



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, July 2, 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 July 2, 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 June 4, 2024.
- 4.2. Consideration and possible action to disapprove the proposed Hutto Mega Techcenter Preliminary Plat application as outlined in the report, consisting of approximately 173.995 acres, more or less, of land, 9 lots, located on US Highway 79 and west of FM 3349.
- 4.3. Consideration and possible action on a request to extend the Lidell Walker Preliminary Plat approval in accordance with Unified Development Code Section 10.203.8.6.
- 4.4. Consideration and possible action to disapprove 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.
- 4.5. Consideration and possible action to disapprove the proposed Gola Phase 2 Final Plat, 34.713 acres, more or less, of land, 148 lots, located on FM 1660 South.

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider a recommendation to City Council on the Meadowbrook Planned Unit Development (PUD), 87.8 acres, more or less, of land, located off FM1660S.

5.2

Conduct a public hearing and consider a recommendation to City Council for the proposed Penske Planned Unit Development, 35.8 acres, more or less, of land, from Multi-family and an original zoning to PUD at the time of annexation, located on the west side of Innovation Blvd.

- 5.3. Conduct a public hearing and consider a recommendation to City Council for the proposed Stromberg Planned Unit Development, 372.121 acres, more or less, of land, from Agricultural/Single-Family - Rural to Planned Unit Development, located south of CR 132.

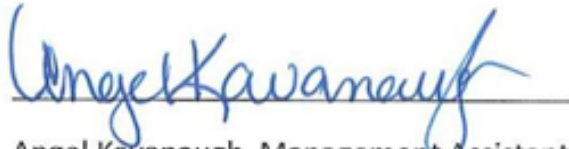
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the July 2, 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 June 28, 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 June 4, 2024.
Meeting: Tuesday, July 2, 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 June 4, 2024



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, June 4, 2024 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Meeting was called to order at 7:00 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Commissioners Jim Morris, Cheryl Stewart, Rick Hudson, Bryan Lee and Tony Wertz. Not attending were Commissioner: Jerica Lawyer and Chair Susanna Boyer.

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.

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 April 9, 2024 .

Pulled 4.3 and 4.4 from Consent

A motion made by Commissioner Bryan Lee to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on April 9, 2024 as written, seconded by Commissioner Tony Wertz. Motion passed 5 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 7, 2024

A motion was made by Commissioner Tony Wertz to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 7, 2024, seconded by Commissioner Cheryl Stewart. Motion passed 5 Ayes to 0 Nays

- 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.

A motion was made by commissioner Bryan Lee to approve the denial of the proposed Hutto Mega Techcenter Preliminary Plat, 173.995, more or less, of land located on US Highway 79 and West FM 3349 as staff recommends, seconded by commissioner

Cheryl Stewart. Motion passed 5 Ayes to 0 Nays

- 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.

A motion was made by commissioner Bryan Lee to approve the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 lots, located on FM 1660 South with the condition that the parkland dedication and verify drainage study is completed prior to recordation, seconded by commissioner Cheryl Stewart. Motion passed 5 Ayes to 0 Nays.

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).

City Staff member John Byrum presented the applicants request for 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). Open to the public at 7:16 pm, Charles Hanstrom (owner) spoke public hearing closed at 7:27 pm. Commissioner Bryan Lee made a motion to approve the recommendation, seconded by commissioner Jim Morris. Motion passed 5 Ayes to 0 Nays

- 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.

City staff member John Byrum presented applicants' request for 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. Open to the public at 7:32 pm, James McCann, PE, owner's engineer, also presented during the public hearing. Matt Rector PE spoke on the Traffic Impact Analysis requirements of the UDC. . Alexia Casanova also spoke in opposition to the use. Michael Crow spoke in opposition. Another owner opposed for the traffic, no notice, did not catch the name but John got it in writing (see separate folded paper – Raghara Anne but not found in WCAD The public hearing closed at 8:02 pm. A motion was made by commissioner Jim Morris to approve item 5.2 as presented, seconded by commissioner Cheryl Stewart. Motion passed 5 Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

- * need comments on UDC corrections
- * next P&Z is July 2

7. ADJOURNMENT

Adjourned at 8:14 pm

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.

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Hutto Mega Techcenter Preliminary Plat application as outlined in the report, consisting of approximately 173.995 acres, more or less, of land, 9 lots, located on US Highway 79 and west of FM 3349.
Meeting: Tuesday, July 2, 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. Hutto Mega Techcenter Prelim-U#1 Staff Comments

Hutto Mega Techcenter Prelim-U#1

6/28/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Eric Woods (ewoods@huttofirerescue.org)
Matt Rector (matt.rector@huttotx.gov)

Documents

2183-PLAT_Parkland Letter of Intent.pdf
2183-PLAT_Summary Letter.pdf
2183-PLAT_Comment Response Letter.pdf
2183-PLAT_Prelim Plat.pdf
2183-PLAT_Fire Marshall PP Receipt.pdf
2183-PLAT_Roadway Cross-Sections Exhibit.pdf

Parkland Letter of Intent

PROJECT NAME: Hutto Mega TechCenter

PROJECT ADDRESS: 11700 Highway 79, Hutto, TX 78634

Total acreage 173.995 Proposed zoning Light Industrial

Location: 11700 Highway 79, Hutto, TX 78634

☒ 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:
0 Acres

Number of park acres *proposed* to be conveyed:
0 Acres

AND / OR

Amount required for Fee in Lieu of Parkland Conveyance:

Property owner or authorized agent

Signature: 

Printed Name: Hollis Scheffler Date: 06/06/2024

Contact Person: Hollis Scheffler (Westwood PS)

Phone: 512-485-0831 Fax: _____ Email: hollis.scheffler@westwoodps.com

FOR DEPARTMENT USE ONLY:

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

June 7, 2024
Project No.: 0039547.03

Ms. Ashley Bailey, AICP
Development Director
CITY OF HUTTO
500 West Live Oak Street
Hutto, Texas 78634

Re: **HUTTO MEGA**
Hutto, Texas

Dear Ms. Bailey:

I am writing this letter to provide a summary of the proposed service extensions, streets, and other public facilities as part of our application for the Hutto Mega TechCenter project.

The service extensions will include electricity, natural gas, water, and sewage. City of Hutto will provide water and sewer service to the project. Waterline will be composed of both public and private lines. Sewer line will be private. Refer to SER Response document and Utility Schematic for more details. Atmos Energy will provide natural gas service to the project. Refer to Will Serve letter.

Electric service to be coordinated and provided by Oncor Energy.

Internal streets will be constructed within the project area for access. Front Street and Street B will be public, have 70' of ROW and follow our proposed non-standard cross sections. Refer to Roadway Cross-Sections Exhibit.

There will be no other public facilities proposed with this project.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,



Hollis A. Scheffler, P.E.

HAS/sad
0039547.03_Summary Letter

June 11, 2024
Project No.: 0039547.03

Ms. Ashley Bailey, AICP
Development Services Director
CITY OF HUTTO
Development Services Department
500 West Live Oak Street
Hutto, Texas 78634

Re: **HUTTO MEGA TECHCENTER - 2183-PLAT**
Hutto, Texas

Dear Ms. Bailey:

This letter is to notify you that the enclosed Construction Plans have been revised in accordance with your May 26, 2024, Review Memorandum. The following items have been addressed as per the referenced review:

Planning Review

- Please see markups.

Response: Responses included on attached PDF.

Engineering Review

- Please see markups.

Response: Responses included on attached PDF.

Fire Prevention Review

- Please pay the required fee of \$150.00. Online payment can be made at [Huttofirerescue.org](https://huttofirerescue.org), click on the Fire Marshal payment portal.

Response: Payment has been made and the receipt is included with this resubmittal.

The following items are not included in this submittal as they are not applicable to this preliminary plat package:

- Copy of LOMR/CLOMAR/LOMAR as there is no floodplain on-site.
- Documentation of 911 Addressing approval at this time since roads have not been named and 911 addressing cannot be finalized.
- A tree inventory as no trees exist within the plat boundary.
- Copy of existing deed restrictions as none exist.
- Copy of private wastewater system approval as there is no private system proposed for this plat.
- Connectivity index as this project is not proposed for residential use.

