. DAUGHERTY SURVEY, ABSTRACT 184; SAID 173.995 ACRES BEING ALL OF THE FOLLOWING THREE TRACTS OF LAND, COMPRISING 187.605 ACRES OF LAND:

- THAT CERTAIN TRACT OF LAND DESCRIBED AS 99.584 ACRES IN A SPECIAL WARRANTY DEED FROM MORRIS WAYNE KRUEGER AND MICHAEL RAY KRUEGER TO TITAN MEGA LAND INVESTORS, LLC, DATED APRIL 28, 2022, AND RECORDED AS DOCUMENT NUMBER 2022053902, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS,
- THAT CERTAIN TRACT OF LAND DESCRIBED AS 43.992 ACRES IN A SPECIAL WARRANTY DEED FROM SUZAN CARLA BROWNING TO TITAN MEGA LAND INVESTORS, LLC, DATED APRIL 29, 2022, AND RECORDED AS DOCUMENT NUMBER 2022053903, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS,
- THAT CERTAIN TRACT OF LAND DESCRIBED AS 44.029 ACRES IN A SPECIAL WARRANTY DEED FROM TREILA KRUEGER AERY TRUST TO TITAN MEGA LAND INVESTORS, LLC, DATED MAY 25, 2022, AND RECORDED AS DOCUMENT NUMBER 2022065237, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS;

SAVE AND EXCEPT THE FOLLOWING TWO TRACTS, COMPRISING 13.622 ACRES OF LAND:

- THAT CERTAIN TRACT OF LAND DESCRIBED AS 6.738 ACRES IN A SPECIAL WARRANTY DEED FROM TITAN MEGA LAND INVESTORS LLC TO CITY OF HUTTO, TEXAS, DATED JANUARY 19, 2024, AND RECORDED AS DOCUMENT NUMBER 2024004521, WILLIAMSON COUNTY, OFFICIAL PUBLIC RECORDS;
- THAT CERTAIN TRACT OF LAND DESCRIBED AS 6.884 ACRES OF LAND CONVEYED TO THE PUBLIC AND RECORDED IN DOCUMENT NUMBER _____, WILLIAMSON COUNTY, OFFICIAL PUBLIC RECORDS.

LEAVING 173.995 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 6.738 ACRE TRACT, IN THE NORTHWEST LINE OF SAID 44.029 ACRE TRACT AND THE EAST LINE OF A 47.00 ACRE REMAINDER OF A 124.37 ACRE TRACT DESCRIBED IN A QUITCLAM DEED FROM CAROL CORLEY NELSON TO TRJ NELSON PARTNERSHIP, DATED JUNE 16, 2008, AND RECORDED AS DOCUMENT NUMBER 2008056888, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING MARKED BY A SET 1/2 - INCH IRON ROD WITH CAP STAMPED "WESTWOOD AUSTIN";

THENCE N 77°18'44" E, ALONG THE COMMON LINE BETWEEN SAID 6.738 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AT 1,160.70' PASSING THE EAST LINE OF SAID 44.029 ACRE TRACT, SAID CORNER BEING MARKED WITH A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET, AT 2,121.87' PASSING THE EAST LINE OF SAID 43.992 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 99.584 ACRE TRACT, SAID CORNER BEING MARKED WITH A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET, CONTINUING FOR A TOTAL DISTANCE OF 4,192.04' TO THE SOUTHEAST CORNER OF SAID 6.738 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING MARKED WITH A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET, SAID CORNER BEING LOCATED S 08°49'43" W 75.24' OF THE NORTHEAST CORNER OF SAID 6.783 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A 20.65 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM VIRGINIA LOUISE CRUNK TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B, DATED APRIL 24, 2018, AND RECORDED AS DOCUMENT NUMBER 2018034372, SAID CORNER BEING MARKED WITH A SET 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN";

THENCE S 08°49'43" W 2,552.72' ALONG THE COMMON LINE BETWEEN SAID 99.584 ACRE TRACT AND SAID 20.65 ACRE TRACT TO THE SOUTHEAST CORNER OF SAID 99.584 ACRE TRACT, SAME BEING THE NORTHERNMOST NORTHEAST CORNER OF A 224.42 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM WALLIN FARM & RANCH PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B, DATED APRIL 25, 2018, AND RECORDED AS DOCUMENT NUMBER 2018036400, SAID CORNER BEING MARKED WITH A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET;

THENCE N 82°45'58" W 1,879.11' ALONG THE COMMON LINE BETWEEN SAID 99.584 ACRE TRACT AND SAID 224.42 ACRE TRACT TO THE EAST LINE OF SAID 6.884 ACRE TRACT, SAID CORNER BEING MARKED WITH A 2-INCH IRON PIPE FOUND;

THENCE WITH THE COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND SAID 6.884 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N 07°35'14" E 23.55' TO A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET;
2. N 82°29'57" W 67.92' TO A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET;
3. S 65°23'19" W 44.01' TO A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET;
4. S 11°54'01" W 49.98' TO A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;
5. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 160.02', AN ARC LENGTH OF 127.15' AND A CHORD BEARING AND DISTANCE OF S 24°27'42" W 123.83' TO A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
6. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 702.17', AN ARC LENGTH OF 304.97', AND A CHORD BEARING AND DISTANCE OF S 84°35'22" W 302.58' TO A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET FOR THE END OF SAID CURVE;
7. N 82°42'40" W 1554.12' TO THE NORTHWEST CORNER OF SAID 6.884 ACRE TRACT IN THE NORTHWEST LINE OF SAID 44.029 ACRE TRACT AND THE EAST LINE OF A 124.4 ACRE TRACT DESCRIBED IN A GIFT DEED FROM MARVIN KRUEGER AND LUCIA KRUEGER TO MICHAEL RAY KRUEGER, DATED DECEMBER 18, 1998, AND RECORDED AS DOCUMENT NUMBER 9875367, SAME BEING THE SOUTHWEST CORNER OF SAID 44.029 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING MARKED BY A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET;

THENCE N 07°23'10" E 206.39' WITH THE COMMON LINE BETWEEN SAID 44.029 ACRE TRACT AND SAID 124.4 ACRE TRACT AND THE HEREIN DESCRIBED TRACT TO THE NORTHEAST CORNER OF SAID 124.4 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A 47.00 ACRE REMAINDER OF A 124.37 ACRE TRACT DESCRIBED IN A QUITCLAM DEED FROM CAROL CORLEY NELSON TO TRJ NELSON PARTNERSHIP, DATED JUNE 16, 2008, AND RECORDED AS DOCUMENT NUMBER 2008056888, SAID CORNER BEING MARKED WITH A LEANING CONCRETE MONUMENT FOUND;

THENCE N 07°25'01" E 1,149.16' WITH THE COMMON LINE BETWEEN SAID 44.029 ACRE TRACT SAID 47.00 ACRE TRACT TO THE POINT OF BEGINNING;

CONTAINING: 173.995 ACRES (7,579,202 SQUARE FEET) ACRES OF LAND, MORE OR LESS.

BENCH MARK LIST

BM# 1: COTTON SPINDLE SET ON THE SOUTH END OF A DRIVEWAY, BEING ±30' SOUTH OF THE PAVEMENT OF U.S. 79 , AND BEING ± 18' SOUTHEAST OF CULVERT ON THE WEST SIDE OF SAID DRIVEWAY, AND BEING ± 751' NORTHEAST OF THE NORTHWEST CORNER OF THE PROPERTY DEPICTED HEREON.	GRID COORDINATES: N= 10,175,100.45 E= 3,186,855.26 ELEV=662.175'
BM# 2: MAG NAIL WITH SHINER SET ON THE EAST SIDE OF A DRIVEWAY, BEING ± 15' SOUTH OF THE PAVEMENT OF U.S. 79, AND BEING ± 10' NORTHWEST OF CULVERT ON THE EAST SIDE OF SAID DRIVEWAY, AND BEING ± 928' NORTHWEST OF THE NORTHEAST CORNER OF THE PROPERTY DEPICTED HEREON.	GRID COORDINATES: N= 10,175,686.74 E= 3,189,367.16 ELEV=654.104'

Provide benchmark with vertical datum

OWNER OF RECORD:
TITAN MEGA LAND INVESTORS
6300 RIVERSIDE PLAZA LN. NW, SUITE 200
ALBUQUERQUE, NEW MEXICO 87120

DEVELOPER:
TITAN DEVELOPMENT
6300 RIVERSIDE PLAZA LN. NW, SUITE 200
ALBUQUERQUE, NEW MEXICO 87120

ENGINEER/APPLICANT:
WESTWOOD PROFESSIONAL SERVICES, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: HOLLIS ANN SCHEFFLER

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: MICHAEL JACK NEEDHAM

Provide name of person signing plat

R.O.W. AREA TABLE		
LOT	SF	ACRES
STREET B	125,919	2.891
BLOCK A AREA TABLE		
LOT	SF	ACRES
LOT 1 BLOCK A	602,291	13.827
LOT 2 BLOCK A	1,401,786	32.181
LOT 3 BLOCK A	1,023,241	23.490
LOT 4 BLOCK A	592,515	13.602
LOT 5 BLOCK A	835,018	19.169
BLOCK B AREA TABLE		
LOT	SF	ACRES
LOT 1 BLOCK B	538,996	12.374
LOT 2 BLOCK B	665,746	15.283
LOT 3 BLOCK B	1,171,193	26.887
LOT 4 BLOCK B	622,499	14.291
TOTAL	9 LOTS, 2 BLOCKS	7,579,202
		173.995

Parkland letter of intent is missing

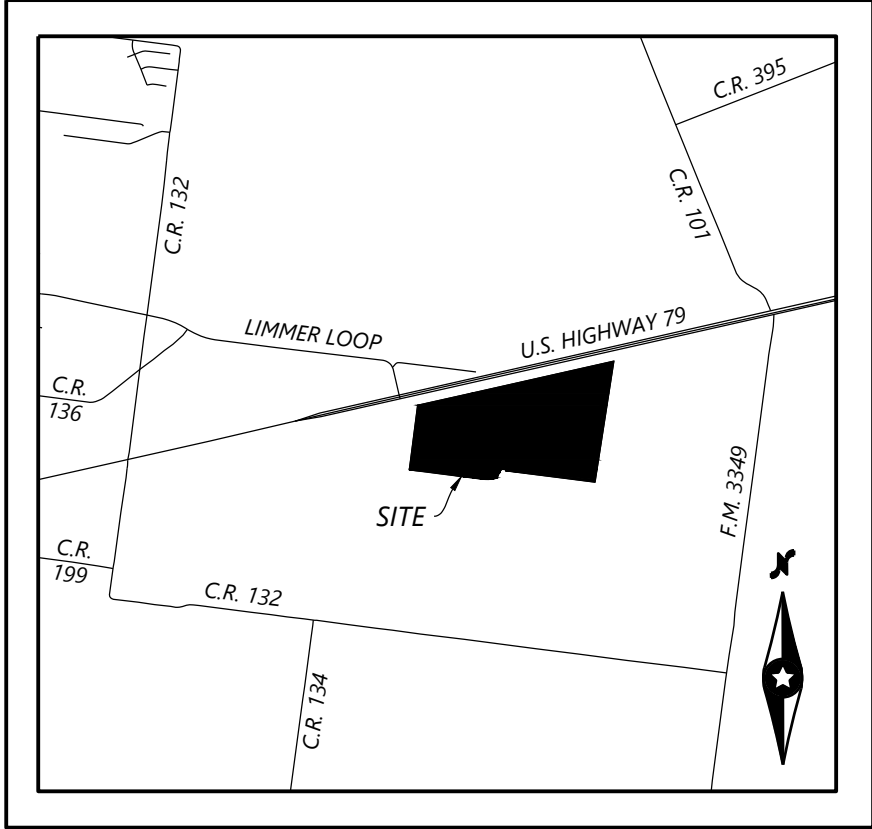
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	45°31'41"	160.02'	127.15'	67.15'	S 24°27'42" W	123.83'
C2	24°53'06"	702.17'	304.97'	154.93'	S 84°35'22" W	302.58'
C3	31°06'59"	491.06'	266.69'	136.72'	N 8°15'58" W	263.42'
C4	31°06'59"	561.07'	304.71'	156.21'	S 8°15'58" E	300.98'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 07°35'14" E	23.55'
L2	N 82°29'57" W	67.92'
L3	S 65°23'19" W	44.01'
L4	S 11°54'01" W	49.98'
L5	N 82°42'29" W	22.50'
L6	N 82°45'58" W	50.00'
L7	N 42°18'28" E	48.01'
L8	S 47°41'32" E	33.61'
L9	N 23°49'28" W	47.44'
L10	S 23°49'28" E	62.55'
L11	N 07°25'01" E	74.54'
L12	S 08°49'43" W	75.24'

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

ENGINEERING REVIEW
Review is for general compliance only. Sole responsibility for correctness remains with the Engineer of Record.
☒ No Exceptions Taken
☒ Denied, Revise and Resubmit.
05/28/2024

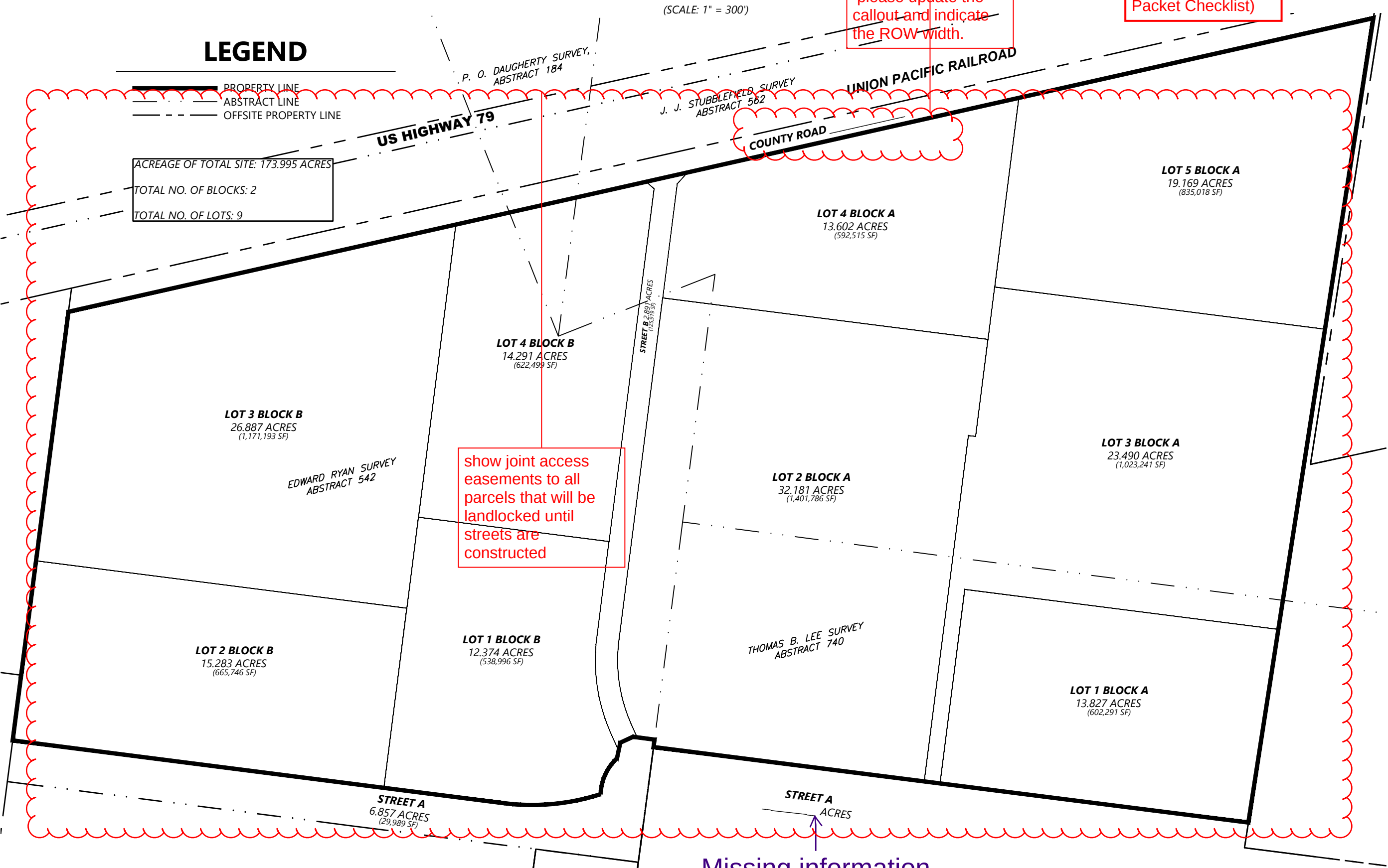
VICINITY MAP



WILLIAMSON COUNTY, TEXAS
(SCALE: 1" = 4000')

SITE MAP

(SCALE: 1" = 300')



Missing information

SCALE:	1" = 300'
CHECKED:	REH
DRAWN:	LHR
FIELD CREW:	NJM
FIELD WORK DATE:	1/31/2024

INITIAL ISSUE:	03/13/2024
REVISIONS:	
△	####
△	####
△	####
△	####
△	####
△	####

HUTTO MEGA TECHCENTER

HUTTO, TEXAS

Westwood

Phone (512) 360-9938 8701 N. Mopac Expy., Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodsps.com

Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

PRELIMINARY PLAT

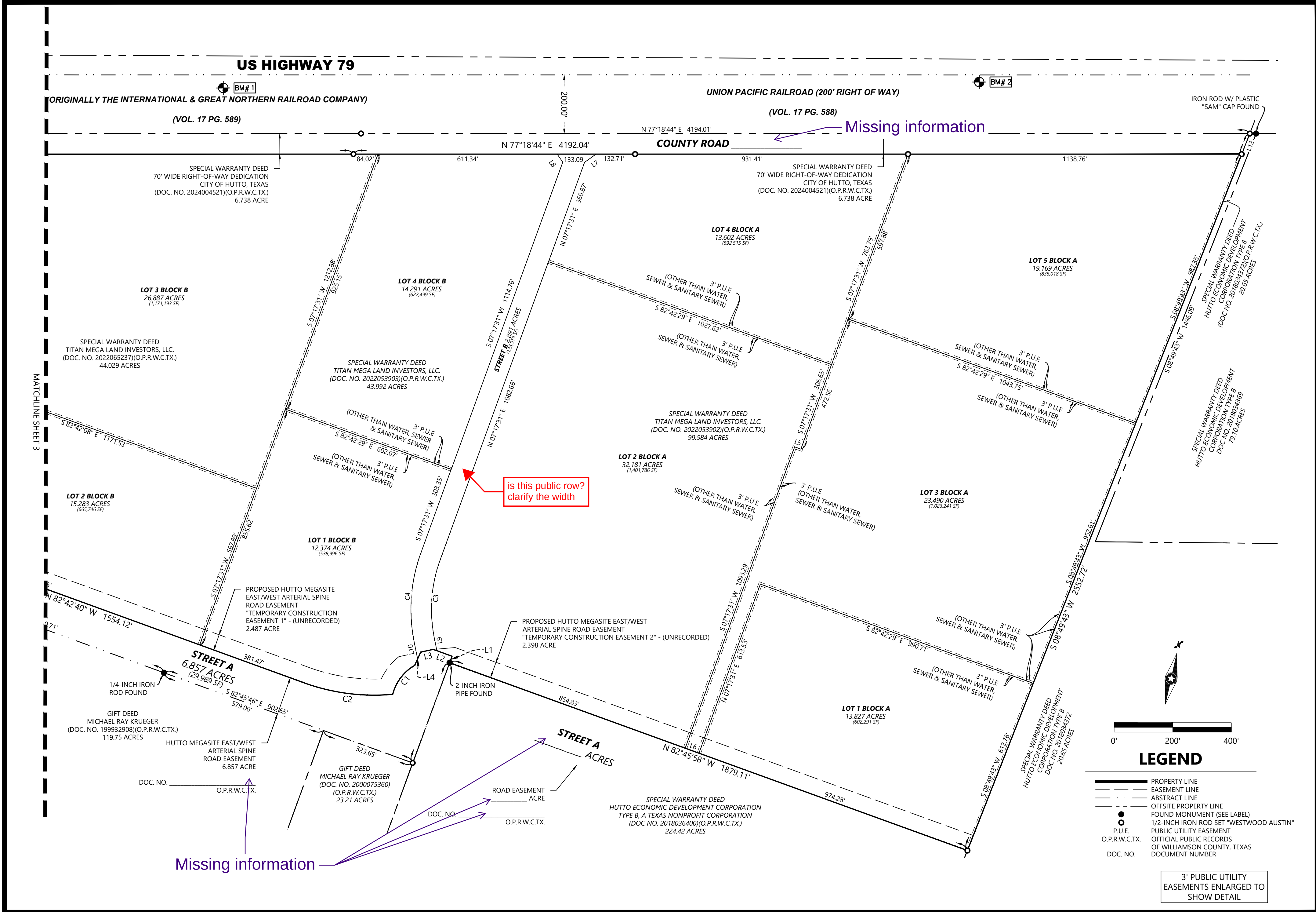
PROJECT NUMBER : R0039547.03 DATE: 4/15/2024

SHEET NUMBER:

1

OF

4



SCALE:	1" = 200'
CHECKED:	REH
DRAWN:	LHR
FIELD CREW:	NJM
FIELD WORK DATE:	1/31/2024
INITIAL ISSUE:	03/13/2024
REVISIONS:	
####	####
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PRELIMINARY PLAT

PROJECT NUMBER : R0039547.03 DATE: 4/15/2024

SHEET NUMBER:

2

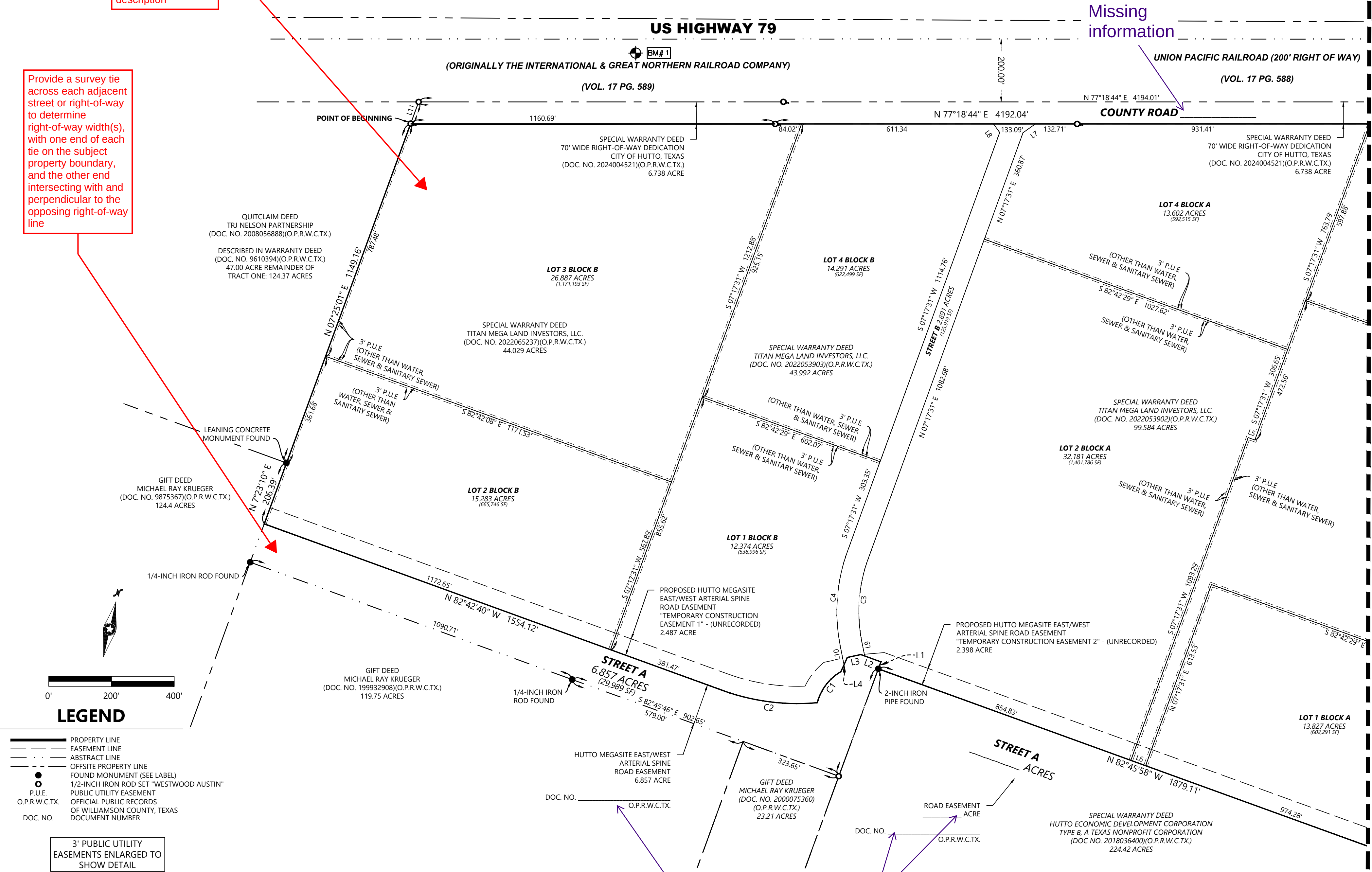
OF

4

Provide point of beginning labeled on plat and described in a meters and bounds description

Provide a survey tie across each adjacent street or right-of-way to determine right-of-way width(s), with one end of each tie on the subject property boundary, and the other end intersecting with and perpendicular to the opposing right-of-way line

Missing information



SCALE:	1" = 200'
CHECKED:	REH
DRAWN:	LHR
FIELD CREW:	NUM
FIELD WORK DATE:	1/31/2024
INITIAL ISSUE:	03/13/2024
REVISIONS:	
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PRELIMINARY PLAT

PROJECT NUMBER : R0039547.03 DATE: 4/15/2024

SHEET NUMBER:

3 OF

4

"No building, fencing, landscaping or structures are allowed within any drainage easement unless expressly permitted by the City of Hutto" note missing

Remove language - preliminary plats don't get recorded

PLAT NOTES

PLANNING AND ZONING COMMISSION

- 1. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- 2. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- 3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 4. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- 5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 6. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 7. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO.
- 8. 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.
- 9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO ; WASTEWATER: CITY OF HUTTO ; ELECTRIC: ONCOR ELECTRIC DELIVERY ; GAS (NATURAL OR PROPANE): ATMOS
- 10. UTILITY NOTE WITHIN CCN: WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE BY THE CITY OF HUTTO AND/OR/ HUTTO EDC PER EXISTING AGREEMENTS.
- 11. FLOODPLAIN NOTE: NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481079 0520 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 13. NO ONSITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED. STORMWATER IS BEING PROVIDED BY OFFSITE IMPROVEMENTS CONSTRUCTED BY THE CITY OF HUTTO EDC.
- 14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 15. THIS SUBDIVISION IS ZONED LIGHT INDUSTRIAL (LI).
- 16. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.

SURVEY NOTE

BEARING SURVEY FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), TEXAS CENTRAL ZONE 4203. DISTANCES AND AREAS REPORTED HAVE BEEN SCALED BY APPLYING THE SURFACE ADJUSTMENT FACTOR OF 1.0001200000.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

Provide all COH notes per the application checklist

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS ____ DAY OF ____, 2024.

MICHAEL J. NEEDHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5183 STATE OF TEXAS

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED

ENGINEER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, HOLLIS A. SCHEFFLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED BY ZONE A FLOOD AREA, AS DENOTED HEREIN AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NO. 481079 0520 F, EFFECTIVE DATE DECEMBER 20, 2019 AND THAT EACH LOT CONFORMS TO THE CITY OF HUTTO REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS ____ DAY OF ____, 2024.

HOLLIS A. SCHEFFLER
REGISTERED PROFESSIONAL ENGINEER
NO. 136049 STATE OF TEXAS

DEVELOPMENT SERVICES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO ON THE ____ DAY OF ____, 20__.

ASHLEY BAILEY, AICP
DIRECTOR OF DEVELOPMENT SERVICES

OWNER'S CERTIFICATE

TITAN MEGA LAND INVESTORS, LLC, SOLE OWNER OF THAT CERTAIN 44.029 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022065237 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THAT CERTAIN 43.992 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022053903 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN 99.584 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022053902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. TITAN MEGA LAND INVESTORS, LLC, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS HUTTO MEGA

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF ____, 20__.

OWNER/DEVELOPER:

TITAN MEGA LAND INVESTORS, LLC

STATE OF ____ §

COUNTY OF ____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED (OWNER), KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF ____
MY COMMISSION EXPIRES ON: ____

COUNTY CLERK'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 20__, A.D., AT ____ O'CLOCK, __M., AND DULY RECORDED THIS THE ____ DAY OF ____, 20__, A.D., AT ____ O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. ____.

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

NANCY RISTER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: ____, DEPUTY

Provide name of person signing

County Clerk's certificate is only for Final Plats as Preliminary Plats don't get recorded

HUTTO MEGA TECHCENTER
HUTTO, TEXAS

Westwood

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Toll Free (888) 937-5150 Austin, TX 78759
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Westwood Professional Services, Inc.
TBP&LS ENGINEERING FIRM REGISTRATION NO. 11756
TBP&LS SURVEYING FIRM REGISTRATION NO. 10074301

PRELIMINARY PLAT

PROJECT NUMBER : R0039547.03 DATE: 4/15/2024

SHEET NUMBER:

4

OF

4



PRELIMINARY PLAT APPLICATION

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

PROJECT NAME:

Hutto Mega Techcenter

PROJECT ADDRESS: 11700 Highway 79, Hutto, TX 78634

Total acreage 173.995

Proposed use Light Industrial

Location: 11700 Highway 79, Hutto, TX 78634

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

Incomplete submittals will not be accepted for review

In General:

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

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

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

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

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

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

REQUIRED FOR SUBMITTAL

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

provide TIAk

provide summary letter

Why is this NA?

Letter(s) shall be provided for all items marked as N/A to justify them as not applying.

October 2021

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

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

Plat Application Fee		\$1,575
Number of development lots	9 x\$25/lot	\$ 225
Number of other lots (alleys, drainage, open space, etc)	x\$25/lot	\$
Total acreage of right-of-way	2.891 x\$20/ac	\$ 57.82
GIS Fee		\$25
Technology Fee		included with application fee
Total Fee		\$1,882.82

WAIVER OF RIGHTS ACKNOWLEDGEMENT

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

FOR DEPARTMENT USE ONLY:

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



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: Hutto Mega Techcenter APPLICATION TYPE: Preliminary Plat

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

Name: Hollis Scheffler
Company Name: Westwood PS
Address: 8701 N. Mopac Expy, Austin, Texas 78759
Phone: 512-485-0831 Email: hollis.scheffler@westwoodps.com

PROPERTY INFORMATION

Address: 11700 Highway 79, Hutto, TX 78634
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. 2022053902; 2022053903; 2022065237
City Limits or ETJ: City Limits Current Zoning District: Light Industrial

PROPERTY OWNER INFORMATION

Name: Titan Mega Land Investors LLC
Company Name: Titan Development
Address: 4903 Woodrow Unit A, Austin, TX 78756
Phone: 512-720-7200 Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

[Signature] Titan Mega Land Investors, LLC
Property Owner Signature Property Owner Printed Name

4.23.2024
Date

THE STATE OF TEXAS

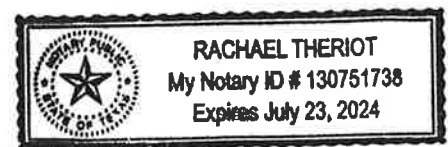
COUNTY OF TRAVIS

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

Given under my hand and seal of office this 23rd day of April, 2024 A.D.

[Signature]
Notary Public Signature

Rachael Theriot
Notary Public Printed Name



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

Revised 2022

PLAT CONTENT REQUIREMENTS

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

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

REQUIRED PLAT NOTES (AS THEY APPLY)

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

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

OR

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

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

ADDITIONAL NOTES FOR RESIDENTIAL PLATS:

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

ADDITIONAL NOTES FOR COMMERCIAL PLATS:

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

Parkland Letter of Intent

PROJECT NAME: _____

PROJECT ADDRESS: _____

Total acreage _____ Proposed zoning _____

Location: _____

☐ Preliminary Plat

☐ Final Plat

Parkland Contribution

All parkland dedication and or fees in lieu of dedication shall be in conformance with 10.609 of Hutto's Unified Development Code, as amended. Potential parkland dedication must be approved by the Parks and Recreation Director or designated agents at the conceptual plan stage, and approved by the Parks Advisory Board and Parks and Recreation Director at the preliminary plat stage.

Number of park acres *required* to be conveyed:

Number of park acres *proposed* to be conveyed:

AND / OR

Amount required for Fee in Lieu of Parkland Conveyance:

Property owner or authorized agent

Signature: _____

Printed Name: _____ Date: _____

Contact Person: _____

Phone: _____ Fax: _____ Email: _____

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment	Fees paid	Parks Mtg. date	Approved



CITY OF HUTTO
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET
 APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Hutto Mega Techcenter
 LOCATION: _____
 APPLICANT'S AGENT: FIRM NAME Westwood (ENGINEER NAME) Hollis Scheffler
 TELEPHONE NO.: 512.485.0831 APPLICANT'S EMAIL ADDRESS hollis.scheffler@westwoodps.com
 APPLICATION STATUS: DEVELOPMENT ASSESSMENT; ZONING SITE PLAN: OTHER:

EXISTING:

PARCEL NUMBER	BLDG SQ.FT.	LAND USE	ITE CODE	DAILY TRIP RATE/EQ	DAILY TRIPS
		N/A			

PROPOSED:

TRACT NUMBER	BLDG SQ.FT.	LAND USE	ITE CODE	DAILY TRIP RATE/EQ	DAILY TRIPS	AM / PM TRIP RATE/EQ	AM TRIPS	PM TRIPS
Phase 1	244,640	High-Cube Transload and Short-Term Storage Warehouse	154	T=1.40	314	T=0.08/0.10	18	22
Phase 2	378,560				530		30	38
Phase 3	1,027,440				1,438		82	103
Phase 4	435,240				609		35	44
Phase 5	699,400				979		56	70
TOTAL	2,765,280			Total	3,870		221	277

ABUTTING ROADWAYS

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION*

*Classification reflects Mobility Master Plan, 2018

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application. Therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.



AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 lots, located on FM 1660 South.
Meeting: Tuesday, June 4, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The entire Gola property is approximately 198 acres and includes 576 residential lots, 15 open space lots and one (1) amenity lot. The applicant submitted the subject property for annexation in May 2021 and the property was zoned SF-1. The preliminary plat was also approved on May 6, 2021. The Zoning Board of Adjustment approved the variance request for the Riparian Setback on December 1, 2021. Phase 3 includes 126 residential lots and 5 open space/drainage lots.

WEST: ETJ, Proposed Heritage Mill Addition, Residential

NORTH: ETJ, Vacant and Residential

EAST: Light Industrial, City South Wastewater Treatment Plant

SOUTH: ETJ, Residential

SUMMARY OF REQUEST:

This property is part of the Gola Subdivision approved in April 2021. This tract will gain access through the construction of 3,975 linear feet of new residential roadways, connecting to Phase 1 and providing access to future phases as well. There are two sidewalk notes on the plat indicating sidewalks and street tree placement throughout the neighborhood (Plat Notes 9 and 10). The property will be served by Hutto water and wastewater and each residential lot will be subject to the Traffic Impact Fee as approved in the Development Agreement.

This plat is subject to 212.009 Approval Procedure of the Texas Local Government Code and must be approved, approved with conditions, or disapproved within 30 days of the filing of a complete application. Conditional approval or disapproval requires the condition or denial be directly related to the platting requirements and include a code citation.

STAFF REVIEW:

This plat is subject to the shot clock and is recommended for denial per state law. The attached document is the review staff completed that shows the remaining comments.

FISCAL NOTES:

AGENDA ITEM REPORT

4.4.



POLICY IMPLICATIONS:

ATTACHMENTS:

1. #2173-PLAT - Gola Subdivision Ph 3 FP - Update #2 Staff Comments

#2173-PLAT - Gola Subdivision Ph 3 FP - Update #1 5/30/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Sofia Sierra (sofia.sierra@huttotx.gov)

Documents

GolaPh3FP-U1-DrainRpt(5-21-24).pdf
GolaPh3FP-U2-ComResp(5-22-24).pdf
GolaPh3FP-U2-Plat(5-22-24).pdf

Gola Phase 3

Ashton Woods

Drainage Impact Analysis

Williamson County, Texas



5/21/2024

BGE, Inc.
TBPE Registration No. F-1046

BGE Project No. 9639-00
May 2024



ENGINEERING REVIEW
Review is for general compliance only. Sole
responsibility for correctness remains with the
Engineer of Record.
☒ No Exceptions Taken
☐ Correct, Revise and Resubmit.
05/30/2024

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Appendices

Appendices

Appendix A:

- Location Map
- Drainage Area Delineations (Overall Pre- and Post-Development)
- Existing Conditions Basin (HEC-HMS)
- Proposed Conditions Basin (HEC-HMS)

Appendix B:

- Existing and Proposed Curve Number Summary

Appendix C:

- Time of Concentration Calculations

Appendix D:

- HEC-HMS (Electronic Files)

Appendix E:

- Pre-Development vs. Post-Development Flow Comparison @ POI-1

Appendix F:

- Williamson County Subdivision Regulations Exhibit 1 – Detention Exempt Stream Reach Map – POI-2

Appendix G:

- FEMA FIRM Panels

not within this PDF

Provide this
information in this
PDF

Section 1

Introduction

1.1 General

This report presents the results of a hydrologic analysis to define the drainage impact at the outfall locations along the Gola property boundary. The subject property is in Williamson County and the City of Hutto city limits. The phase 3 plan proposes 126 single family residences and 3,990 linear feet of public roadways within 21.86 acres. **A Location Map** is presented in **Appendix A** of this report.

Based on the preliminary Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 48491C0520F and 48491C0675F dated December 20, 2019, Creek is designated as a Zone AE (1-percent annual chance flood with base flood elevation determined) floodplain. The Brushy Creek flood designation begins in the City of Cedar Park and conveys drainage east, before crossing the southern portion of the Gola Subdivision and continuing east. The purpose of this report is to analyze the pre- and post-developed flow rates at J_BRC_670. In the post-development conditions, a detention facility is not required to reduce the post-development flows to the pre-development values due to the timing of peak flows draining to J_BRC_670.

routing map?

Section 2 Methodology

2.1 Hydrology

The HEC-HMS 4.2.1 computer program developed by the Hydrologic Engineering Center of the U. S. Army Corps of Engineers (USACE) is used in this analysis to estimate peak flow rates at the POI-2 junction. Peak flow rates are computed along the watercourse for the existing and proposed conditions 50%, 10%, 4%, and 1% annual chance (2-, 10-, 25-, and 100-year) storm events. This section describes the input parameters used in this study. The existing and proposed conditions HEC-HMS model is included in **Appendix D** of this report

as digital files,
therefore not within
this PDF report

2.1.1 Precipitation

The precipitation depths for each frequency design storm are taken from NOAA's National Weather Service's Hydrometeorological Design Studies Center Database (NOAA Atlas 14 Point Precipitation Frequency Estimates Table). **Table 1** presents the cumulative storm depths for the various storms used in this study. Each of these precipitation depths is distributed as a hyetograph assuming a 24-hour NRCS Type III distribution.

**Table 1. Depth-Duration Frequency of Precipitation for City of Hutto
(NOAA Atlas 14, Volume 8, Version 2)**

Storm Duration	Storm Event			
	2-Year (50%)	10-Year (10%)	25-Year (4%)	100-Year (1%)
24-hour	3.99	6.43	8.23	11.6

2.1.2 Drainage Area

The POI watersheds are delineated using two-foot contour interval topography data generated from LIDAR mapping technology provided by the Texas Natural Resources Information System (TNRIS). See **Appendix A** for the illustration of the drainage area delineation. **Appendix A** also includes the **Existing** and **Proposed Conditions Basins** used in the HEC-HMS models.

2.1.3 Infiltration Losses

The U.S. Department of Agriculture Natural Resource Conservation Service (NRCS, formerly the Soil Conservation Service, SCS) has developed a rainfall runoff index, the runoff curve number (CN), which considers such factors as soil characteristics, land use/land condition, and antecedent soil moisture to derive a generalized rainfall runoff relationship for a given area. A description of these components and the equations for calculating runoff depth from rainfall are provided below.

The NRCS classifies soils into four hydrologic soil groups: A, B, C and D. These groups indicate the runoff potential of a soil, ranging from a low runoff potential (group A) to a high runoff potential (group D). The CN is estimated for each drainage area based on the information provided in the soil survey of Williamson County, Texas.

The NRCS provides runoff curve numbers for three Antecedent Runoff Conditions (ARC): I, II and III. ARC I represents dry soil conditions and ARC III represents saturated soil conditions. ARC II, which represents average soil moisture conditions, is assumed for this analysis. Runoff curve numbers vary from 0 to 100, with the smaller values representing lower runoff potential and the larger values representing higher runoff potential. Impervious cover values are entered separately from CN values into the HEC-HMS model.

There are two factors that play a significant role in the determination of curve numbers, one being the “hydrologic soil group” and the other one being the “land use”. For determination of the hydrologic soil group, a soil survey was completed on the United States Department of Agriculture Natural Resources Conservation Service’s website. Most of the soils within the drainage areas fall into the NRCS Soil Group D classification. The remaining soils consist of Soil Group B and C. Land uses were determined based on an aerial image dated 11/22/2019 taken from Google Earth. The pre-development drainage area incorporates undeveloped land consisting of mainly row crops with a few residential areas along with pastures. For the post-development conditions, the drainage areas incorporating the Gola Subdivision were assumed to contain residential lots with lots 1/8 to 1/4-acre lot sizes. ARC II is assumed for this analysis. The existing and proposed curve number calculations are included in **Appendix B**.

The runoff from pervious areas is estimated using the selected CN value and the following equations:

$$Q = (P - 0.2 \times S)^2 / (P + 0.8 \times S) \quad \text{Equation 1}$$

And

$$CN = 1000 / (10 + S) \quad \text{Equation 2}$$

Where:

- Q = depth of runoff (in),
- P = depth of precipitation (in),
- S = potential maximum retention after runoff begins, and
- CN = runoff curve number.

2.1.4 Unit Hydrograph Method

A rainfall/runoff transformation is required to convert rainfall excess (total rainfall minus infiltration losses) into runoff from a particular subarea. The SCS Storm in HEC-HMS is used in this analysis to generate runoff hydrographs for all for points-of-interest. This method requires only one input parameter, lag time (T_{LAG}).

The dimensionless unit hydrograph developed by the NRCS (**Figure 1**) was developed by Victor Mockus and presented in *National Engineering Handbook, Section 4, Hydrology*, published by the U. S. Natural Resource Conservation Service. The dimensionless unit hydrograph has its ordinate values expressed in a dimensionless ratio, q/q_p , and its abscissa values as t/T_p . This unit hydrograph has a point of inflection approximately 1.7 times the time-to-peak (T_p), and the time-to-peak 0.2 of the time-of-base (T_b) (NRCS 1985).

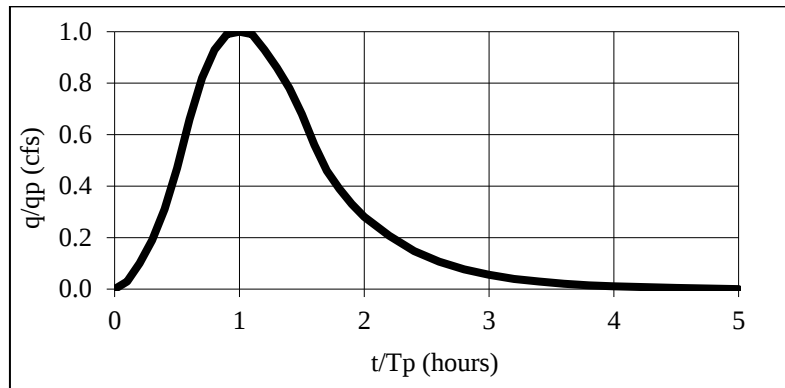


Figure 1. NRCS Unit Hydrograph

Input data for this method consists of a single parameter, T_{LAG} , which is equal to the time (hours) between the center of mass of rainfall excess and the peak of the unit hydrograph (NRCS 1985).

The time-to-peak is computed using the following equation:

$$T_{PEAK} = \Delta t/2 + T_{LAG} \quad \text{Equation 3}$$

Where:

- T_{PEAK} = time to peak of the unitgraph (hrs)
- Δt = computation interval / duration of unit excess (hrs)
- T_{LAG} = watershed lag (hrs)

The peak flow rate of the unit graph is computed using the following equation:

$$qp = 484A/T_{PEAK} \quad \text{Equation 4}$$

Where:

- qp = peak flow rate of the unitgraph (cfs/in)
- A = watershed area (sq mi)

2.1.5 Time of Concentration

The NRCS method assumes that the lag time of a watershed is 60 percent of the watershed's time of concentration. The time of concentration is the time for runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed (NRCS 1985). The time of concentration may be estimated by calculating and summing the travel time for each sub-reach defined by the flow type: sheet flow, shallow concentrated flow, and channelized flow (including roadways and storm sewers). The methods prescribed in the NRCS' Technical Release 55 (TR55) are used to determine the times of concentration for each flow segment in this analysis. **Appendix C** shows the existing and proposed conditions time of concentrations calculations for this analysis utilizing each typical flow segment presented below.

2.1.5.1 Sheet Flow (<100 feet)

Sheet flow is flow over plane surfaces. It usually occurs in the headwater of streams. With sheet flow, the friction value (Manning's n) is an effective roughness coefficient that includes the effect of raindrop impact, drag over the plane surface, obstacles such as litter, crop ridges, and rocks, and erosion and transportation of sediment. These n values are for very shallow flow depths of approximately 0.1 foot. Assuming sheet flow of less than 100 feet, travel time is computed as follows:

$$Tt = (0.007 \times (n \times L)^{0.8}) / (P_2^{0.5} \times s^{0.4}) \quad \text{Equation 5}$$

Where:

- Tt = travel time (hr),
- n = Manning's roughness coefficient,
- L = flow length (ft),
- P_2 = 2-year, 24-hour rainfall (in), and
- s = slope of ground (ft/ft).

2.1.5.2 Shallow Concentrated Flow

After a maximum of 100 feet, sheet flow usually becomes shallow concentrated flow. The average velocity for this flow can be determined from the following figure (**Figure 2**) in which average velocity is a function of watercourse slope and type of channel.

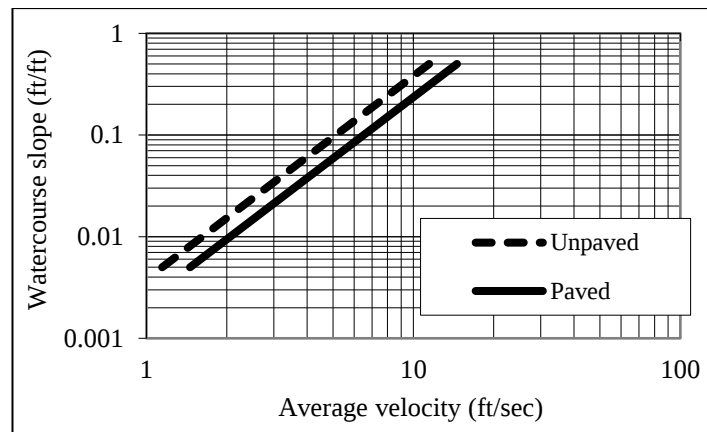


Figure 2: Average Velocities for Estimating Travel Time in Shallow Concentrated Flow Segments

After determining the average velocity, the following equation is used to compute travel time:

$$Tt_{UNPAVED} = L / (3600 \times 16.1345 \times s^{0.5}) \quad \text{Equation 6}$$

$$Tt_{PAVED} = L / (3600 \times 20.3282 \times s^{0.5}) \quad \text{Equation 7}$$

Where:

- Tt = travel time (hr),
- L = flow length (ft),
- s = slope of the ground (ft/ft), and
- 3,600 = conversion factor from minutes to hours.

2.1.5.3 Channel Flow

Channels are assumed to begin where surveyed cross section information has been obtained, where channels are visible on aerial photographs, or where blue lines (indicating streams) appear on United States Geological Survey (USGS) quadrangle maps. An average flow velocity of 4 ft/s and 9 ft/s was assumed for the channel and pipe flow portions, respectively, as the starting condition for the study due to shallow existing grades.

Channel flow duration equals to:

$$T_{channel} = L / (3600 * V) \quad \text{Equation 8}$$

Where:

$$\begin{aligned} V &= \text{average velocity (ft/sec),} \\ L &= \text{channel flow length (ft),} \end{aligned}$$

Section 3 Hydrologic Results

Provide this appendix

3.1 Drainage Flow Rates

The Gola property falls within the area of Brushy Creek that has been identified as “Detention Exempt Stream Reaches” zone in the Williamson County Subdivision Regulations adopted and effective as of December 17th, 2019. This means that Brushy Creek has a stormwater discharge time-to-peak sufficiently long enough to allow a property with that zone to release un-detained storm water discharges directly into Brushy Creek. **Appendix F** provides a map of the Detention Exempt Stream Reaches zone where the drainage area for our site falls within this zone.

Additional calculations were conducted to verify this statement and it was confirmed that the proposed developments within Gola Phase 3 have no adverse flooding impacts on Brushy Creek or neighboring properties. Using the HEC-HMS model of the Brushy Creek watershed provided by the City of Round Rock, we were able to modify the model to verify that we would not have any adverse effects to Brushy Creek. The Gola property was part of the BRC_650 and BRC_670 watersheds in the model. We removed our property from these water sheds, in the pre- and post-development conditions, and added new drainage areas to the model that represented our site with our curve numbers and time of concentrations. We then compared the flows at the nearest downstream point of interest in the model, J_BRC_670. The results are shown in the **Table 2** below. These calculations could be provided upon request.

Table 2

Flow @ J_BRC-670		
	Pre-Dev	Post-Dev
2-yr	12588.3	12573.7
10-yr	28658.3	28613.2
25-yr	43743.3	43667.7
100-yr	78867.7	78730.0

clarify these units

100-yr Atlas 14

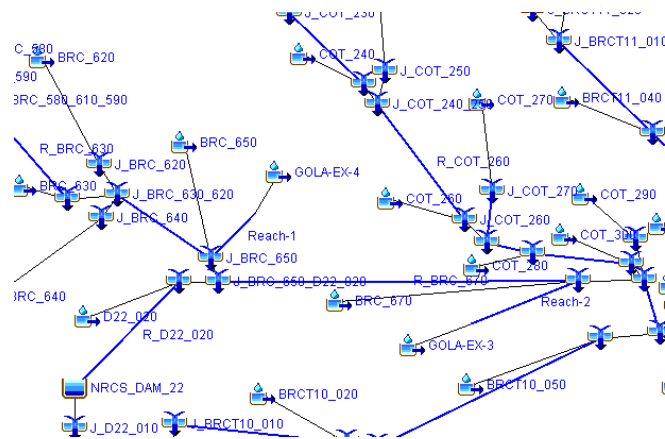
Section 4

Conclusions

As stated in Section 3, the peak discharges, at J_BRC_670, from the site in all design storm events do not exceed the pre-development flows without the need for a detention facility after the development of the proposed subdivision. Typically, this type of development would result in the need for detention to maintain pre-developed flow conditions, however, in instances where discharges are immediately adjacent to a creek or river within a larger watershed, detention is not usually necessary. That is the case on this project, Brushy Creek runs along the southern boundary. It has a considerably large contributing watershed. This is due to the post development flows from the project reaching the analysis point quicker than before development, thus exiting before the peak flows from upstream. Therefore, detention is not being proposed for area contributing to the discharge point.

Appendix A

Exhibits



Appendix B

Curve Number Calculation Summary

Pre-Development DA-EX 3				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
C	Row Crops (Good)	85	39.779	3381.22
B	Row Crops (Good)	78	58.847	4590.07
D	Row Crops (Good)	89	35.986	3202.75
B	Woods(fair)	60	20.458	1227.48
		Totals	155.07	12401.52
		Composite CN		79.97

Pre-Development DA -EX 4				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
C	Row Crops (Good)	85	10.380	882.30
B	Row Crops (Good)	78	1.652	128.86
D	Row Crops (Good)	89	1.773	157.80
		Totals	13.81	1168.95
		Composite CN		84.68

Post-Development DA-3				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
C	Residential District (1/8-acre lots)	90	42.647	3838.23
B	Residential District (1/8-acre lots)	85	16.057	1364.85
D	Residential District (1/8-acre lots)	92	11.111	1022.21
B	Open Space (Good)	61	1.559	95.10
C	Open Space (Good)	74	4.253	314.72
D	Open Space (Good)	80	0.481	38.48
C	Row Crops (Good)	85	2.093	177.91
D	Row Crops (Good)	89	66.461	5915.03
B	Woods (Fair)	60	20.458	1227.48
		Totals	165.12	13994.00
		Composite CN		84.75

Post-Development DA-4				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
C	Row Crops (Good)	85	0.390	33.15
C	Residential District (1/8-acre lots)	90	0.075	6.75
B	Row Crops (Good)	78	1.652	128.86
D	Row Crops (Good)	89	1.773	157.80
		Totals	3.89	326.55
		Composite CN		83.95

Appendix C

Time of Concentration Calculations

Pre-Dev Time of Concentration Calculation - DA EX-3	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.24
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	600.9
Watercourse Low Elevation (ft)	600.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.37
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	4658
Watercourse High Elevation (ft)	600.4
Watercourse Low Elevation (ft)	553
Watercourse slope, s (ft/ft)	0.0102
Average Velocity, V (fps)	1.63
$T_t = L / (3600V) \text{ (hr)} =$	0.79
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	553
Watercourse Low Elevation (ft)	553
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.01
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	8654
Average Velocity, V (fps)	4.31
$T_t = L / (3600V) \text{ (hr)} =$	0.56
Total (Tc) =	1.72
Lag Time (min) =	62.00

Pre-Dev Time of Concentration Calculation - DA EX-4	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	600.9
Watercourse Low Elevation (ft)	600.3
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.26
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1370
Watercourse High Elevation (ft)	600.3
Watercourse Low Elevation (ft)	598
Watercourse slope, s (ft/ft)	0.0017
Average Velocity, V (fps)	0.66
$T_t = L / (3600V) \text{ (hr)} =$	0.58
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	598
Watercourse Low Elevation (ft)	598
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.01
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	0
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Total (Tc) =	0.84
Lag Time (min) =	30.18
HEC-HMS Routing (Reach 1)	
Segment ID	5
Flow Length, L (ft)	3450
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.24
Lag Time (min) =	8.63

Post-Dev Time of Concentration Calculation DA-3	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	600.9
Watercourse Low Elevation (ft)	600.3
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.26
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	322
Watercourse High Elevation (ft)	600.3
Watercourse Low Elevation (ft)	597.33
Watercourse slope, s (ft/ft)	0.0092
Average Velocity, V (fps)	1.55
$T_t = L / (3600V) \text{ (hr)} =$	0.06
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	166
Watercourse High Elevation (ft)	596.83
Watercourse Low Elevation (ft)	596.1
Watercourse slope, s (ft/ft)	0.0044
Average Velocity, V (fps)	1.35
$T_t = L / (3600V) \text{ (hr)} =$	0.03
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1912
Average Velocity, V (fps)	5.00
$T_t = L / (3600V) \text{ (hr)} =$	0.11
Channel Flow (Brushy Creek)	
Segment ID	5
Flow Length, L (ft)	395
Average Velocity, V (fps)	4.31
$T_t = L / (3600V) \text{ (hr)} =$	0.03
Pipe Flow	
Segment ID	6
Flow Length, L (ft)	3602
Average Velocity, V (fps)	9.00
$T_t = L / (3600V) \text{ (hr)} =$	0.11
Total (Tc) =	0.60
Lag Time (min) =	21.47
HEC-HMS Routing	
Segment ID	6
Flow Length, L (ft)	8276
Average Velocity, V (fps)	4.31
$T_t = L / (3600V) \text{ (hr)} =$	0.53
Lag Time (min) =	19.20

Post-Dev Time of Concentration Calculation DA-4	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.2
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	599
Watercourse Low Elevation (ft)	598.4
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.30
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	330
Watercourse High Elevation (ft)	598.4
Watercourse Low Elevation (ft)	596
Watercourse slope, s (ft/ft)	0.0073
Average Velocity, V (fps)	1.38
$T_t = L / (3600V) \text{ (hr)} =$	0.07
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	596
Watercourse Low Elevation (ft)	596
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	267
Average Velocity, V (fps)	5.00
$T_t = L / (3600V) \text{ (hr)} =$	0.01
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	0
Average Velocity, V (fps)	9.00
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Total (Tc) =	0.38
Lag Time (min) =	13.65
HEC-HMS Routing	
Segment ID	6
Flow Length, L (ft)	2797
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.19
Lag Time (min) =	6.99

Appendix D

HEC-HMS Model (Electronic)

Appendix E

Pre-Development vs. Post-Development Flow Comparison at J_BRC_670



Appendix F

Williamson County Subdivision Regulations Exhibit 1 – Detention Exempt Stream Reaches Map

Provide this
information in this
PDF

Appendix G

FEMA FIRM Panels

Provide this
information in this
PDF



May 21, 2024

City of Hutto – Development Services Department
500 W. Live Oak Street
Hutto, Texas 78634

RE: Gola Subdivision Phase 3 Final Plat, Hutto, TX 78634
Project No.: 2173-PLAT

We have reviewed the comments for the above referenced project issued under the 2007-PLAT project and have made the following revisions to the new plat and submittal package:

Planning Review – Sofia Sierra, Planner (512) 759-4038 – sofia.sierra@huttotx.gov

1. Please see markups.
 1. Provide a signed parkland letter from the Parks Department indicating the Board's approval of deduction or the approval of the amount.
Response: The preliminary parkland dedication decision is pending with Jeff White and the parks chairman.
 2. Add name of person signing as owner
Response: Name added on sheet 1 and on sheet 4.
 3. Add a note stating this project is subject to TIF based on Ordinance 2021-014
Response: The following note was added as note 29 on sheet 4 "Traffic impact fees (TIF) shall be paid in accordance with the development agreement (R-2021-052) document number 2021058913 section 4.03 D) II." The TIF for this project was established in the development agreement.
2. Provide payment of the final plat application fee in the amount of \$4,422.80. Payment can be made by credit card through the MGO Connect permit system or deliver check made payable to the City of Hutto. Reference permit number and project name for proper credit.
Response: Payment of the final plat application fee, in the amount of \$4,422.80, has been provided through the MGO Connect permit system. The permit number and project name were referenced.

Engineering Review – Sydnee Best, Plan Review Engineer (512) 759-5960 – sydnee.best@huttotx.gov

3. Please see markups.
 3. Provide flare/cutbacks at Walnut Ridge Loop, Willow Heights Drive, and Heritage Mill Boulevard, with Cedar Fork Road
Response: Flare/Cutbacks are now shown at the intersections with Cedar Fork Road.
 4. Revise all local street corners to have a minimum 15-foot radius. Multiple corners only have a 12.5 foot radius
Response: The internal intersections have been revised to have all street corner radii to have a 15' radius.
 6. Comment #6 Remains. CN values does not match Table 2-3 of RRDCM. No Category is called Row Crops. The existing land can not be classified as Row Crop. Additionally, a curve number appears too high. Clarify how existing CN is 85 and residential lot is only 86.5. Additionally, on pre-developed existing OV-2 table there is category called "impervious cover"

that is not shown on table 2-3 of the RRDCM. Provide information supporting the use of each hydrologic soil group.

Response: *Note 1 of table 2-3 of the RRDCM states the CN's for other combinations of conditions may be computed using methods in NRCS TR-55. The TR_55 method was used here, and the existing land was most accurately defined as row crops and a weighted CN value was obtained by using the NRCS soil types. The post development CN values have been updated to use a more conservative land use as residential district 1/8 acre. The report and HEC-HMS was updated with the more conservative land use for each of the different soil types that occur.*

1. Comment #1 remains: as per UDC 10.805.5.6 minimum finish floor slab elevations shall be shown for all lots.

Response: *Minimum finish floor elevations for all lots were added to sheet 3 of the plat. These are not in reference to the FEMA floodplain as Phase 3 is not adjacent to the floodplain.*

2. As per UDC 10.802.3.1 storm water runoff peak flow rates for the 2,10,25 and 100-year frequency storms shall demonstrate that, as result of the proposed development, there will not be any adverse impact to downstream properties adjacent to the drainage resulting from a 100-year event. Exhibits have been provided that compare pre-developed and post-developed peak flow. Considering no detention has been provided and clearly curve numbers are showing an increase from existing to proposed scenario.

BGE Response: *The proposed flows show a decrease at the property boundary (J_BRC_670) because the post development flow is shifted from the overall peak at the confluence points.*

NEW comment: Provide stormwater management fee

Response: *Post-development flows do not exceed pre-development flows and the site is within the "Detention exempt Stream reaches" zone in the Williamson County Subdivision Regulations meaning that the post-development runoff flows to Brushy Creek can flow undetained*

without creating a downstream impact or need to participate in any regional stormwater management. Please provide code or invoice for fee if still necessary.

4. Provide engineer of records seal and signature for this engineered report.

BGE Response: *A signed and sealed report has been included with the submittal*

provide this fee

Fire Prevention Review – Eric Woods, Fire Marshal. WCESD #3 – 512-759-2616 – ewoods@huttofirerescue.org

4. Please add the following note to the plat notes "A second point of access, meeting all criteria of the most recently adopted Fire Code, as amended, shall be required on all plats of residential subdivisions containing more than 29 dwelling units."

Response: *The secondary access plat note has been added as note 28 on sheet 4 of the plat.*

5. Please pay the required fee of \$150.00. Online payment can be made at Huttofirerescue.org, click on the Fire Marshal payment portal.

Response: *The \$150.00 fee has been paid online.*

Sincerely,



Stacy Mulholland, P.E.
Project Manager

R – RESIDENTIAL O.S. – OPEN SPACE

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	278.75'	334.50'	47°44'44"	S 25°28'13" E	270.75'
C2	18.19'	12.50'	83°22'50"	S 07°39'10" E	16.63'
C3	18.19'	12.50'	83°22'50"	N 75°43'40" E	16.63'
C4	114.48'	329.79'	19°53'22"	S 72°23'07" E	113.91'
C5	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C6	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C7	417.05'	265.50'	90°00'00"	S 37°11'19" E	375.47'
C8	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C9	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C10	78.96'	172.50'	26°13'34"	S 20°55'28" W	78.27'
C11	23.56'	15.00'	90°00'00"	S 37°11'19" E	21.21'
C12	23.56'	15.00'	90°00'00"	N 52°48'41" E	21.21'
C13	23.56'	15.00'	90°00'00"	S 37°11'19" E	21.21'
C14	8.66'	12.50'	39°42'54"	N 77°57'14" E	8.49'
C15	155.25'	52.50'	169°25'49"	N 37°11'19" W	104.55'
C16	8.66'	12.50'	39°42'54"	S 27°40'08" W	8.49'
C17	23.56'	15.00'	90°00'00"	S 37°11'19" E	21.21'
C18	23.56'	15.00'	90°00'00"	S 52°48'41" W	21.21'
C19	23.56'	15.00'	90°00'00"	N 37°11'19" W	21.21'
C20	23.56'	15.00'	90°00'00"	N 52°48'41" E	21.21'
C21	104.13'	227.50'	26°13'34"	S 20°55'28" W	103.23'
C22	23.56'	15.00'	90°00'00"	S 52°48'41" W	21.21'
C23	35.34'	22.50'	90°00'00"	N 37°11'19" W	31.82'
C24	23.56'	15.00'	90°00'00"	N 52°48'41" E	21.21'
C25	23.56'	15.00'	90°00'00"	S 37°11'19" E	21.21'
C26	169.05'	334.50'	28°57'22"	S 16°04'32" E	167.26'
C27	93.31'	334.50'	15°58'56"	S 38°32'40" E	93.00'
C28	13.02'	227.50'	3°16'41"	S 32°23'55" W	13.01'
C29	40.95'	227.50'	10°18'46"	S 25°36'11" W	40.89'
C30	41.32'	227.50'	10°24'26"	S 15°14'35" W	41.27'
C31	8.85'	227.50'	2°13'42"	S 08°55'32" W	8.85'
C32	58.05'	329.79'	10°05'05"	S 70°19'20" E	57.97'
C33	40.09'	329.79'	6°57'56"	S 78°50'50" E	40.07'
C34	32.32'	172.50'	10°44'00"	S 13°10'41" W	32.27'
C35	46.64'	172.50'	15°29'34"	S 26°17'28" W	46.50'
C36	17.87'	265.50'	3°51'22"	N 80°15'38" W	17.87'
C37	50.75'	265.50'	10°57'06"	N 72°51'25" W	50.67'
C38	53.50'	265.50'	11°32'43"	N 61°36'30" W	53.41'
C39	216.29'	265.50'	46°40'31"	N 32°29'53" W	210.35'
C40	46.06'	265.50'	9°56'26"	N 04°11'25" W	46.01'
C41	32.58'	265.50'	7°01'52"	N 04°17'45" E	32.56'
C42	13.14'	52.50'	14°20'18"	N 40°21'26" E	13.10'
C43	98.19'	52.50'	107°09'49"	N 20°23'37" W	84.49'
C44	43.92'	52.50'	47°55'42"	S 82°03'37" W	42.65'
C45	16.34'	329.79'	2°50'21"	S 63°51'37" E	16.34'
C46	16.39'	334.50'	2°48'27"	S 47°56'22" E	16.39'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 55°57'45" E	55.00'
L2	S 82°11'19" E	65.00'
L3	S 82°11'19" E	55.00'
L4	S 82°11'19" E	129.64'
L5	S 07°48'41" W	55.00'
L6	S 07°48'41" W	105.00'
L7	N 07°48'41" E	17.50'
L8	S 34°02'15" W	27.36'
L9	N 34°02'15" E	27.36'
L10	N 07°48'41" E	100.50'
L11	N 82°11'19" W	90.14'
L12	N 07°48'41" E	85.00'
L13	S 07°48'41" W	85.00'
L14	S 82°11'19" E	102.50'
L15	N 82°11'19" W	102.50'
L16	S 10°57'45" E	38.59'
L17	S 79°02'15" W	38.53'
L18	S 37°11'19" E	35.36'
L19	S 52°48'41" W	35.36'
L20	N 52°48'41" E	35.36'
L21	S 37°11'19" E	35.36'

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	D	6,414	R
2	D	5,288	R
3	D	5,288	R
4	D	5,875	R
5	D	5,288	R
6	D	5,288	R
7	D	5,288	R
8	D	5,875	R
9	D	5,287	R
10	D	5,287	R
11	D	5,287	R
12	D	5,875	R
13	D	5,287	R
14	D	5,287	R
15	D	5,287	R
16	D	5,287	R
17	D	5,875	R
18	D	5,466	R
19	D	6,325	R
20	D	7,199	R
21	D	7,306	R
22	D	7,809	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	G	6,414	R
2	G	5,288	R
3	G	5,875	R
4	G	5,287	R
5	G	5,287	R
6	G	5,875	R
7	G	5,288	R
8	G	5,287	R
9	G	5,875	R
10	G	5,287	R
11	G	3,525	O.S.
12	G	5,875	R
13	G	5,288	R
14	G	5,875	R
15	G	5,288	R
17	G	6,354	R
18	G	5,287	R
19	G	5,875	R
20	G	5,287	R
21	G	5,875	R
22	G	5,287	R
23	G	5,875	R
24	G	5,287	R
25	G	5,288	R
26	G	5,875	R
27	G	5,288	R
28	G	5,287	R
29	G	5,875	R
30	G	5,288	R
31	G	6,414	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	E	6,414	R
2	E	5,287	R
3	E	5,875	R
4	E	5,287	R
5	E	5,287	R
6	E	5,287	R
7	E	5,875	R
8	E	5,287	R
9	E	5,287	R
10	E	5,875	R
11	E	4,112	O.S.
12	E	5,287	R
13	E	5,287	R
14	E	5,875	R
15	E	5,287	R
16	E	5,287	R
17	E	5,287	R
18	E	5,875	R
19	E	5,255	R
20	E	6,594	R
21	E	6,239	R
22	E	5,287	R
23	E	5,875	R
24	E	5,287	R
25	E	5,287	R
26	E	5,287	R
27	E	5,875	R
28	E	5,287	R
29	E	5,287	R
30	E	5,875	R
31	E	5,287	R
32	E	5,287	R
33	E	5,875	R
34	E	5,287	R
35	E	5,287	R
36	E	5,287	R
37	E	5,875	R
38	E	5,288	R
39	E	6,414	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
17	J	5,288	R
18	J	6,414	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	F	6,110	R
2	F	5,294	R
3	F	5,294	R
4	F	5,294	R
5	F	5,294	R
6	F	5,294	R
7	F	5,294	R
8	F	5,294	R
9	F	5,294	R
10	F	5,294	R
11	F	5,294	R
12	F	5,294	R
13	F	5,294	R
14	F	5,294	R
15	F	5,272	R
16	F	4,938	R
17	F	11,239	O.S.
18	F	5,045	R
19	F	6,205	R
20	F	6,396	R
21	F	6,400	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
16	K	6,738	R
17	K	5,288	R
18	K	5,288	R
19	K	5,875	R
20	K	5,288	R
21	K	5,288	R
22	K	5,875	R
23	K	5,288	R
24	K	5,875	R
25	K	2,073	O.S.
26	K	5,288	R
27	K	5,875	R
28	K	5,288	R
29	K	5,875	R
30	K	6,414	R