Ms. Ashley Bailey, AICP
June 11, 2024
Page 2

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Scheffler', with a stylized flourish at the end.

Hollis A. Scheffler, P.E.

HAS/teb/0039547.03_Comment Response Letter

#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 6.738 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:

- N 07°35'14" E 23.55' TO A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET;
- N 82°29'57" W 67.92' TO A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET;
- S 65°23'19" W 44.01' TO A 1/2-INCH REBAR STAKE WITH CAP STAMPED "WESTWOOD AUSTIN" SET;
- 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;
- 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;
- 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;
- 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'

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'

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

Parkland letter of intent is missing

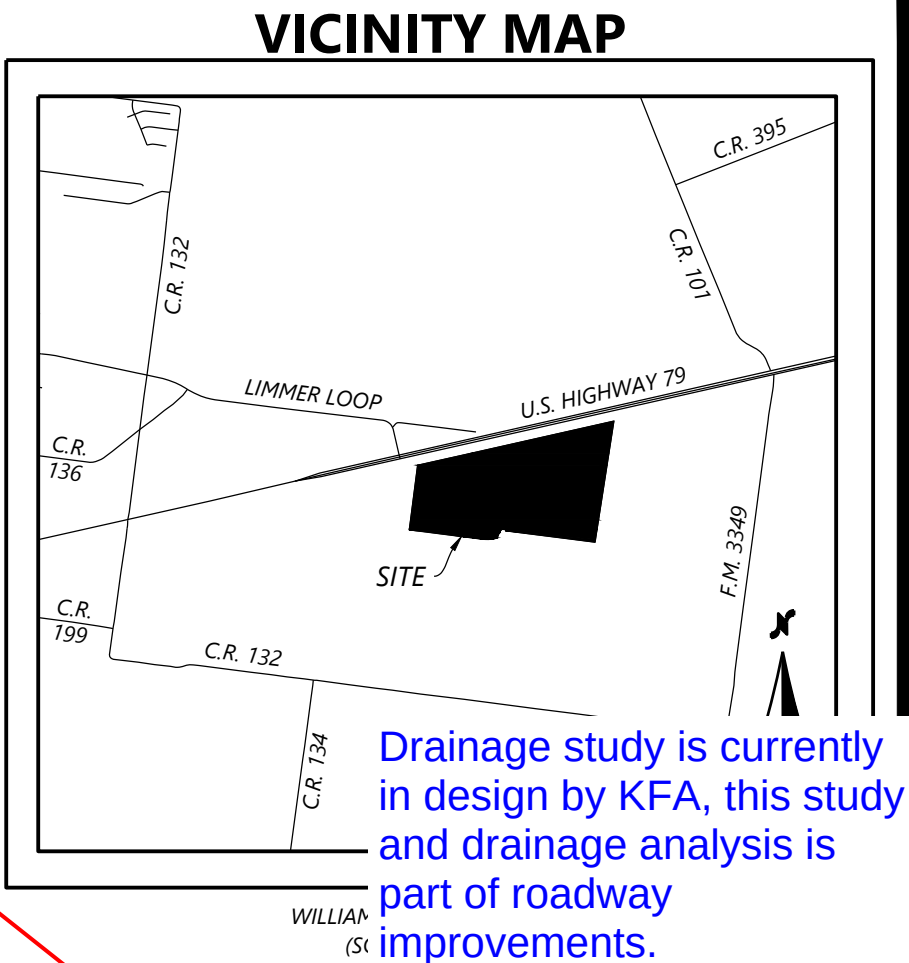
ADDED TO RESUBMITTAL

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



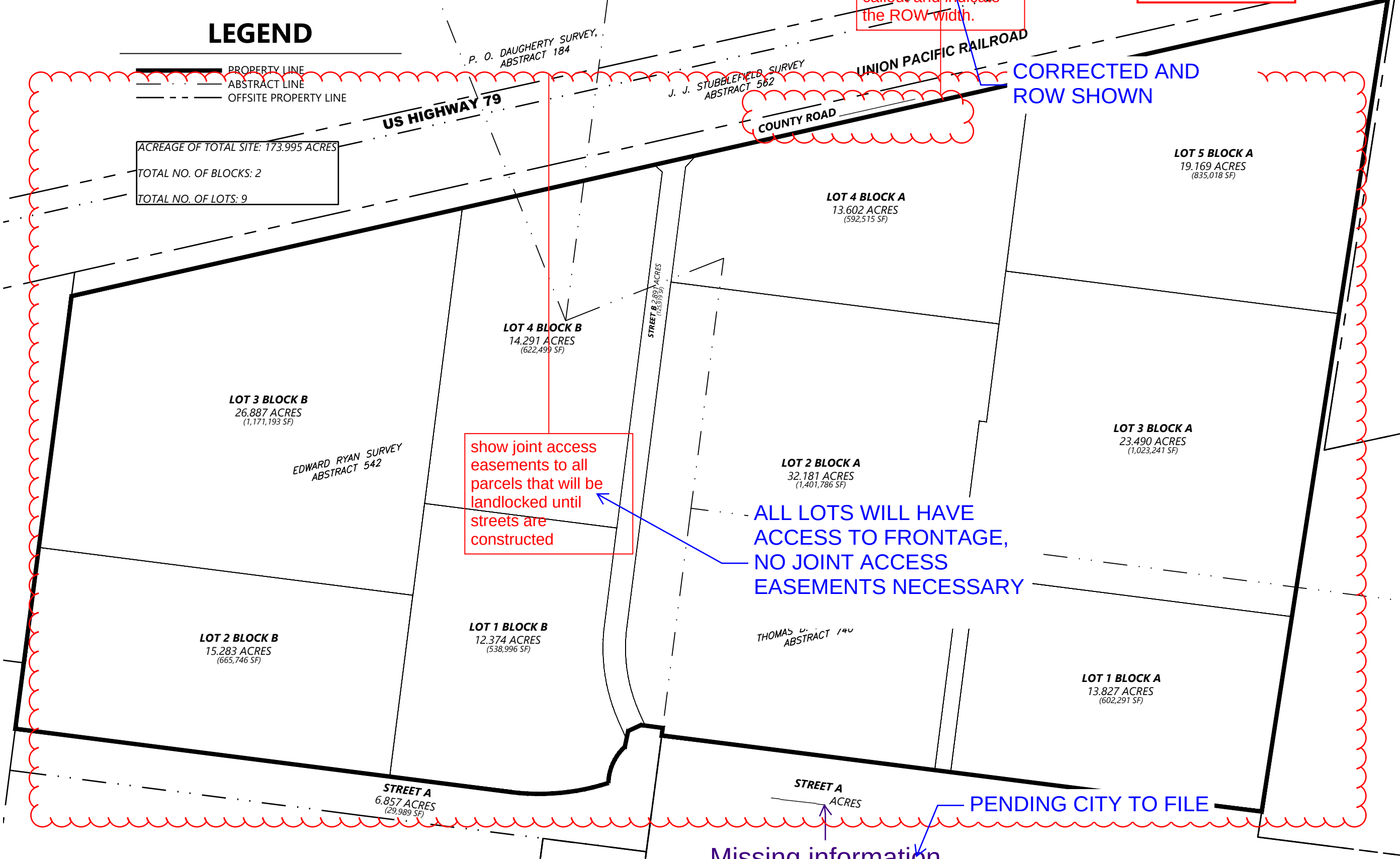
Drainage study is currently in design by KFA, this study and drainage analysis is part of roadway improvements.

Provide a drainage study for review and approval (per Prelim Packet Checklist)

this ROW has already been dedicated to the city. please update the callout and indicate the ROW width.