FINAL PLAT

GOLA SUBDIVISION PHASE 3

A SUBDIVISION OF 21.838 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 21.838 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 75.978 ACRE TRACT OF LAND AS CONVEYED UNTO BROOKFIELD HOLDINGS (GOLA) LLC IN DOCUMENT NUMBER 2023093776 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.838 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2–inch iron rod found on the south right–of–way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common north corner of the above described 75.978 acre tract and a called 271.214 acre tract of land as conveyed unto Clayton Properties Group, Inc. in Document Number 2021007407 of the Official Public Records of Williamson County, Texas; Thence, S 07°48'41" W, coincident with the west line of said 75.978 acre tract and the east line of said 271.214 acre tract, a distance of 1,452.86 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for the beginning of a non–tangent curve to the left, the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the east line of said 271.214 acre tract, over and across said 75.978 acre tract, the following fifteen (15) courses:

- 1) Curving to the left, an arc distance of 278.75 feet, having a radius of 334.50 feet, a central angle of 47°44'44" and a chord which bears S 25°28'13" E, a distance of 270.75 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for a point of reverse curvature of a curve to the right;
- 2) Curving to the right, an arc distance of 18.19 feet, having a radius of 12.50 feet, a central angle of 83°22'50" and a chord which bears S 07°39'10" E, a distance of 16.63 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for the end of this curve;
- 3) S 55°57'45" E, a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for the beginning of a non–tangent curve to the right;
- 4) Curving to the right, an arc distance of 18.20 feet, having a radius of 12.50 feet, a central angle of 83°39'47" and a chord which bears N 75°43'40" E, a distance of 16.63 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for a point of reverse curvature of a curve to the left;
- 5) Curving to the left, an arc distance of 114.48 feet, having a radius of 329.79 feet, a central angle of 19°53'22" and a chord which bears S 72°23'07" E, a distance of 113.91 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for a point of tangency;
- 6) S 82°11'19" E, a distance of 65.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for a point of curvature of a curve to the right;
- 7) Curving to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 37°11'19" E, a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for the end of this curve;
- 8) S 82°11'19" E, a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for the beginning of a non–tangent curve to the right;
- 9) Curving to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 52°48'41" E, a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for a point of tangency;
- 10) S 82°11'19" E, a distance of 129.64 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for a point of curvature of a curve to the right;
- 11) Curving to the right, an arc distance of 417.05 feet, having a radius of 265.50 feet, a central angle of 90°00'00" and a chord which bears S 37°11'19" E, a distance of 375.47 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for a point of tangency;
- 12) S 07°48'41" W, a distance of 640.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for a point of curvature of a curve to the right;
- 13) Curving to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 52°48'41" W, a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for the end of this curve;
- 14) S 07°48'41" W, a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for the beginning of a non–tangent curve to the right;
- 15) Curving to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 37°11'19" E, a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for a point of tangency at a common corner of said 75.978 acre tract and a called 118.931 acre tract of land as conveyed unto GG Gola Limited Partnership in Document Number 2023074252 of the Official Public Records of Williamson County, Texas;

THENCE, coincident with the common line of said 75.978 acre tract and said 118.931 acre tract, the following four (4) courses:

- 1) S 07°48'41" W, a distance of 105.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for the southeast corner of the herein described tract;
- 2) N 82°11'19" W, a distance of 697.64 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for an exterior corner of the herein described tract;
- 3) N 07°48'41" E, a distance of 17.50 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set for an interior corner of the herein described tract;
- 4) N 82°11'19" W, a distance of 172.50 feet to a 1/2–inch iron rod with cap stamped ‘BGE Inc”set on the east line of the aforementioned 271.214 acre tract, at the common corner of said 75.978 acre tract and said 118.931 acre tract, for the southwest corner of the herein described tract;

THENCE, N 07°48'41" E, with the west line of said 75.978 acre tract and the east line of said 271.214 acre tract, a distance of 1,352.82 feet to the POINT OF BEGINNING and containing 21.838 acres of land, more or less.

LOT FINISH FLOOR ELEVATION TABLE			
BLOCK	LOT NUMBER	FINISH PAD ELEVATION	MIN FINISH FLOOR ELEVATION
D	1	597.57	598.40
D	2	597.99	598.82
D	3	598.03	598.86
D	4	598.00	598.83
D	5	597.72	598.55
D	6	597.49	598.32
D	7	597.27	598.10
D	8	597.08	597.91
D	9	597.79	598.62
D	10	596.66	597.49
D	11	596.66	597.49
D	12	596.80	597.63
D	13	596.99	597.82
D	14	597.22	598.05
D	15	597.44	598.27
D	16	597.67	598.50
D	17	597.95	598.78
D	18	598.18	599.01
D	19	598.53	599.36
D	20	599.03	599.86
D	21	599.03	599.86
E	1	597.39	598.22
E	2	597.81	598.64
E	3	598.09	598.92
E	4	597.94	598.77
E	5	597.72	598.55
E	6	597.49	598.32
E	7	597.30	598.13
E	8	597.02	597.85
E	9	596.79	597.62
E	10	597.71	598.54
E	11	N/A	N/A
E	12	596.67	597.50
E	13	596.85	597.68
E	14	597.14	597.97
E	15	597.33	598.16
E	16	597.55	598.38
E	17	597.78	598.61
E	18	598.06	598.89
E	19	598.28	599.11
E	20	598.62	599.45
E	21	599.74	600.57
E	22	599.74	600.57
E	23	599.28	600.11
E	24	598.99	599.82
E	25	598.73	599.56
E	26	598.47	599.30
E	27	598.22	599.05
E	28	597.93	598.76
E	29	597.67	598.50
E	30	597.68	598.51
E	31	597.81	598.64
E	32	598.01	598.84
E	33	598.26	599.09
E	34	598.48	599.31
E	35	598.71	599.54
E	36	598.93	599.76
E	37	599.08	599.91
E	38	599.08	599.91
E	39	598.36	599.19
F	1	597.04	597.87
F	2	597.27	598.10
F	3	597.49	598.32
F	4	597.72	598.55
F	5	597.94	598.77
F	6	598.29	599.12
F	7	598.68	599.51
F	8	599.07	599.90
F	9	599.46	600.29
F	10	599.83	600.66
F	11	600.16	600.99
F	12	600.43	601.26
F	13	600.63	601.46
F	14	600.87	601.70
F	15	601.06	601.89
F	16	601.19	602.02
F	17	N/A	N/A
F	18	601.41	602.24
F	19	601.41	602.24
F	20	601.21	602.04
F	21	600.97	601.80
F	22	600.75	601.58
G	1	598.82	599.65
G	2	599.24	600.07
G	3	599.44	600.27
G	4	599.17	600.00
G	5	598.94	599.77
G	6	598.76	599.59
G	7	598.47	599.30
G	8	598.25	599.08
G	9	598.18	599.01
G	10	597.84	598.67
G	11	N/A	N/A
G	12	598.41	599.24
G	13	598.63	599.46
G	14	598.95	599.78
G	15	599.18	600.01
G	16	599.58	600.41
G	17	601.11	601.94
G	18	600.89	601.72
G	19	600.70	601.53
G	20	600.41	601.24
G	21	600.22	601.05
G	22	599.86	600.69
G	23	599.67	600.50
G	24	599.39	600.22
G	25	599.16	599.99
G	26	598.97	599.80
G	27	598.69	599.52
G	28	598.46	599.29
G	29	598.27	599.10
G	30	597.99	598.82
G	31	597.57	598.40
J	17	596.15	596.98
J	18	596.61	597.44
K	16	596.20	597.03
K	17	596.43	597.26
K	18	597.06	597.89
K	19	598.09	598.92
K	20	598.09	598.92
K	21	598.08	598.91
K	22	598.36	599.19
K	23	598.55	599.38
K	24	598.84	599.67
K	25	N/A	N/A
K	26	598.69	599.52
K	27	598.46	599.29
K	28	598.14	598.97
K	29	597.91	598.74
K	30	597.43	598.26

FINAL PLAT

GOLA SUBDIVISION

PHASE 3

A SUBDIVISION OF 21.838 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



BGE, Inc.

7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

SHEET

3

OF

4

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT BROOKFIELD HOLDINGS (GOLA) LLC, BEING THE OWNER OF A 75.978 ACRE TRACT OF LAND AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2023093776 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 21.838 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

GOLA SUBDIVISION PHASE 3

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

BROOKFIELD HOLDINGS (GOLA) LLC, A DELAWARE LIMITED LIABILITY COMPANY
250 VESEY STREET 15TH FLOOR
NEW YORK, NEW YORK 10281

BY: _____

NAME: TROY WAHLBERG

TITLE: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED TROY WAHLBERG, VICE PRESIDENT OF LAND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, REVISED DECEMBER 19, 2019.

I, STACY MULHOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Stacy Mulholland
STACY MULHOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 146417
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

5/22/2024
DATE



I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.

Dion P. Albertson
DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

5/22/2024
DATE



PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE ____ DAY OF _____, 20____.

SUSANNA BOYER

DATE

CITY DEVELOPMENT SERVICES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 20____.

ASHLEY BAILEY, DIRECTOR

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001097659
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE UDC, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
7. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED.
10. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN CITY OF HUTTO WATER CCN SERVICE AREA AND CITY OF HUTTO WASTEWATER CCN SERVICE AREA. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. NO PORTION OF THIS TRACT IS ENCREACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. THE SUBJECT PROPERTY LIES IN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48491C0520F REVISED DECEMBER 20, 2019. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON-SITE STORMWATER FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS, AMENITY, OPEN SPACE AND GREENLINKS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE BASED ON THE DRAINAGE REPORT.
22. NO STRUCTURES MAY BE BUILT WITHIN THE RIPARIAN SETBACK PER THE MODIFIED SETBACK GRANTED BY THE ZONING BOARD OF ADJUSTMENT VARIANCE ON DECEMBER 1, 2021.
23. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
24. THIS SUBDIVISION IS ZONED SF-1
25. NO DIRECT VEHICULAR ACCESS FROM CEDAR FORK ROAD.
26. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
WATER: CITY OF HUTTO
SEWER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS: TEXAS GAS SERVICE
27. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
28. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.
29. TRAFFIC IMPACT FEES (TIF) SHALL BE PAID IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT (R-2021-052) DOCUMENT NUMBER 2021058913 SECTION 4.03 D) II.

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 20____ A.D., AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, 20____ A.D., AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

FINAL PLAT
**GOLA SUBDIVISION
PHASE 3**
A SUBDIVISION OF 21.838 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible recommendation to City Council for the zoning change request for the property known as 213 FM 1660 South, 1.08 acres, more or less, of land, located at FM 1660 S and Evans Street, from OT-4R (Urban Residential) to OT-4T (Transition).
Meeting: Tuesday, June 4, 2024
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

The site is an approximate acre lot, comprised of three lots out of the Harris Addition, a plat from 1893. The area was then included in the 1911 incorporation plat for Hutto, which is also utilized as the Historic District area. The property was developed as a single-family home in the 1960s and that home still remains on the property and currently zoned OT-4R (Urban Residential). The property and surrounding areas were zoned to an 'Old Town' district with the adoption of the SmartCode in 2009.

Adjacent Zoning and Uses:

WEST: OT-4R (Urban Residential), Fourplex

NORTH: OT-3 (Residential), Single Family Residential

EAST: B-1 (Local Business) and SF-1 (Single Family), Daycare and Single Family Residential

SOUTH: B-1 (Local Business) and SF-1 (Single Family), Undeveloped and Single Family Residential

SUMMARY OF REQUEST:

The applicant is proposing to rezone the site at 213 FM 1660 South from OT-4R (Urban Residential) to OT-4T (Transition) to allow for additional commercial uses. OT-4R (Urban Residential) allows for residential uses with few exceptions when it comes to commercial uses (bakery and daycare with 1–6 children). OT-4T (Transition) allows for residential uses along with more commercial options, such as office: professional, retail (no more than 5,000 square feet), and personal and business service shop.

Specifically, the two districts are as follows:

OT-4R - Mix of houses, townhouses & small apartment buildings, with limited corner commercial activity; balance between landscape and buildings; presence of pedestrians.

OT-4T Transition Zone consists of a mixed use neighborhood that provides a transition to the adjoining residential neighborhood. Buildings are generally residential homes that may accommodate retail, offices and personal services.

The permitted uses table is included as an attachment to show the uses that are currently allowed

AGENDA ITEM REPORT

5.1.



and the uses that would be allowed should the rezoning be approved. The OT-4R and OT-4T development requirements are also attached to this report to show the similarities of development standards in the two districts - although the setbacks and lot coverage are slightly more restrictive in the OT-4T district.

The Future Land Use Map has designated this site and the surrounding area as Downtown Transition, which is intended for the residential, commercial, business, and office uses that occur between the Downtown core and the Co-Op. This area is envisioned to see a strong reinvention via more density and higher mix of uses in the future.

STAFF REVIEW:

Staff sent out notices to 129 adjacent property owners within 600' and to date staff has received three responses, two in objection and one in favor.

The zoning change request is in compliance with the Future Land Use Map, therefore, staff recommends approval of the proposed zoning change from OT-4R to OT-4T.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. LOI
2. Site Survey
3. Zoning Map
4. Future Land Use Map
5. Allowed Uses Chart 2024
6. OT4R and OT4T
7. Casey - Object
8. Testa - Object
9. Sanchez - Favor

213 S Fm 1660
Hutto, Texas, 78681

Zoning Change LOI

April 26, 2024

Dear City of Hutto Planning Department,

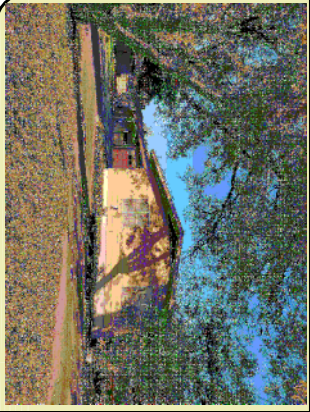
I am writing to formally request a zoning change for the property located at 213 S Fm 1660 Hutto Texas 7868. As the listing agent for this property, I have received an overwhelming amount of interest from potential buyers looking to develop retail or office spaces in this area. Given the high demand for such usage in Hutto and the limited accommodations currently available, this zoning change benefits my client's property sale and aligns with the city's growth and Hutto Comprehensive plan SOAR 2024. The proposed zoning change would allow for the development of retail and office spaces in high demand within the community. This change would not only enhance the economic opportunities in the area but also provide residents with convenient access to essential services and businesses. By supporting this zoning change, the City of Hutto can exercise control over the type of development that takes place in this location, ensuring that it aligns with the city's long-term vision and planning objectives. This proactive approach to zoning will contribute to the overall sustainability and attractiveness of the community. This zoning change will be mutually beneficial for my client, potential developers, and the City of Hutto. I am available to provide any additional information or attend meetings to discuss this matter further. Thank you for considering this request. I look forward to a positive outcome that will contribute to the continued success and growth of Hutto.

Sincerely, Christian Dubon With On Air Realty

GF NO. 112240618 PRIORITY TITLE
ADDRESS: 213 SOUTH FM 1660
HUTTO, TEXAS 78634
BORROWER: PNL BUILDERS LLC

LOTS 13, 14, 15 AND 16
J.A. HARRIS ADDITION

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 64, PAGE 303 OF THE MAP RECORDS
OF WILLAMSON COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
DATE NO. 48491C05206
MAP REVISION: 12/20/2019
ZONE "X"
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

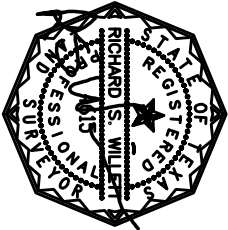
A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 64, PG. 303 W.C.M.R.

DRAWN BY: RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

RICHARD S. WILLETT
PROFESSIONAL LAND SURVEYOR
NO. 4615
JOB NO. 542022-01976
DECEMBER 2, 2022



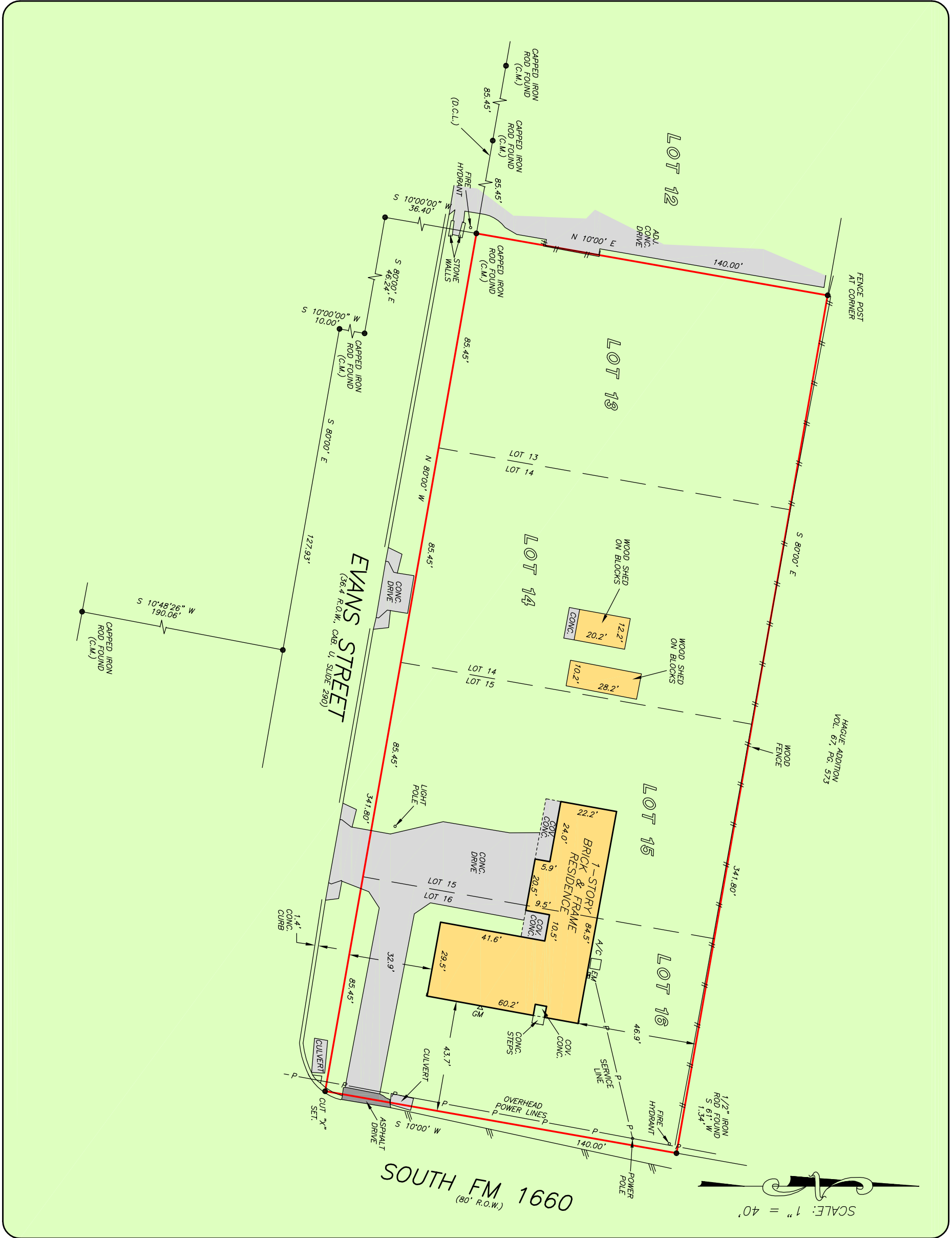
PRIORITY TITLE
DINA LUTHER
512-298-3109



PRECISION
surveyors

1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586
FAX 281-496-1867
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079
FIRM NO. 10063700

210-829-4941
FAX 210-829-1555
1777 WE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217



Hutto Official Zoning Map

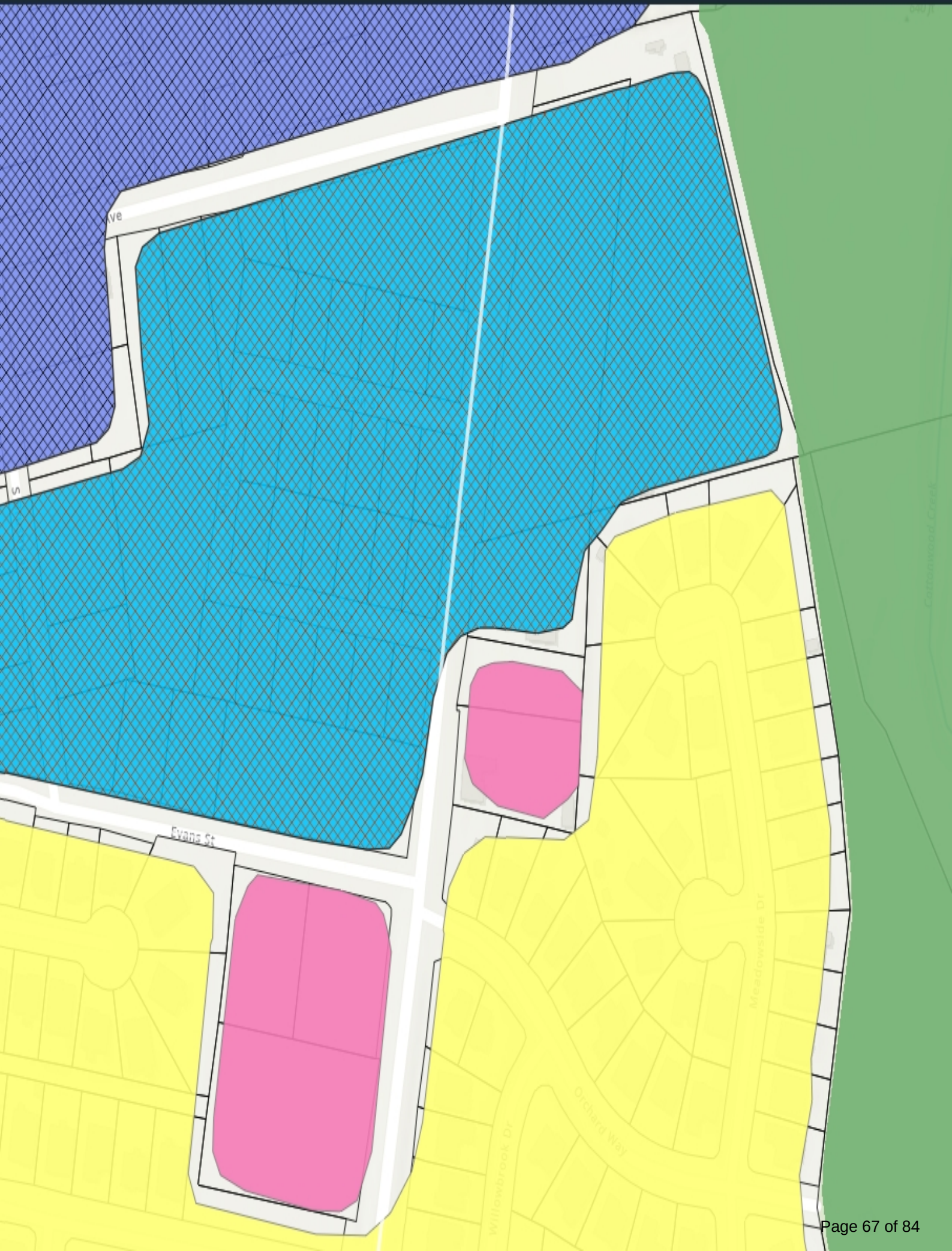


Legend

- Residential (OT-3)
- Single Family (SF-1)
- Special District (SD-A)
- Transition (OT-4T)
- Two Family (SF-2)
- Urban Residential (OT-4R)

SmartCode (SC)

HuttoView



- Development that does not turn its back on arterial streets, but instead focuses on taming the street edge with element such as slip roads, landscaping and pedestrian-oriented features.

10.303.16.2 Applicability

These standards apply to all applications for development approval in the Gateway Overlay District as designated in Attachment A to Ordinance 07-006-00 (incorporated by reference), except as expressly exempted.

10.303.16.3 Exemptions

These standards do not apply to the following:

- Change in use of an existing structure or expansion of an existing use that is lawfully permitted by the underlying zoning district.
- Use or development for which only a single-family residential building permit or certificate of occupancy is required.
- Single household dwelling on a lot recorded on or before the effective date of this overlay district.
- Rehabilitation of an existing building or structure that does not change the use or enlarge the building or structure.
- Permit or approval where a complete application was filed with the city before the effective date of this overlay district.
- Development sites less than ten (10) acres.

10.303.16.4 Annexation

After the effective date of this ordinance [ordinance adopted April 16, 2007], annexation and initial zoning of land in the area shown in Attachment A attached to Ordinance 07-006-00 (incorporated by reference) will be subject to the Gateway Overlay District.

10.303.16.5 Additional requirement

- All land developed in the Gateway Overlay District must explicitly incorporate the design principles stated in Section 10.303.16.1 either through a Planned Unit Development zoning or through a voluntary compliance to the standards and procedures in the FBC zoning district, unless specifically exempted.
- Adult oriented uses, travel plazas, truck stops, junkyards, and vehicle major repair facilities are expressly prohibited within the Gateway Overlay District.

10.304 Permitted uses

10.304.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	No

10.304.2 General standards

10.304.2.1 Indoor location

All uses must be performed entirely inside a permanent structure conforming to this code and other applicable standards, unless otherwise stated.

10.304.2.2 Principal uses

Only one principal use is permitted on a lot, unless otherwise stated. This restriction does not apply to commercial and industrial centers and buildings planned for multiple users, such as shopping and commercial centers, office buildings, flex space buildings, or mixed use developments.

10.304.2.3 PUD uses

Permitted uses in the PUD district must conform to the approved PUD development plan.

10.304.3 Permitted use table abbreviations

	Context
P	Permitted use permitted by right, subject to performance standards for the use.
C	Permitted use: permitted by right, subject to conditions for the use in that zoning district.
S	Use considered subject to specific use permit review.
-	Not a permitted use.

10.304.4 Agricultural uses

Agricultural uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)											
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A	
Agricultural use	C	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	-	-	-	-	

10.304.5 Residential uses

Residential uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Assisted living facility	-	-	-	S	-	-	-	-	-	-	-	-	-	S	S	-	-	S	-	-	-
Boarding and rooming house	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	S	-	-	-
Dwelling: live-work	-	-	-	S	-	S	-	-	-	-	-	-	-	P	P	S	P	P	P	P	P
Dwelling: accessory unit	S	S	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	-	-	-
Dwelling: manufactured	C	C	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling: multiple household	-	-	-	P	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P	P
Dwelling: single household attached (townhouse)	-	-	P	P	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P	P
Dwelling: single household detached	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	-	-	-
Dwelling: single household village	-	P	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Dwelling: single household zero lot line	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	-	-	-
Dwelling: two to four household	-	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	-	-
Group home	C	C	C	C	C	-	-	-	-	-	C	C	C	C	-	C	C	C	-	-	-
Halfway house	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-

Independent living facility	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	S
Manufactured home park	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursing home	-	-	-	S	-	S	P	-	-	-	-	-	-	-	S	-	-	-	-	S	S

10.304.6 Commercial and retail uses

Commercial and retail uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Adult oriented use	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Bakery: retail	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	P	P	P	P	P
Bank	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	-	P	P	P	P
Campground, recreational vehicle park	-	-	-	-	-	-	-	-	-	S	P	P	-	-	-	-	-	-	-	-	-
Car wash	-	-	-	-	-	-	S	C	C	-	-	-	-	-	-	-	-	-	-	-	-
Club/lodge facility	-	-	-	-	-	C	P	-	-	-	-	-	-	-	P	-	-	P	P	P	P
Convenience store	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	-	S	P	P	P
Convenience store: with gasoline sales	-	-	-	-	-	S	P	-	-	-	-	-	-	-	S	-	-	-	-	-	S
Day care: child (1-6 children)	P	P	P	P	P	C	P	-	-	-	-	P	P	P	P	P	P	P	P	P	P
Day care: child (greater than 6 children)	S	S	S	S	S	C	P	-	-	-	-	-	S	C	C	-	-	C	C	C	P
Day care: adult (1-4 persons)	S	S	S	-	-	C	P	-	-	-	-	S	S	S	-	S	S	S	-	-	-
Day care: adult (greater than 4 persons)	-	-	-	-	-	C	P	-	-	-	-	-	-	-	S	-	-	-	-	S	S
Day care: pet	-	-	-	-	-	S	P	P	-	S	-	-	-	-	S	-	-	-	-	-	S
Day labor agency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment facility, theater	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	-	-	-	P	P	P
Farm product sales	C	C	C	C	C	C	C	-	-	-	C	C	C	C	C	C	C	C	C	C	C
Food catering	-	-	-	-	-	C	P	P	-	-	-	-	-	P	P	-	-	P	P	P	P
Funeral home	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Gas station	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Grocery store	-	-	-	-	-	S	P	-	-	-	-	-	-	-	P	-	-	S	P	P	P
Indoor recreation facility	-	-	-	-	-	S	P	S	-	-	-	-	-	-	S	-	-	-	-	S	P
Instructional facility	-	-	-	-	-	C	P	S	-	-	-	-	-	-	P	-	-	-	P	P	P
Kennel	S	-	-	-	-	-	-	S	-	S	-	-	-	-	-	-	-	-	-	-	S
Large item sales and rental: class 1	-	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	-	-	S
Large item sales and rental: class 2	-	-	-	-	-	-	S	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Large item sales and rental: class 3	-	-	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	-	-
Lodging establishment	-	-	-	-	-	S	P	-	-	S	-	-	-	-	P	-	-	-	P	P	P
Lodging establishment: bed and breakfast	S	S	S	S	-	C	P	-	-	S	-	S	S	S	S	S	S	P	P	P	P
Manufactured home sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Commercial and retail uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Nightclub	-	-	-	-	-	-	P	-	-	-	-	-	-	-	S	-	-	-	S	S	S
Office: medical	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	-	S	P	P	P
Office: special medical	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office: professional	-	-	-	-	-	C	P	S	-	-	-	-	-	P	P	-	-	P	P	P	P
Outdoor recreation facility	-	-	-	-	-	-	S	-	-	P	-	-	S	S	-	-	-	-	-	-	-
Personal and business service shop	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	-	P	P	P	P
Print shop	-	-	-	-	-	C	P	P	P	-	-	-	-	P	P	-	-	P	P	P	P
Restaurant, bar	-	-	-	-	-	C	P	-	-	S	-	-	-	S	P	-	-	S	C	P	S
Retail store (no more than 5,000 sq. ft.)	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	-	P	P	P	P
Retail store (greater than 5,000 sq. ft.)	-	-	-	-	-	S	P	-	-	-	-	-	-	-	P	-	-	-	P	P	P
Special services	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Travel plaza, truck stop	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle auction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Veterinary clinic	-	-	-	-	-	C	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P

10.304.7 Industrial uses

Industrial uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Data Center	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-
General industrial use	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-
Heavy industrial use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Light industrial use	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	S
Research laboratory	-	-	-	-	-	-	-	P	P	-	-	-	-	-	S	-	-	-	-	S	S
Self-storage facility	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	S
Trade use	-	-	-	-	-	C	C	P	P	-	-	-	-	-	-	-	-	-	-	-	S
Vehicle minor repair facility	-	-	-	-	-	S	C	C	P	-	-	-	-	-	-	-	-	-	-	-	S
Vehicle major repair facility	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle storage facility	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Warehouse and distribution facility	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	S

10.304.8 Institutional and civic uses

Institutional and civic uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Amenity center	C	C	C	C	C	C	C	-	-	C	C	C	C	C	P	-	-	P	P	P	P
Aquatic facility	P	P	P	P	P	C	P	P	P	P	P	P	P	P	S	-	-	-	-	S	P
Athletic facility	S	S	S	S	S	C	P	P	P	P	S	S	S	S	S	-	-	-	-	-	P
Cemetery	S	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-
Community facility	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	-	-	P	P	P	P
Golf course	S	S	S	S	S	-	-	-	-	S	-	S	-	-	-	-	-	-	-	-	-
Hospital	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park and ride lot (as principal use)	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	S
Place of worship or assembly	C	C	C	C	C	P	P	C	C	C	P	P	P	P	P	P	P	P	P	P	P
Public utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
School: no more than 5 students	-	P	P	P	P	P	P	-	-	-	-	-	-	P	P	-	-	P	P	P	P
School: at least 6 students	-	S	S	S	S	S	S	-	-	-	-	-	S	S	P	-	-	S	S	P	P

10.304.9 Temporary uses

Temporary uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Construction equipment storage lot	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Construction field office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Garage sale	P	P	P	P	P	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Mobile Food Vendor						C	C	C	C	C	C	C	C	C	C	-	-	C	C	C	C
Model home / lot sales	P	P	P	P	P	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Portable storage container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary building	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

10.304.10 Accessory uses

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

Accessory uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Antenna, radio hobbyist (no more than max hgt in district)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Antenna, radio hobbyist (greater than max hgt in district)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Antenna, non-residential use: no more than 15 ft. above roofline	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	C
Antenna, non-residential use: other	-	-	-	-	-	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S
Wireless facility: attached	S	S	S	S	S	P	P	P	P	P	S	S	S	S	S	S	S	S	S	P	P
Wireless facility: concealed	S	S	S	S	S	P	P	P	P	P	S	S	S	S	P	S	S	S	S	P	P
Wireless facility: freestanding	-	-	-	-	-	-	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S
Donation drop-off box	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	S
Drive through facility	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Home occupation	P	P	P	P	P	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Residential accessory structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Satellite dish	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Swimming pool	P	P	P	P	P	P	P	S	-	P	P	P	P	P	P	P	P	P	P	P	P
Vending machine (outdoor)	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	P	P
Free-standing cisterns	S	S	S	S	S	P	P	P	P	P	S	S	S	S	P	S	S	S	P	P	P
Wind energy system	S	S	S	S	S	S	S	P	P	S	S	S	S	S	S	S	S	S	S	S	P

10.304.11 Applicability and Enforcement**10.304.11.1 Excluded uses**

If a use is not expressly permitted in a zoning district, it is prohibited. Uses prohibited in all zoning districts are not necessarily limited to uses described in this code as prohibited.