CORRECTED AND ROW SHOWN

SITE MAP
(SCALE: 1" = 300')



show joint access easements to all parcels that will be landlocked until streets are constructed

ALL LOTS WILL HAVE ACCESS TO FRONTAGE, NO JOINT ACCESS EASEMENTS NECESSARY

PENDING CITY TO FILE

Missing information

SCALE: 1" = 300'	INITIAL ISSUE: 03/13/2024
CHECKED: REH	REVISIONS:
DRAWN: LHR	####
FIELD CREW: NJM	####
FIELD WORK DATE: 1/31/2024	####
	####
	####
	####

NAME HAS BEEN PROVIDED AND ADDED

HUTTO MEGA TECHCENTER

HUTTO, TEXAS

Westwood

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

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

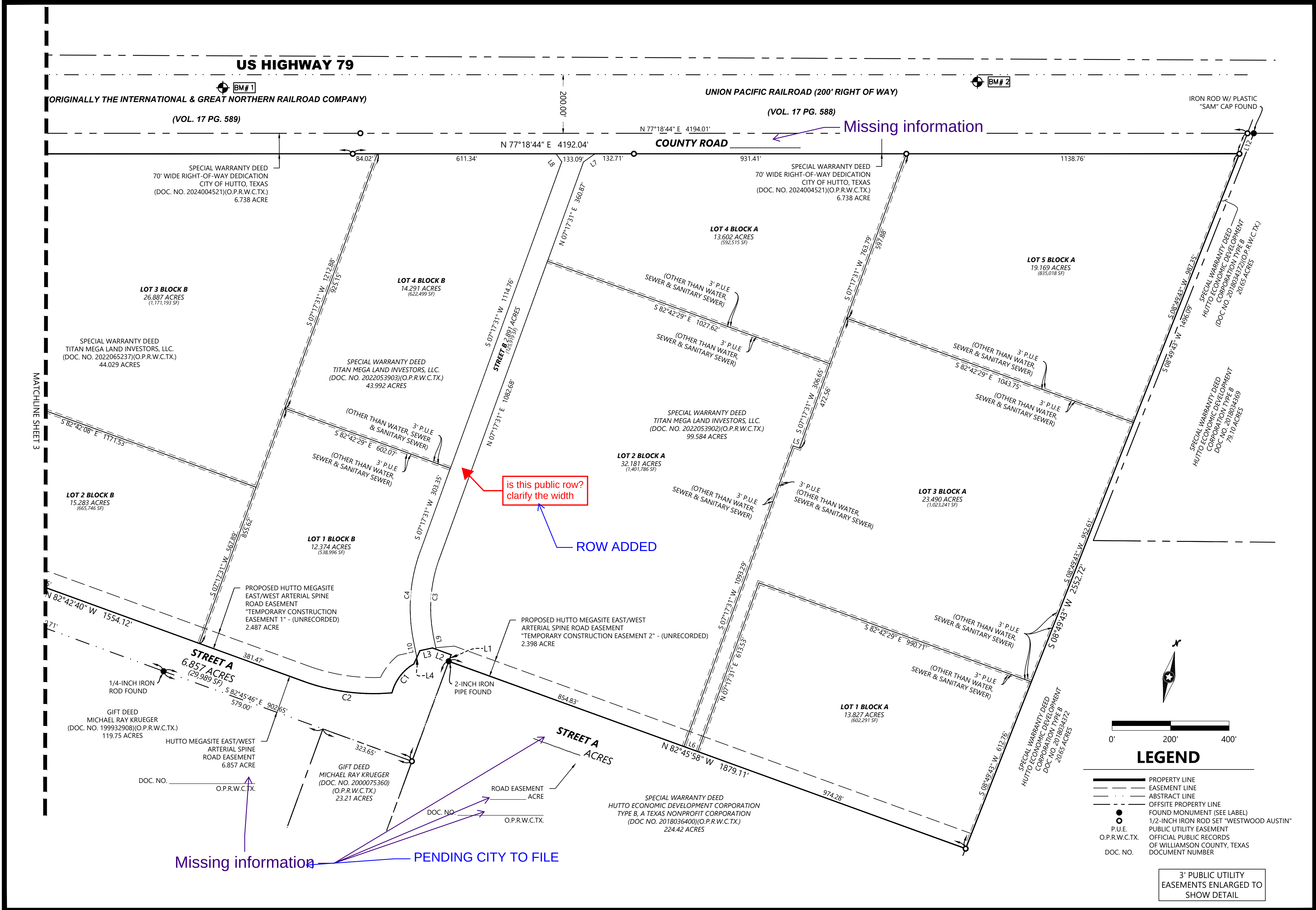
PRELIMINARY PLAT

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

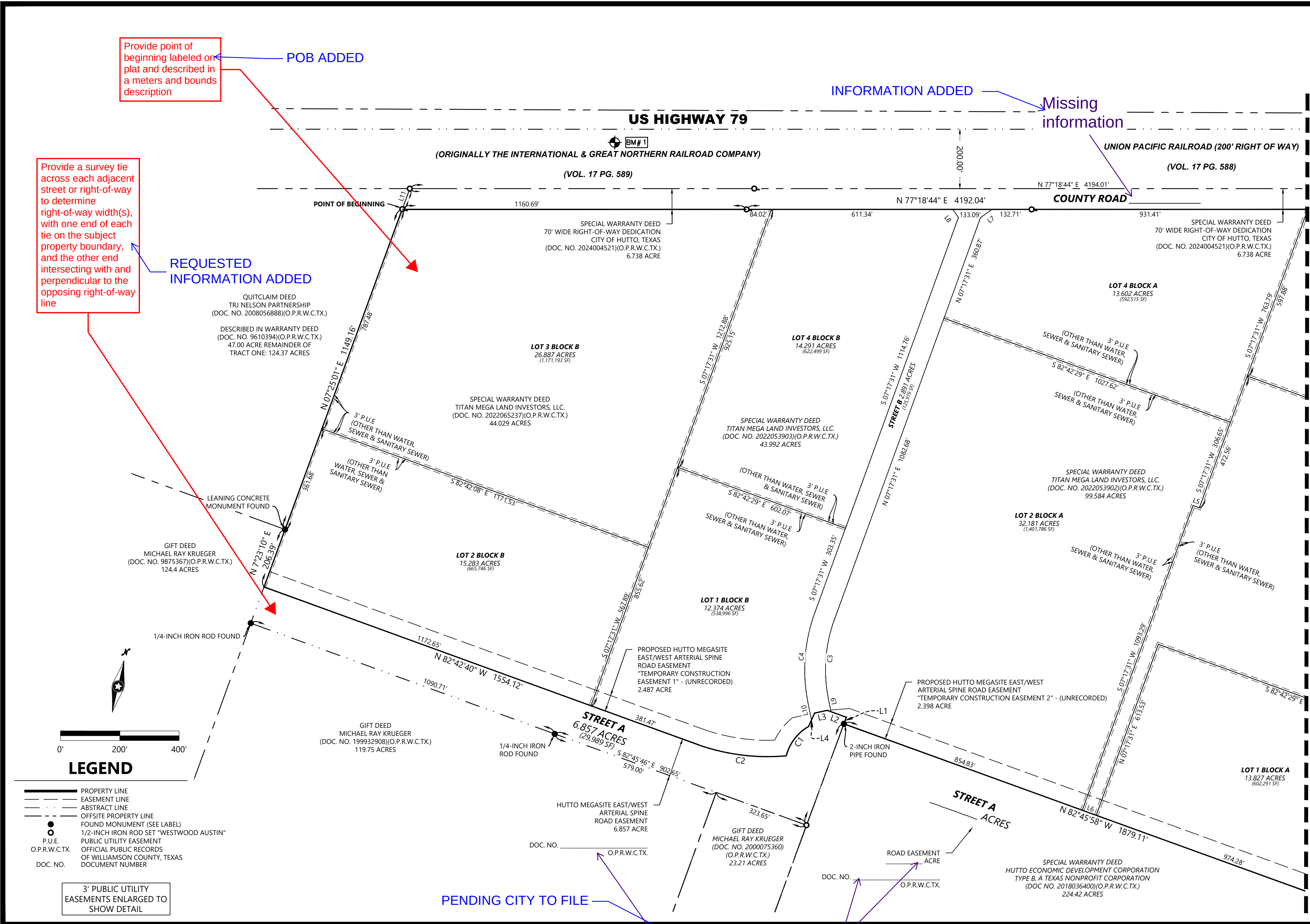
PROJECT NUMBER : R0039547.03 DATE: 4/15/2024

SHEET NUMBER:

2

OF

4



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

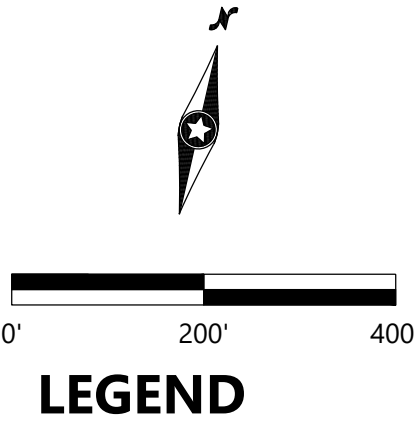
POB ADDED

INFORMATION ADDED

Missing information

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

REQUESTED INFORMATION ADDED



PENDING CITY TO FILE

Missing information

SCALE:	1" = 200'
CHECKED:	REH
DRAWN:	LHR
FIELD CREW:	NUM
FIELD WORK DATE:	1/31/2024

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

HUTTO MEGA TECHCENTER
HUTTO, TEXAS

westwood

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PRELIMINARY PLAT

SHEET NUMBER:	3	OF	4
PROJECT NUMBER :	R0039547.03	DATE:	4/15/2024

"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

© 2024 Westwood Professional Services, Inc.

PLAT NOTES

- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- 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.
- 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 ELECTRIC DELIVERY ; GAS (NATURAL OR PROPANE): ATMOS
- 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.
- 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.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- NO ONSITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED. STORMWATER IS BEING PROVIDED BY OFFSITE IMPROVEMENTS CONSTRUCTED BY THE CITY OF HUTTO EDC.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THIS SUBDIVISION IS ZONED LIGHT INDUSTRIAL (LI).
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.

NOTE ADDED

SURVEY NOTE

BEARING 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.

NOT ALL WILL APPLY TO SITE, NON APPLICABLE RESIDENTAL AND OSS FACILITY NOTES REMOVED

- ☒ 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.

NOT ADDED, TRYING TO MAINTAIN WITH IN ROAD LIMITS

VARDS-AQUIFER RECHARGE ZONE AND IS ENCROACHED NDARY MAP, COMMUNITY PANEL NO. 481079 0520 F,

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

N:\0039547.03\DWG\SURVEY C3D 2018\PRELIM\0039547.03 PP.DWG

SCALE:	N/A
CHECKED:	REH
DRAWN:	LHR
FIELD CREW:	NJM
FIELD WORK DATE:	1/31/2024
INITIAL ISSUE:	03/13/2024
REVISIONS:	
△	####
△	####
△	####
△	####
△	####
△	####

HUTTO MEGA TECHCENTER
HUTTO, TEXAS

PLANNING AND ZONING COMMISSION

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

REMOVED

RICHARD HUDSON, CHAIR
DATE

Update to Susanna Boyer
UPDATED

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

ASHLEY BAILEY, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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

Hutto Mega or Hutto Mega Techcenter?

UPDATED, HUTTO MEGA TECHCENTER

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

OWNER/DEVELOPER:

TITAN MEGA LAND INVESTORS, LLC

NAME ADDED

Provide name of person signing

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: _____

REMOVED

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

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

Westwood

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

4

OF

4

PRELIMINARY PLAT : HUTTO MEGA TECH CENTER



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

TIA Determination Letter Provided
Development Agreement with
Hutto indicates full traffic impact
analysis to be the cities
responsibility.

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 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 restrictions.
- ☒ 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?

Summary letter added to re-submittal

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

Narrative explaining N/A status in the Comment Response letter

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

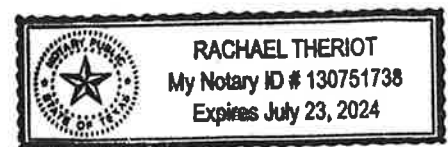
COUNTY OF TRAVIS

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.



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
NAVD88 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
NAVD88 ELEV=654.104'

OWNER OF RECORD:
TITAN MEGA LAND INVESTORS
ATTN: BEN F. SPENCER
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

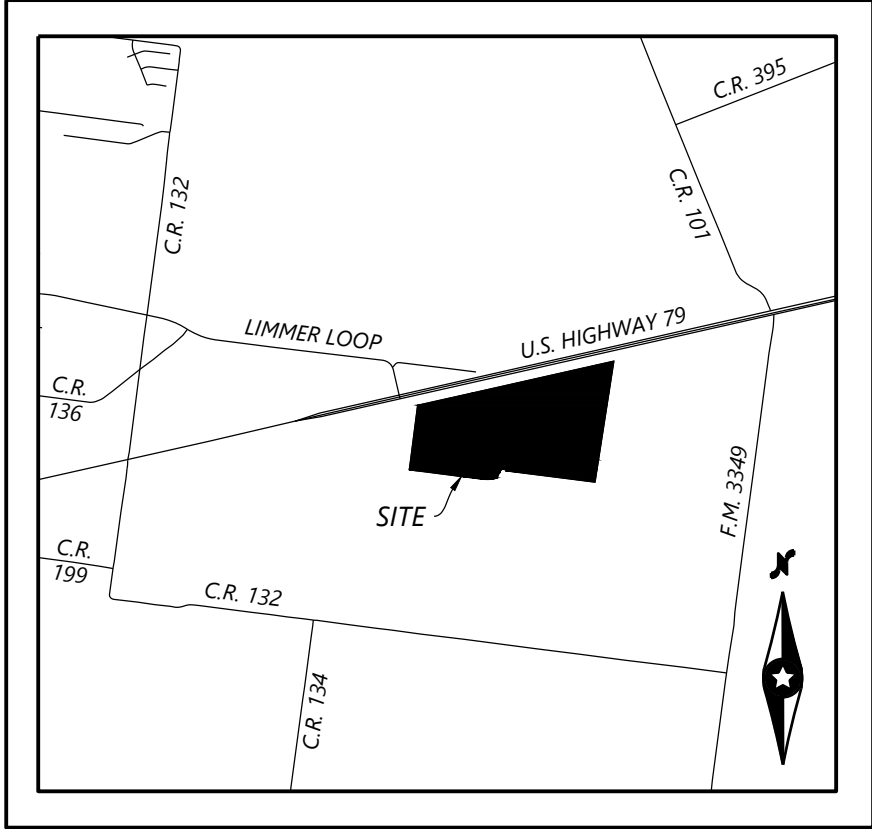
R.O.W. AREA TABLE		
LOT	SF	ACRES
STREET B	125,919	2.891
BLOCK A AREA TABLE		
LOT	SF	ACRES
LOT 1 BLOCK A	602,291	13.827
LOT 2 BLOCK A	1,401,786	32.181
LOT 3 BLOCK A	1,023,241	23.490
LOT 4 BLOCK A	592,515	13.602
LOT 5 BLOCK A	835,018	19.169
BLOCK B AREA TABLE		
LOT	SF	ACRES
LOT 1 BLOCK B	538,996	12.374
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

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'