10.304.11.2 New and undefined uses

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

- Impacts of the use, including externalities and use of public services and infrastructure,
- The use is similar in nature and impact to a use listed and defined as a permitted use in that zoning district or PUD.
- The use is not similar in nature and impact to a use defined and listed as a prohibited use in that

10.1003.2 Transect Zones Development Standards

**a. BASE RESIDENTIAL DENSITY**

By Right (minimums)	6 units / ac. Gross	8 units / ac. Gross	6 units / ac. Gross	12 units / ac. gross	Per PUD	NA
Other Functions (incl. Civic uses)	Per Land Use Schedule in Chapter 3					

b. BLOCK SIZE

Block Perimeter	1,600 ft. max.	1,600 ft. max.	1,600 ft. max.	1,600 ft. max.	Per PUD	3,000 ft. max.
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c. LOT OCCUPATION

Lot Width	80 ft. min. 160 ft. max.	20 ft. min. 100 ft. max.	40 ft. min. 80 ft. max.	18 ft. min. 96 ft. max.	Per PUD	40 ft. min. No max.
Lot Coverage (maximum)	60%	80%	60% max.	90% max.	90% max.	75% max.

d. SETBACKS - PRINCIPAL BUILDING**

(g.1) Front Setback (Principal)	15 ft. min. 25 ft. max.	5 ft. min. 15 ft. max.	10 ft. min. 25 ft. max.	0 ft. min. 10 ft. max.	Per PUD	15 ft. min. No max.
(g.2) Front Setback (Secondary)	15 ft. min. 25 ft. max.	5 ft. min. 15 ft. max.	10 ft. min. 25 ft. max.	0 ft. min. 10 ft. max.	Per PUD	15 ft. min. No max.
(g.3) Side Setback	5 ft. min.	0 ft. min.	5 ft. min.	0 ft. min.	0 ft. min.	5 ft. min.
(g.4) Rear Setback	5 ft. min.	5 ft. min.	5 ft. min.	0 ft. min.	0 ft. min.	5 ft. min.
Frontage Buildout	50% min.	70% min.	50% min.	80% min.	Per PUD	50% min.

e. SETBACKS - ACCESSORY BUILDING**

(h.1) Front Setback	20 ft. min.+bldg. setback	20 ft. min.+bldg. setback	20 ft. min.+bldg. setback	40 ft. min.+bldg. setback	not applicable	20 ft. min.+bldg. setback
(h.2) Side Setback	5 ft. min.	0 ft. min. or 3 ft.	0 ft. min. or 3 ft.	0 ft. min. or 3 ft.	not applicable	0 ft. min. or 3 ft.
(h.3) Rear Setback	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. max.	not applicable	3 ft. min.

f. BUILDING DISPOSITION (See Section 10.1003.4)

Edgeyard	permitted	permitted	permitted	not permitted	Per PUD	permitted
Sideyard	not permitted	permitted	permitted	not permitted	Per PUD	permitted
Rearyard	not permitted	permitted	permitted	permitted	Per PUD	permitted
Courtyard	not permitted	not permitted	not permitted	not permitted	Per PUD	by minor modification

g. PRIVATE FRONTAGES (See Section 10.1003.5)

Porch & Fence	permitted	not permitted	permitted	not permitted	Per PUD	permitted
Terrace or Dooryard	not permitted	permitted	not permitted	not permitted	Per PUD	permitted
Forecourt	not permitted	permitted	permitted	permitted	Per PUD	permitted
Stoop	not permitted	permitted	permitted	permitted	Per PUD	permitted
Shopfront & Awning	not permitted	permitted	not permitted	permitted	Per PUD	permitted
Gallery	not permitted	permitted	permitted	permitted	Per PUD	permitted
Arcade	not permitted	not permitted	not permitted	not permitted	Per PUD	not permitted

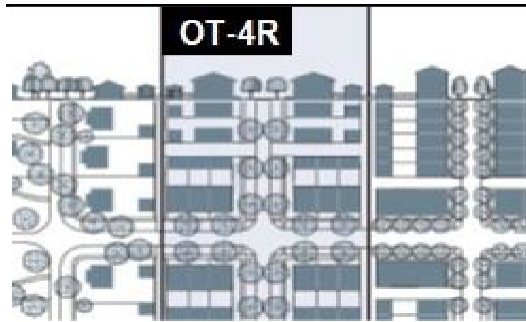
h. BUILDING HEIGHT

Principal Building	2 Stories min.	3 Stories max.*	2 Stories max.	2 Stories max.	Per PUD	2 Stories max.
Outbuilding	2 Stories min.	2 Stories max.	2 Stories max.	2 Stories max.	2 Stories max.	2 Stories max.

* Only 2 Stories permitted adjacent to existing single-family Residential uses.

** Graphic representation of setbacks [ex: (g.1 and h.1)] are shown in Section 10.1003.3 for each transect zone.

10.1003.3.2 OT-4R Zone

**a. BUILDING HEIGHT**

Principal Building	3 Stories max.*
Accessory Building	2 Stories max.

* 2 Stories max. if adjacent to existing single-family Residential uses.

b. LOT OCCUPATION (See Section 10.1003.2)

Lot Width	20 ft. min., 100 ft. max.
Lot Coverage	80% max.

c. BUILDING DISPOSITION (See Section 10.1003.5)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	not permitted

d. SETBACKS - PRINCIPAL BUILDING (See Section 10.1003.2)

(g.1) Front Setback Principal	5 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 15 ft. max.
(g.3) Side Setback	0 ft.
(g.4) Rear Setback	5 ft. min.
Frontage Buildout	70% min. at Setback

e. SETBACKS - ACCESSORY BUILDING (See Section 10.1003.2)

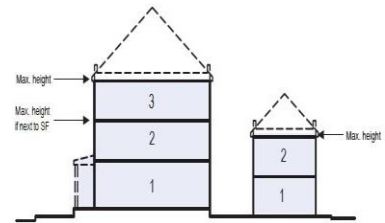
(h.1) Front Setback	20 ft. min. + bldg. Setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min.

f. PRIVATE FRONTAGES (See Section 10.1003.6)

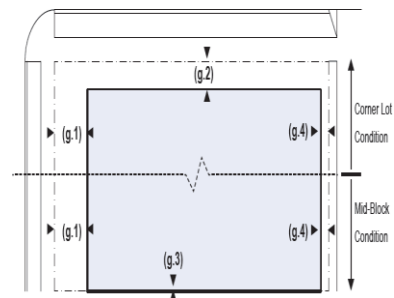
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

BUILDING CONFIGURATION

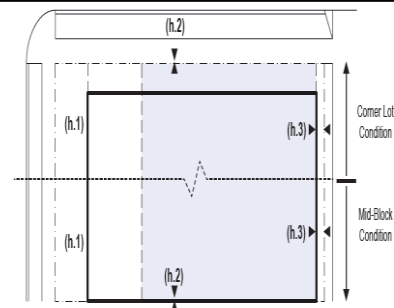
1. Building height shall be measured in number of Stories, excluding Attics and raised
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11ft. with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.

**SETBACKS - PRINCIPAL BLDG.**

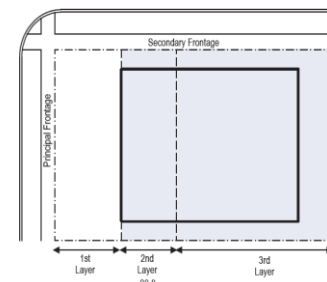
1. The Facades and Elevations of Principal Buildings shall be measured from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - ACCESSORY BLDG.**

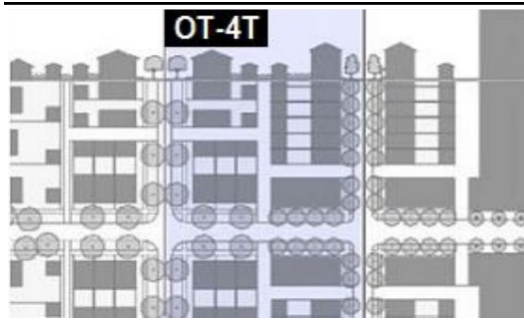
1. The Elevations of the Accessory Building shall be measured from the Lot lines as shown.

**PARKING PLACEMENT**

1. All parking Lots, garages, and parking structures shall be located at the Second or Third Layer.
2. Trash containers shall be stored within the Third Layer.



10.1003.3.3 OT-4T Zone

**a. BUILDING HEIGHT**

Principal Building	2 Stories max.
Accessory Building	2 Stories max.

b. LOT OCCUPATION (See Section 10.1003.2)

Lot Width	40 ft. min. 80 ft. max.
Lot Coverage	60% max.

c. BUILDING DISPOSITION (See Section 10.1003.5)

Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

d. SETBACKS - PRINCIPAL BUILDING (See Section 10.1003.2)

(g.1) Front Setback Principal	10 ft. min., 25 ft. max.
(g.2) Front Setback Secondary	10 ft. min., 25 ft. max.
(g.3) Side Setback	5 ft. min.
(g.4) Rear Setback	5 ft. min.
Frontage Buildout	50% min. at Setback

e. SETBACKS - ACCESSORY BUILDING (See Section 10.1003.2)

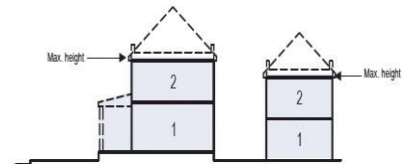
(h.1) Front Setback	20 ft. min. + bldg. Setback
(h.2) Side Setback	0 ft.
(h.3) Rear Setback	3 ft. min.

f. PRIVATE FRONTAGES (See Section 10.1003.6)

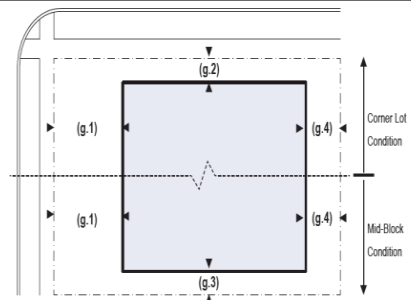
Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

BUILDING CONFIGURATION

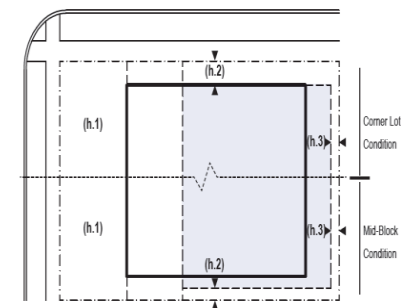
1. Building height shall be measured in number of Stories, excluding Attics and raised
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck.

**SETBACKS - PRINCIPAL BLDG.**

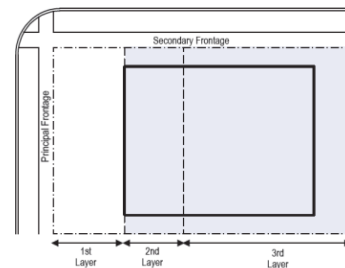
1. The Facades and Elevations of Principal Buildings shall be measured from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - ACCESSORY BLDG.**

1. The Elevations of the Accessory Building shall be measured from the Lot lines as shown.

**PARKING PLACEMENT**

1. All parking areas and garages shall be located at the Second or Third Layer.
2. Trash containers shall be stored within the Third Layer.



Good Afternoon,

I am emailing to inform you that I **OBJECT** to the zoning of the 1.08 acres of land located on 213 FM 1660 (South) at Evans Street, from OT-4R (Urban Residential) to OT-4T (Transition). Until the infrastructure and road improvements to alleviate the amount of traffic that 1660 South suffers from because of all the housing there should be **NO** new developments what-so-ever until these things are first addressed.

Regards,

C. Casey

109 Orgain St.

Hutto TX

Madam/ Sir:

My vote is: **AGAINST** for the:

- PLANNING & ZONING COMMISSION ON: 6.4.24, &
- CITY COUNCIL ON: 7.11.24.

Thank you!

Respectfully,

Kathleen J Testa
100 Cotton Cove
Hutto, TX 78634

C: 512.484.9944



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

PLANNING & ZONING COMMISSION ON: JUNE 4, 2024
CITY COUNCIL ON: JULY 11, 2024
MEETING LOCATION: 500 W. Live Oak St. – City Hall
MEETING TIME: 7:00 PM

Notice is hereby given to all interested persons that the **Hutto Planning & Zoning Commission and City Council** will hold two separate public hearings regarding the zoning change request for the property known as **213 FM 1660 (South)**, 1.08 acres, more or less, of land, located on FM 1660 (South) at Evans Street, from OT-4R (Urban Residential) to OT-4T (Transition). The land use proposal consists of a mixed-use neighborhood that provides a transition to the adjoining residential neighborhood.

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.
2. Email your response to: planning@huttotx.gov Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

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

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Zoning change request for the property known as **213 FM 1660 (South)**, 1.08 acres, more or less, of land, located on FM 1660 (South) at Evans Street, from OT-4R (Urban Residential) to OT-4T (Transition). The land use proposal consists of a mixed-use neighborhood that provides a transition to the adjoining residential neighborhood.

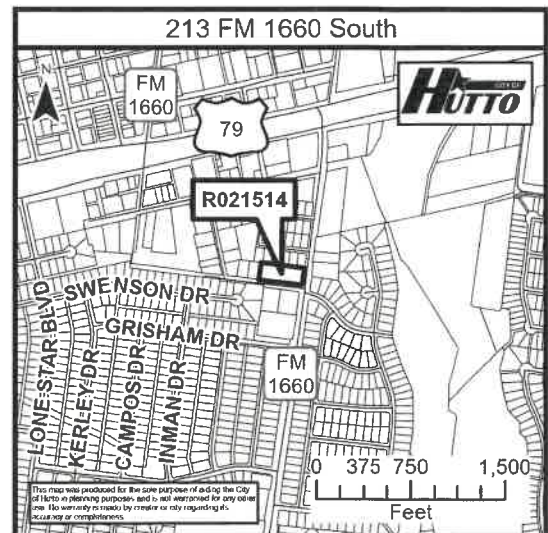
Name: MANUEL JESSE SANCHEZ
Address: 213 BRUSLEY ST / P.O. Box 211

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider action on the proposed Village at Brooklands Preliminary Plat, 10.0 acres, more or less, of land, 2 commercial lots and 1 condominium lot, located on County Road 137.
Meeting: Tuesday, June 4, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The tract is approximately 10.0 acres on the east side of County Road 137, north of Brooklands Blvd. The plat proposes three total lots (two commercial and one condominium), all allowed uses within the Commercial/Mixed Use - T5 Urban Core Zone.

Brooklands is considered a Traditional Neighborhood Development (TND), as defined in Sec. 1.3.2 of the SmartCode. It is a compact, pedestrian-oriented, mixed-use development. The Brooklands regulating plan replaced the regulating plan known as Shiloh at Jake's Bridge, which was approved by City Council on April 15, 2010. Shiloh at Jake's Bridge also designated the subject tract as T5 Urban Core. The SmartCode describes the T5 zone as a district with, "Shops mixed with Townhouses, larger Apartment houses, Offices, workplace and Civic Buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity".

WEST: Narrows Planned Unit Development (PUD), multi-family

NORTH: SF-1 (Single Family), Farley Middle School

EAST: Smartcode, residential

SOUTH: Smartcode, residential and vacant

SUMMARY OF REQUEST:

A public hearing for a preliminary plat is required pursuant to Section 10.201.2 of the Unified Development Code, although not required by state law. The site will consist of two (2) commercial lots and one (1) condominium lot, on approximately 10 acres of land. The Preliminary Plat meets the requirements of the Brooklands Regulating Plan and the UDC requirements for Preliminary Plats.

The 'shot clock' bill, HB3699, was voluntarily waived.

STAFF REVIEW:

Staff notified 38 adjacent property owners within the 200' buffer required by Section 10.201.2.1 of the Unified Development Code. To date, staff has received two responses, one in favor and one in opposition to the preliminary plat citing opposition to the proposed development and uses.

Staff reviewed the preliminary plat application and found the application to be in compliance with the Brooklands Regulating Plan and Unified Development Code (UDC). Staff recommends approval of the proposed preliminary plat.

AGENDA ITEM REPORT

5.2.



FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. VillagesAtBrooklandsPrelim-U4-ComIssued(4-16-24)
2. VillagesAtBrooklands-U4-Plat(3-25-24)



April 16, 2024

Development Collaborative
James McCann
105 South Canyonwood Dr, Ste. E
Dripping Springs, TX 78620
jmccann@developmentcollaborative.com - *communication provided via email*

**RE: Villages at Brooklands Preliminary Plat, Hutto, TX 78634
Preliminary Plat Review – Villages at Brooklands Preliminary Plat - Comment Report to Update #4
Submittal (received 3-25-24)
Project No.: 2111-PLAT**

Mr. McCann,

Upon review of the above referenced preliminary plat Update #4 submitted on March 25, 2024, the following comments are required to be resolved.

Planning Review – Sofia Sierra, Planner (512) 759-4038 – sofia.sierra@huttotx.gov

1. No further comments.

Engineering Review – Matt Rector, PE, City Engineer (512) 759-4025 – matt.rector@huttotx.gov

2. No further comments.

Fire Prevention Review – Eric Woods, Fire Marshal. WCESD #3 - (512) 759-2616 – ewoods@huttofirerescue.org

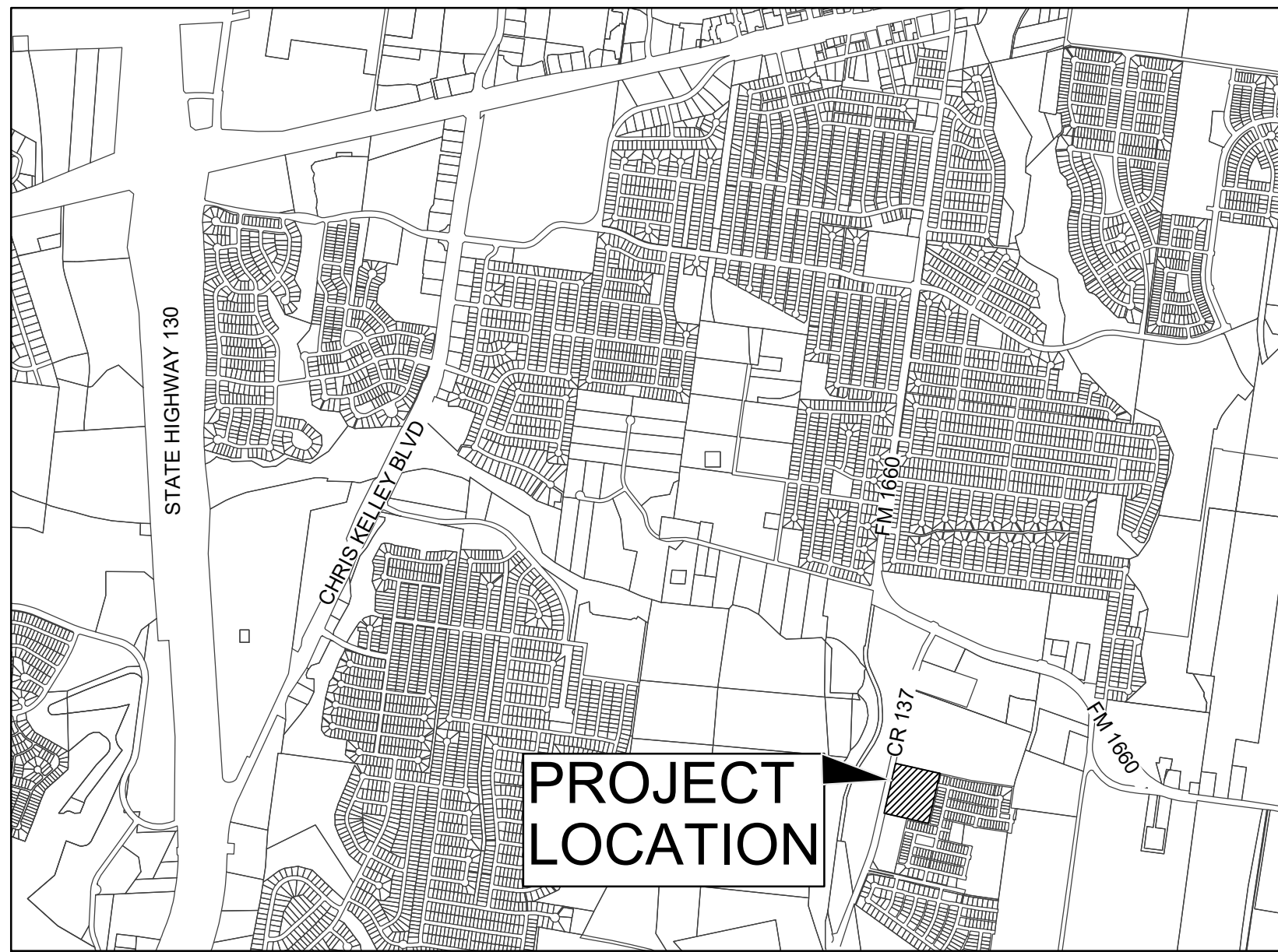
3. No further comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department

THE VILLAGES AT BROOKLANDS
PRELIMINARY PLAT



OWNER: DCP HUTTO LLC
C/O BRANDON SPARKS, MANAGING MEMBER
4012 SEQUOIA TRAIL WEST
GEORGETOWN, TEXAS 78628
(512) 298-2274
ARGARRANT@GMAIL.COM

DEED NUMBER: 2022140432

PARCEL CAD ID: R525334

DEVELOPMENT SERVICES DIRECTOR, ASHLEY BAILEY, AICP

PLANNING AND ZONING COMMISSION CHAIR, SUSANNA BOYER

12/24/2023
ENGINEER: SCOTT J. ANDERSON, P.E.

SURVEYOR: JOE BEN EARLY, JR., RPLS

LAND USE SUMMARY:

COMMERCIAL LOTS: 2

CONDOMINIUM LOTS: 1

TOTAL LOTS: 3

TOTAL BLOCKS: 1

LOT 1: 6.47 ACRES

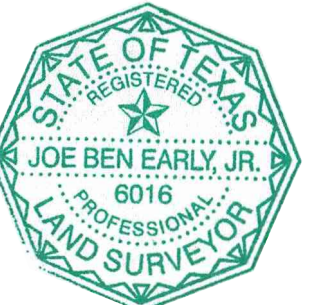
LOT 2: 2.35 ACRES

LOT 3: 1.18 ACRES

TOTAL AREA: 10.0 ACRES

UNIT BREAKDOWN TABLE

PROPOSED USE:	
SINGLE FAMILY	(NUMBER OF UNITS)
MOBILE HOME	(NUMBER OF UNITS)
DUPLEX (1 DUPLEX = 2 UNITS)	(NUMBER OF UNITS)
TRIPLEX, FOURPLEX (1 TRIPLEX = 3 UNITS, 1 FOURPLEX = 4 UNITS)	(NUMBER OF UNITS)
MULTIFAMILY(APARTMENT,CONDOMINIUM)	93 (NUMBER OF UNITS)
HOTEL OR MOTEL ROOM	11 (NUMBER OF UNITS)
OFFICE(28 LIVE/WORK FLEX UNITS)	18,280(TOTAL SQUARE FEET)
RETAIL	4,372(TOTAL SQUARE FEET)
RESTAURANT	(TOTAL SQUARE FEET)
OTHER:(PLEASE SPECIFY)	(SPECIFY UNIT)
TOTAL # OF LUE: 81	



10.000 ACRES
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 10.000 ACRES (APPROXIMATELY 435,619 SQ. FT.) IN THE WILLIAM GATLIN HEIRS SURVEY, ABSTRACT NO. 271 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 10.00 ACRE TRACT CONVEYED TO DCP HUTTO, LLC IN A CORRECTION SPECIAL WARRANTY DEED WITH AS TO RECORDED ORIGINAL SPECIAL WARRANTY DEED, DATED DECEMBER 22, 2022, RECORDED IN DOCUMENT NO. 2022140432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way line of County Road 137 (right-of-way width varies) as shown on Brooklands Section One, a subdivision of record in Document No. 2019042618 of the Official Public Records of Williamson County, Texas and the Final Plat of Hutto Narrows, a subdivision of record in Document No. 2021181804 of the Official Public Records of Williamson County, Texas, being the northwest corner of the said 10.00 acre tract, being also the southwest corner of a 35.67 acre tract described in Document No. 2003108293 of the Official Public Records of Williamson County, Texas;

THENCE South 77°13'15" East, with the north line of the said 10.00 acre tract and the south line of the said 35.67 acre tract, a distance of 622.24 feet to a 1/2" rebar with "Early Boundary" cap set for the northeast corner of the said 10.00 acre tract, being the northwest corner of Lot 1, Block I, Brooklands Section Two, a subdivision of record in Document No. 2019041639 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "4Ward 5811" cap found for the northeast corner of said Lot 1, being the northwest terminus of an alley (20' right-of-way width) as shown on said Brooklands Section Two, being also in the south line of the said 35.67 acre tract, bears South 77°13'15" East, a distance of 15.98 feet;

THENCE South 12°49'28" West, with the east line of the said 10.00 acre tract and the west line of said Lot 1, a distance of 135.00 feet to a 1/2" rebar with "4Ward 5811" cap found at the northwest intersection of Bent Creek Drive (50' right-of-way width) and an alley (20' right-of-way width) as shown on said Brooklands Section Two, being the southwest corner of said Lot 1;

THENCE South 12°49'28" West, with the west right-of-way line of the alley and the east line of the said 10.00 acre tract, a distance of 445.05 feet to a 1/2" rebar with "4Ward 5811" cap found for the southwest corner of said Brooklands Section Two, being a northwest corner of said Brooklands Section One;

THENCE South 12°49'28" West, with the west right-of-way line of the alley and the east line of the said 10.00 acre tract, a distance of 120.01 feet to a mag nail with "Early Boundary" washer set for an angle point at the intersection of the west right-of-way line of the alley and the north right-of-way line of the alley, being the southeast corner of the said 10.00 acre tract;

THENCE North 77°12'38" West, with the north right-of-way line of the alley, the south line of the said 10.00 acre tract, and the north line of a 5.3626 acre tract described in Document No. 2021183766 of the Official Public Records of Williamson County, Texas, a distance of 622.38 feet to a 1/2" rebar with "Forest 1847" cap found for an angle point in the east right-of-way line of County Road 137, being the southwest corner of the said 10.00 acre tract;

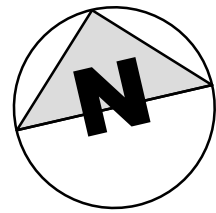
THENCE North 12°50'09" East, with the east right-of-way line of County Road 137 and the west line of the said 10.00 acre tract, a distance of 699.95 feet to the **POINT OF BEGINNING**, containing 10.00 acres of land, more or less.

Surveyed on the ground on February 16, 2023.

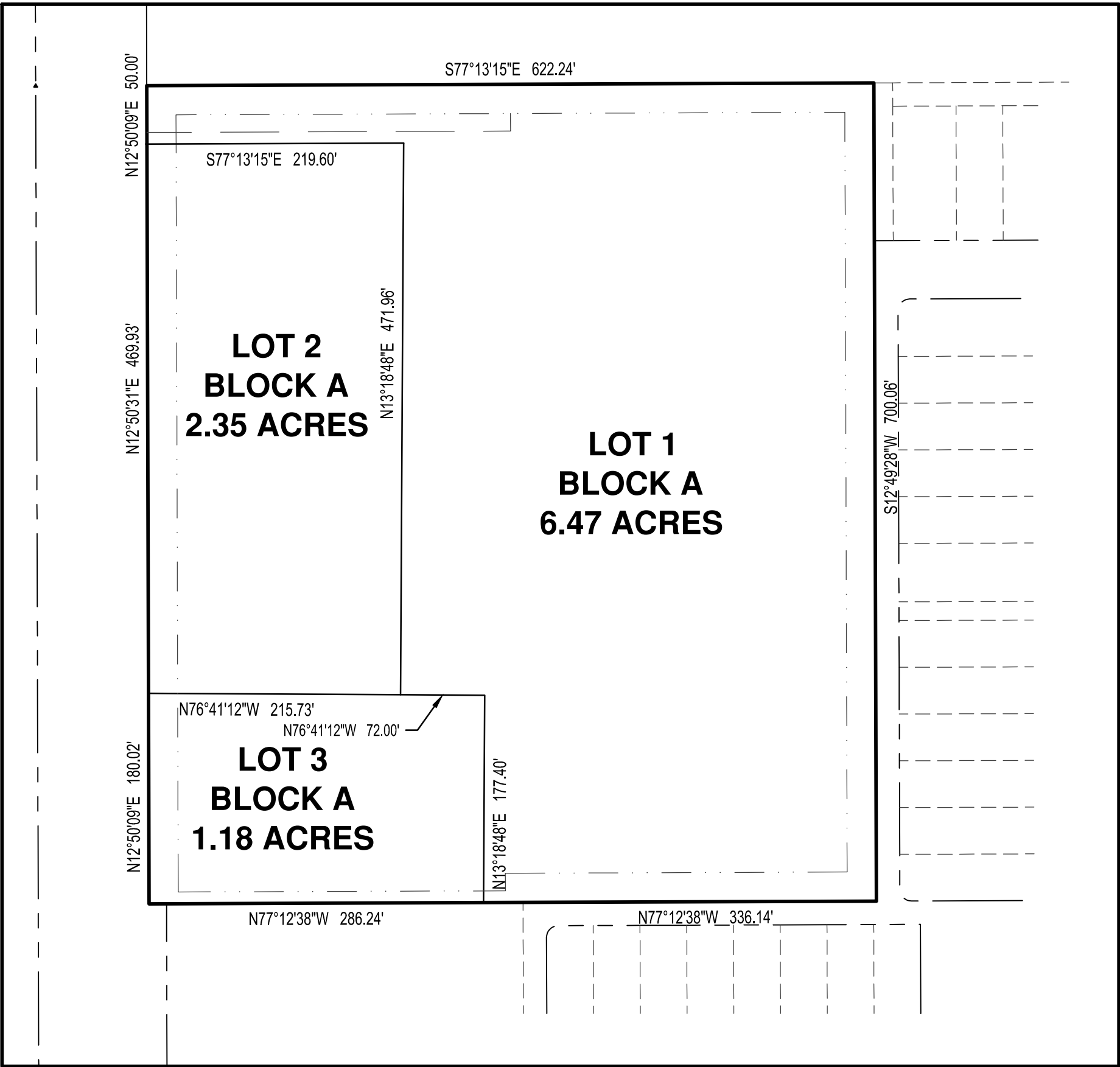
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1106-005-BASE

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
RDE
JNT



0 100' 200'
SCALE: 1" = 100'



Sheet List Table	
Sheet Number	Sheet Title
1	Cover Sheet
2	Preliminary Plat

ARCHITECT: KIPP FLORES ARCHITECTS
11776 JOLLYVILLE RD. SUITE 100
AUSTIN, TX 78759
(512) 335-5477
WWW.KIPPFLORES.COM
KIPP FLORES

ENGINEER: DEVELOPMENT COLLABORATIVE, LLC
105 SOUTH CANYONWOOD DRIVE, SUITE E
DRIPPING SPRINGS, TEXAS 78620
(512) 788-0909
FIRM NO. 21751
SCOTT J. ANDERSON, P.E.

LANDSCAPE ARCHITECT: BENKENDORFER & ASSOCIATES
2901 BEE CAVES ROAD, SUITE P
AUSTIN, TX 78746
(512) 366-5259

SURVEYOR: EARLY LAND SURVEYING, LLC.
P.O. BOX 92588
AUSTIN, TX 78709
(512) 202-8631
TBPELS FIRM NO.: 10194487

PLAT NOTES:

- No building, fencing, landscaping or structures are allowed within any drainage easement unless expressly permitted by the City of Hutto.
- Building setback lines shall conform to UDC requirements, as amended.
- A 10' P.U.E. is hereby dedicated along and adjacent to all street side property lines for water, sewer, and storm sewer.
- A 5' P.U.E. is hereby dedicated along and adjacent to all street side property lines for utilities other than water, sewer, and storm sewer lines.
- A 3' P.U.E. is hereby dedicated on each side of all interior side lot lines for utilities other than water, sewer, and storm sewer lines.
- No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
- Street lighting shall be provided by the developer in conformance with the UDC requirements, as amended.
- Sidewalks shall be constructed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended.
- Trees shall be installed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended.
- Water and wastewater service for this subdivision will be available through the City of Hutto after the appropriate water and wastewater system improvements are installed to this site. The City of Hutto assumes no obligations for installing any water and wastewater improvements required to serve this site.
- In order to promote drainage away from a structure, the slab elevation should be built at least one-foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
- Utility providers for this development are:
Water: CITY OF HUTTO
Wastewater: CITY OF HUTTO
Electric: ONCOR
Gas (Natural or Propane): ATMOS ENERGY (NATURAL)
- Water and wastewater will be available through the City of Hutto after the appropriate water and wastewater systems are installed to this site. The City of Hutto assumes no obligations for installing any water and wastewater improvements required to serve this site.
- No fences, structures, storage, or fill shall be placed within the limits of the ultimate 1% annual chance floodplain; unless approved by the City Engineer. Fill may only be permitted by the City Engineer after approval of the proper analysis.
- No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number #48491C0520F, effective date 12/20/2019, for Williamson County, Texas.
- The maximum impervious coverage per non-residential lot is 75%. There are no residential lots proposed.
- All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
- On-site stormwater detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 10, 25 and 100-year storm events.
- All easements on private property shall be maintained by the property owner or his or her assigns.
- This subdivision is zoned SMARTCODE.