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.
06/27/2024

VICINITY MAP



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

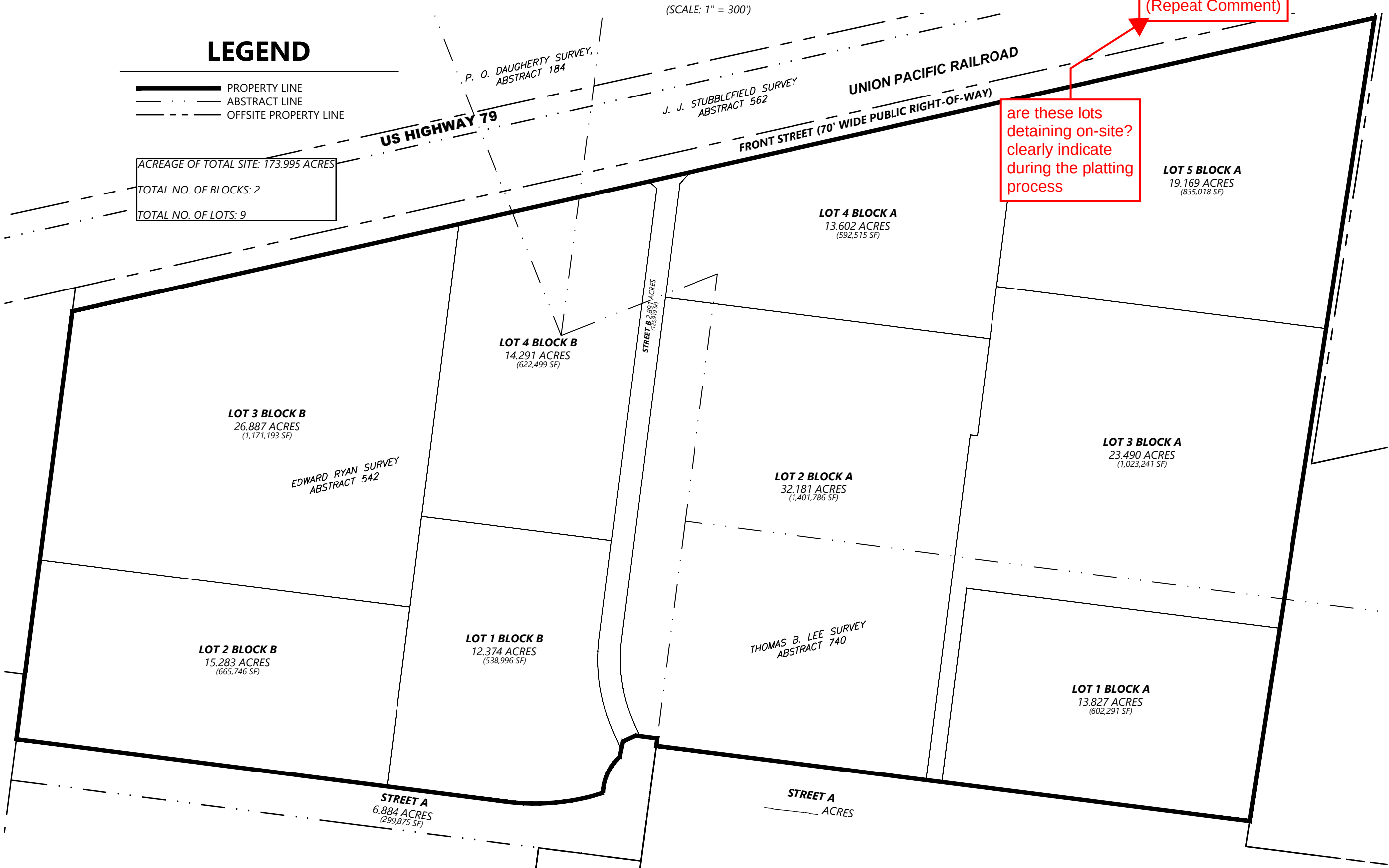
LEGEND

- PROPERTY LINE
- - - ABSTRACT LINE
- - - - OFFSITE PROPERTY LINE

ACREAGE OF TOTAL SITE: 173.995 ACRES
TOTAL NO. OF BLOCKS: 2
TOTAL NO. OF LOTS: 9

SITE MAP

(SCALE: 1" = 300')



Provide Drainage Study per the Preliminary Plat Checklist Packet (Repeat Comment)

are these lots detaining on-site? clearly indicate during the platting process

SCALE:	1" = 300'
CHECKED:	REH
DRAWN:	LHR
FIELD CREW:	NUM
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
westwoodps.com

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

PRELIMINARY PLAT

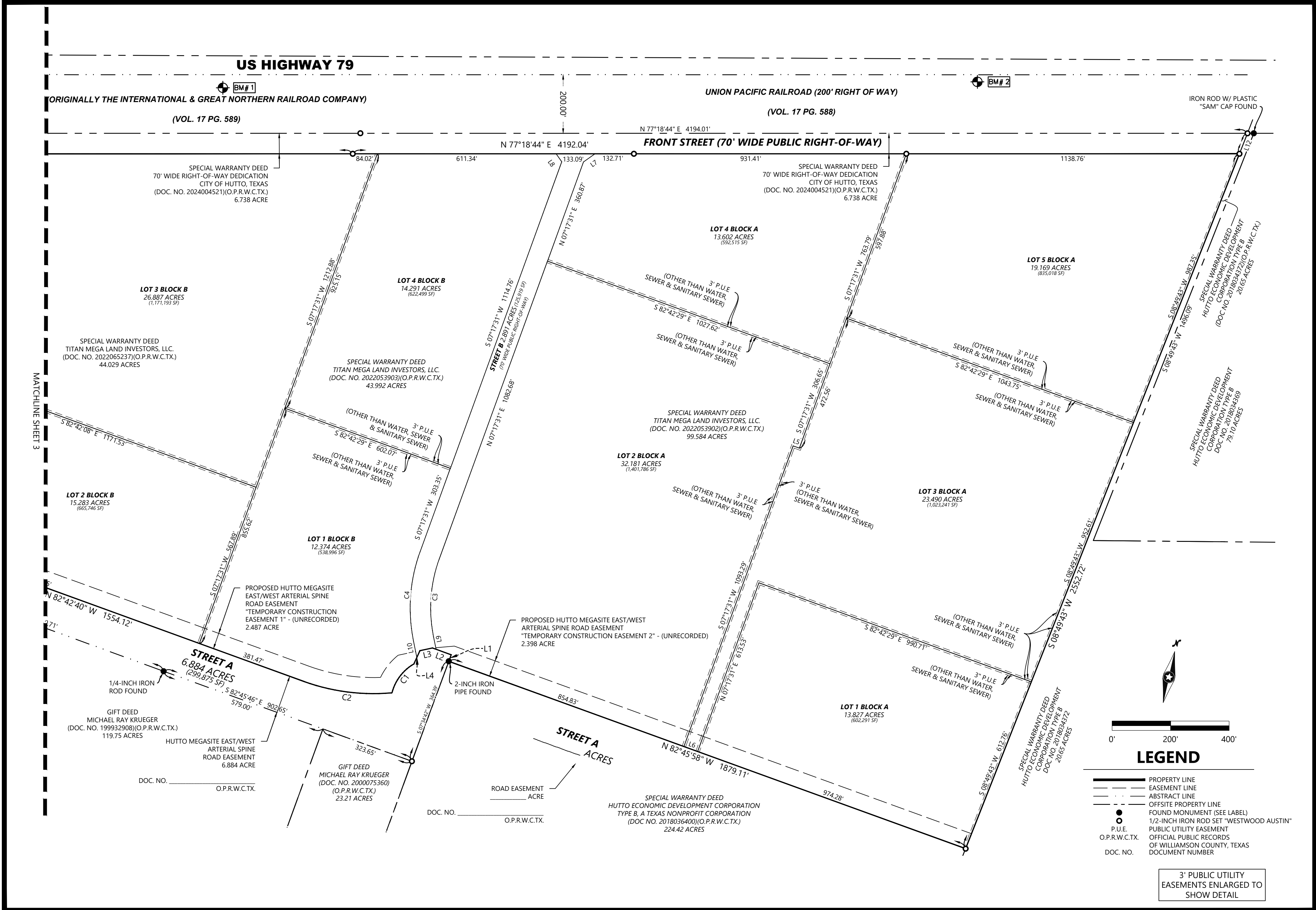
PROJECT NUMBER : R0039547.03 DATE: 6/7/2024

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:	
####	####
####	####
####	####
####	####
####	####

HUTTO MEGA TECHCENTER
HUTTO, TEXAS

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

PRELIMINARY PLAT

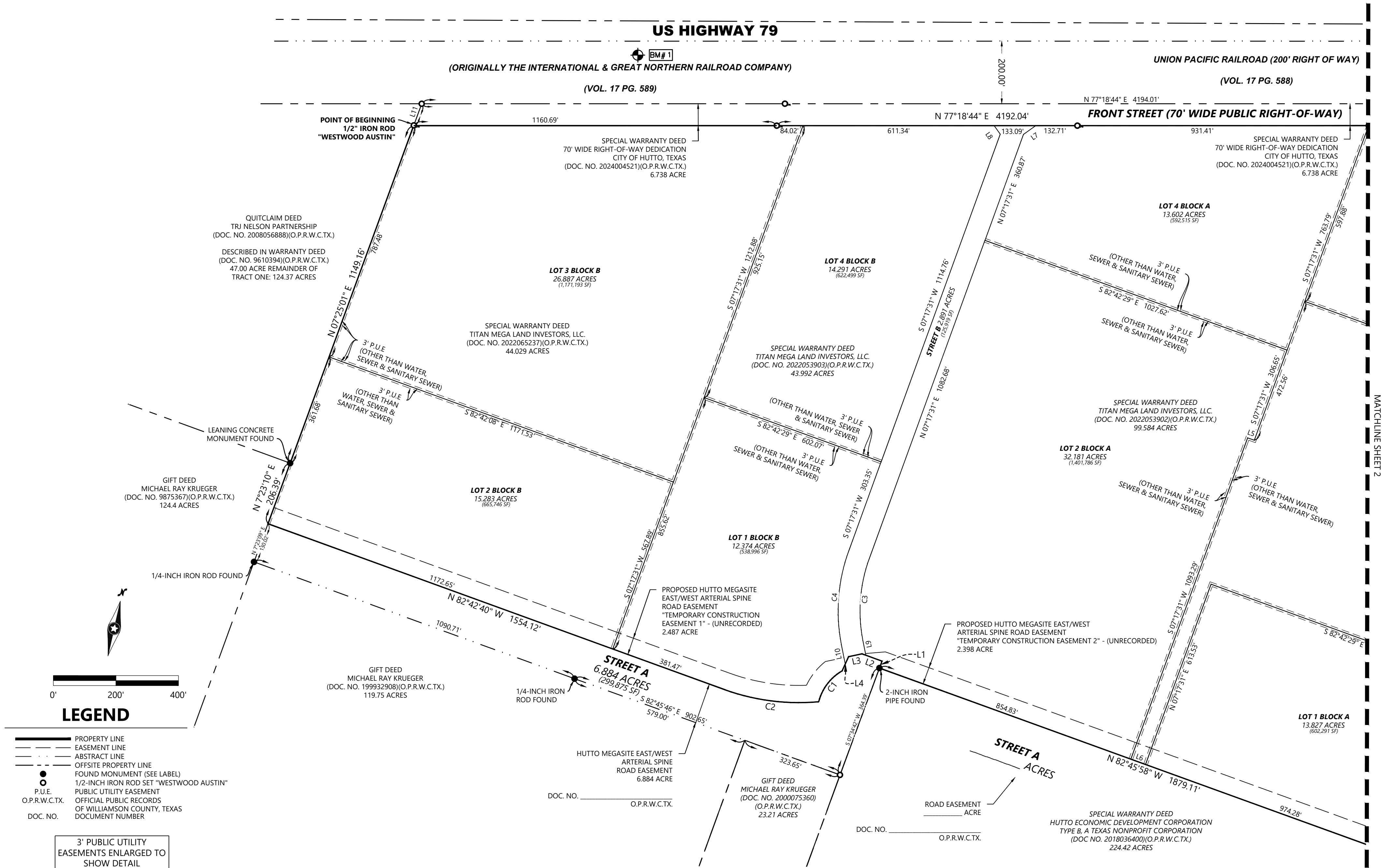
PROJECT NUMBER : R0039547.03 DATE : 6/7/2024

SHEET NUMBER:

2

OF

4



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

HUTTO MEGA TECHCENTER
HUTTO, TEXAS

Westwood

Phone (512) 360-9938 8701 N. Mopac Expy., Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
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Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

PRELIMINARY PLAT

PROJECT NUMBER : R0039547.03 DATE: 6/7/2024

SHEET NUMBER:

3

OF

4

PLAT NOTES

Provide all plat notes
per the Preliminary
Plat Checklist Packet
(Repeat Comment)

PLANNING AND ZONING COMMISSION

THIS PRELIMINARY PLAT WAS APPROVED BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20____.

SUSANNA BOYER, CHAIR
DATE

CITY DEVELOPMENT SERVICES

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

ASHLEY BAILEY, AICP
DIRECTOR OF DEVELOPMENT SERVICES
DATE

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, TEXASDO 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 WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS HUTTO MEGA TECHCENTER.

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

BEN F. SPENCER, MANAGER
TITAN MEGA LAND INVESTORS, LLC
6300 RIVERSIDE PLAZA LN. STE. 200
ALBUQUERQUE, NEW MEXICO, 87120

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BEN F. SPENCER, 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: _____

- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- 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.
- 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 ELECTRIC DELIVERY ; GAS (NATURAL OR PROPANE): ATMOS
- 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.
- 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.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- NO ONSITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED. STORMWATER IS BEING PROVIDED BY OFFSITE IMPROVEMENTS CONSTRUCTED BY THE CITY OF HUTTO EDC..
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THIS SUBDIVISION IS ZONED LIGHT INDUSTRIAL (LI).
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- THIS PROJECT IS SUBJECT TO TRANSPORTATION IMPACT FEE BASED ON ORDINANCE 2021-014.

SURVEY NOTE

BEARING SYSTEM 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 1.00012. ELEVATIONS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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
PRELIMINARY
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 6/7/24.

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

SCALE:	N/A	INITIAL ISSUE:	03/13/2024
CHECKED:	REH	REVISIONS:	
DRAWN:	LHR	△ ####	####
FIELD CREW:	NJM	△ ####	####
FIELD WORK DATE:	1/31/2024	△ ####	####
		△ ####	####
		△ ####	####

HUTTO MEGA TECHCENTER
HUTTO, TEXAS

Westwood

Phone (512) 360-9938
Toll Free (888) 937-5150

8701 N. Mopac Expy., Suite 320
Austin, TX 78759
westwoodps.com

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

PRELIMINARY PLAT

PROJECT NUMBER : R0039547.03 DATE: 6/7/2024

SHEET NUMBER:

4 OF

4

Kip Maxwell

From: WILLIAMSON COUNTY ESD #3 <noreply@swipesimple.com>
Sent: Thursday, June 6, 2024 9:23 AM
To: Kip Maxwell
Subject: [EXTERNAL] Receipt from WILLIAMSON COUNTY ESD #3 (Transaction #10955254-5419)

WILLIAMSON
COUNTY ESD #3

501 EXCHANGE BLVD , HUTTO, TX
78634

Transaction #	10955254-5419
Date	06/06/2024 9:22 AM
Result	Approved
Auth Code	070478
Transaction Method	Payment Link
Transaction Type	Sale
Cardholder Name	Kip Maxwell
Card	XXXX-XXXX-XXXX-2957
Card Type	Visa

1 × Williamson County ESD #3 payment	\$150.00
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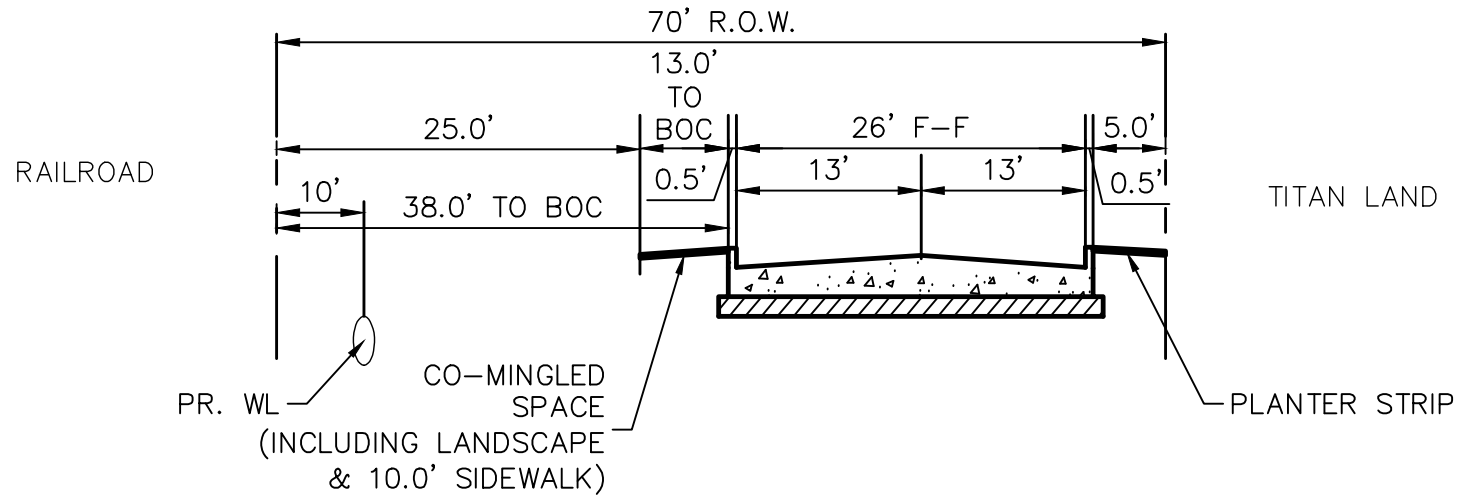
Subtotal	\$150.00
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Total	\$150.00
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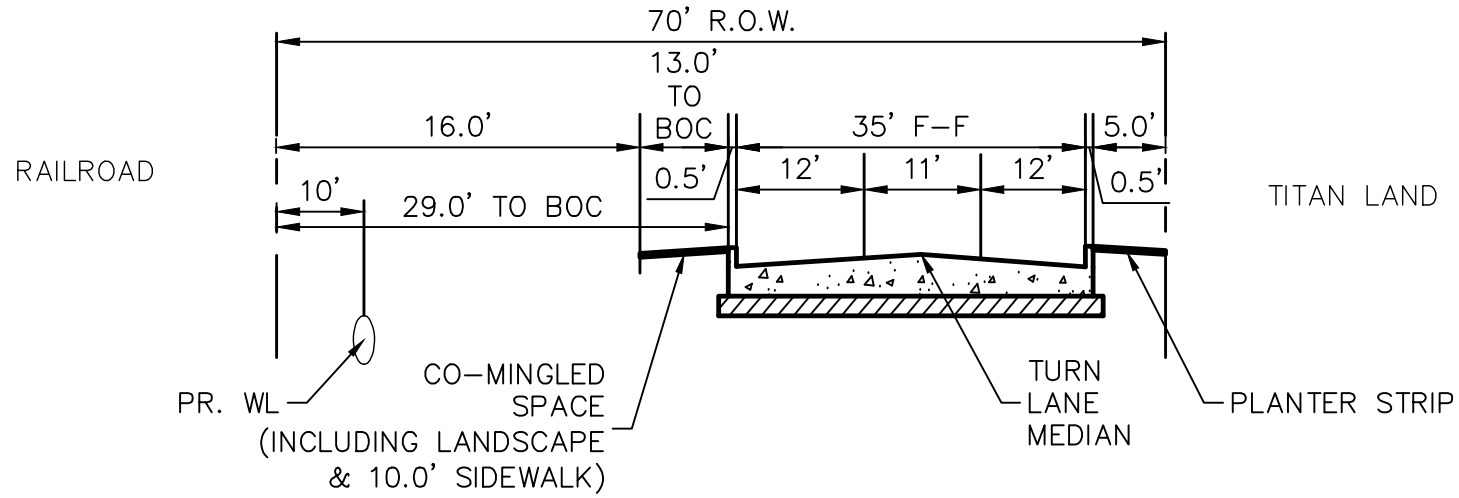
method	Key Entered
mid	XXXXXXXXX9282
tid	001

Receipt sent via SwipeSimple, powered by CardFlight
© CardFlight, Inc. 2024

SFORERO
6/6/2024 5:02 PM
N: \\0039547.03\DWG\CIVIL C3D 2018\EXHIBITS\2024-06-06 RW CROSS SECT.DWG

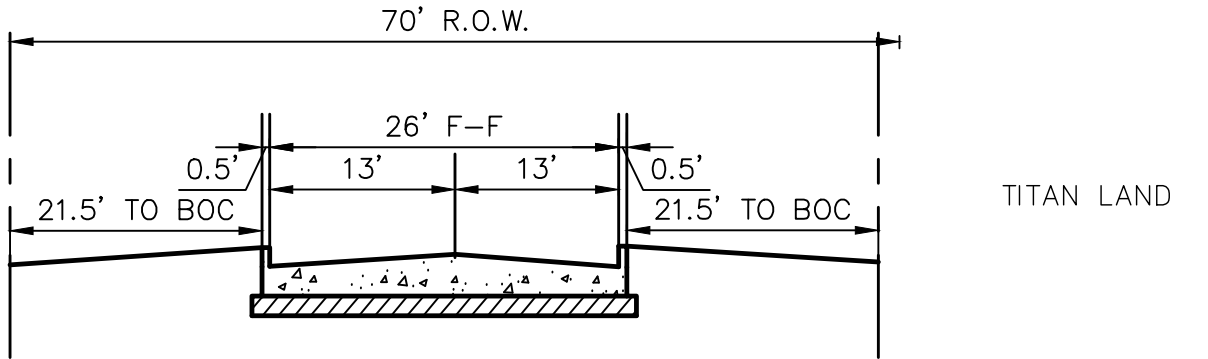


1 FRONT STREET CROSS SECTION
NOT TO SCALE



2 FRONT STREET CROSS SECTION W/ TURN LANE
NOT TO SCALE

NOTE: TO BE USED FOR QUEUING AT ROADWAY INTERSECTIONS AND SIGNIFICANT DRIVEWAYS.



3 STREET B CROSS SECTION
NOT TO SCALE

Westwood Westwood Professional Services, Inc.		Phone (512) 485-0831 Toll Free (888) 937-5150 8701 N. Mopac Expy, Suite 320 Austin, TX 78759 westwoodps.com		
DRAWN BY SF	CHECKED BY HAS	SCALE NTS	DATE 06/06/2024	JOB NUMBER 0039547.03

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

HUTTO MEGA

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on a request to extend the Lidell Walker Preliminary Plat approval in accordance with Unified Development Code Section 10.203.8.6.
Meeting: Tuesday, July 2, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposal consists of a preliminary plat for 1,097 residential lots, 24 open space/drainage lots and 2 amenity lots. The tract was annexed into the City of Hutto on September 16, 2021, Ordinance O-2021-060. The property is zoned SF-1 Village zoning (single family residential village).

WEST: SF-1 Single Family 1 (Mustang Creek and HISD)

NORTH: ETJ (Agriculture and Industrial uses)

EAST: ETJ (Vacant, Agriculture, with Proposed Single Family in County)

SOUTH: SF-1 Single Family 1 and ETJ Residential (Highlands North and Rivers Crossing)

SUMMARY OF REQUEST:

The proposed subdivision consists of the construction of one thousand ninety seven (1,097) single-family lots, twenty-four (24) open space/drainage lots, and two (2) amenity lots. The residential lots vary from 45-70 feet in width. The site is located within the Mustang Creek sub-watershed and Brushy Creek watershed.

Wastewater service will be provided by the City of Hutto. It is anticipated that wastewater will convey to the existing Mustang Creek lift station then to the South Regional WWTP. Water service will be provided by Jonah SUD.

A Development Agreement was approved on first reading on September 16, 2021, allowing for a reduction in row width and waiver of the TIA.

A Preliminary Plat application expires after one (1) year per Section 10.203.8.6 - in which major subdivisions expire one year after approval, may be granted a year extension by staff, and then must have Planning and Zoning Commission approve a subsequent extension. This project is still in review and progressing, thus staff supports the approval extension as requested.

STAFF REVIEW:

Staff recommends approval of the preliminary plat extension as requested, extending the approval date to July 2, 2025.

AGENDA ITEM REPORT

4.3.



FISCAL NOTES:

None at this time.

POLICY IMPLICATIONS:

None at this time.

ATTACHMENTS:

1. Lidell Walker Prelim Plat Expiration Extension Request
2. LidellWalker-Prelim-Approved 2023
3. Lidell Walker Preliminary Plat_Aproved-w Phasing



June 17, 2024

VIA EMAIL: Ashley.Bailey@HuttoTX.gov

City of Hutto Development Services
Ashley Bailey, AICP
Development Services Director

RE: Lidell Walker Preliminary Plat

Dear Ashley:

On behalf of GRBK Edgewood LLC and Meritage Homes of Texas, LLC, please accept this letter requesting that the expiration date for the Lidell Walker Preliminary Plat be extended to July 2nd, 2025.

Should you need more information please feel free to contact me.

Thank you,

A handwritten signature in blue ink, appearing to read "Austin Evetts".

Austin Evetts
Vice President of Land Development
512-694-5303



OWNER:
WMV NORTH HUTTO, LLC
3310 N CAPITAL OF TEXAS HWY
SUITE 202
AUSTIN, TX 78746

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

SURVEYOR:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

CITY OF HUTTO DEVELOPMENT
SERVICES:
500 W. LIVE OAK STREET
HUTTO, TEXAS 78634
512-759-3479

ELECTRIC SERVICE:
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670

GAS SERVICE:
ATMOS ENERGY
512-415-8426

WATER:
JONAH WATER SPECIAL UTILITY
4050 FM 1660
HUTTO, TEXAS 78634
(512) 759-1286

WASTEWATER:
CITY OF HUTTO
500 W. LIVE OAK STREET
HUTTO, TEXAS 78634
512-759-3479

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD #3
219 US HWY 79
SUITE 103
HUTTO, TEXAS 78634
512-759-2616

LIDELL WALKER

PRELIMINARY PLAT



LOT COUNT		
LOT SIZE	# LOTS	PERCENTAGE
45'	640	57.0%
50'	338	30.1%
60'	102	9.1%
70'	17	1.5%
O.S.	24	2.1%
AMENITY	2	0.2%
TOTAL	1123	100%

TOTAL BLOCKS = 46
TOTAL SITE = 263.02 AC
RIGHT OF WAY = 65.61 AC

STREET TABLE						
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP
STREET A	120'-0"	41'-0"	30	C&G	ARTERIAL	PUBLIC
STREET B	70'-0"	44'-0"	30	C&G	COLLECTOR	PUBLIC
STREET C	70'-0"	44'-0"	30	C&G	COLLECTOR	PUBLIC
STREET D	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET E	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET F	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET G	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET H	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET I	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET J	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET K	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET L	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET M	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET N	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET O	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET P	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET Q	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET R	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET S	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET T	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET U	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET V	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET W	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET X	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET Y	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET Z	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AA	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET BB	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET CC	64'-0"	44'-0"	30	C&G	LOCAL	PUBLIC
STREET DD	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
					(TOTAL LF)	49954
					(ROW AC)	65.61

LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	PROPOSED LOT NUMBER
	CITY LIMIT LINE
	PHASE LINE

- 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 THE UDC, AS AMENDED.
 - A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 - A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - SIDEWALKS AND TREES SHALL BE CONSTRUCTED ON BOTH SIDE OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
 - IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BY 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: JONAH WATER SUD
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS: ATMOS
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YR FLOODPLAIN AS DEFINED BY FEMA PANEL NO. 48491C0510F - DATE: 12-20-19.
 - AMENITY, DRAINAGE AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS SUBDIVISION WILL BE ZONED SF-1 VILLAGE.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
 - NO SIGNIFICANT TREES WERE LOCATED WITHIN THE PROJECT BOUNDARY.
 - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
 - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS SHALL NOT EXCEED PRE-DEVELOPMENT.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISH FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
 - FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

LIDELL WALKER PRELIM
HUTTO, TEXAS

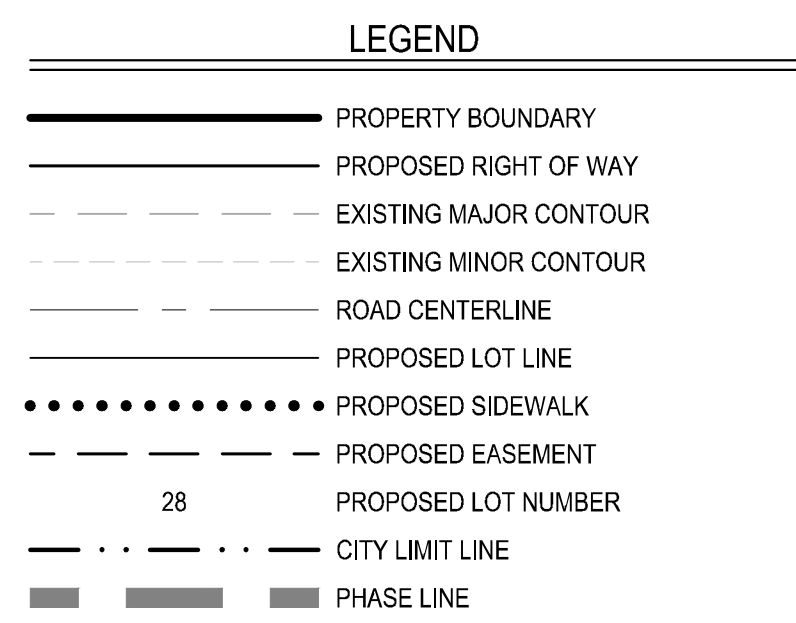
OVERALL PRELIMINARY PLAN

SUBMITTAL
DATE: 06-17-2021

SHEET
1 OF 9

DATE: APR

DESCRIPTION



- NOTES:**
1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 2. BUILDING SETBACK LINES SHALL CONFORM TO THE UDC, AS AMENDED.
 3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 4. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 6. SIDEWALKS AND TREES SHALL BE CONSTRUCTED ON BOTH SIDE OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
 7. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BY 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.
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WATER JONAH WATER SUD
WASTEWATER CITY OF HUTTO
ELECTRIC ONCOR
GAS ATOMS
 9. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YR FLOODPLAIN AS DEFINED BY FEMA PANEL NO. 48491C0510F - DATE: 12-26-19
 10. AMENITY, DRAINAGE AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 11. THIS SUBDIVISION WILL BE ZONED SF-1 VILLAGE.
 12. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 13. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
 14. NO SIGNIFICANT TREES WERE LOCATED WITHIN THE PROJECT BOUNDARY.
 15. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
 16. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
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 21. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

Received 2/7/2023



	DATE	DESCRIPTION	APR
✓			
✓			
✓			
✓			
✓			
IV			

DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browning.com

LIDELL WALKER PRELIM
HUTTO, TEXAS

PRELIMINARY PLAN (1 OF 4)

SUBMITTAL
DATE: 06-17-2021

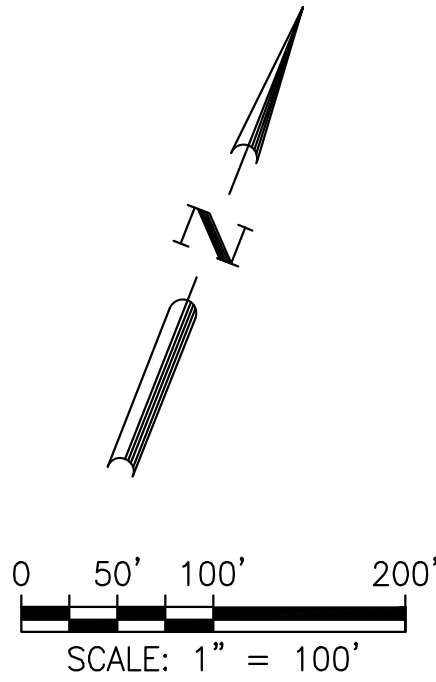


SHEET
2 OF 9

LIDELL WALKER

PRELIMINARY PLAT

MATCHLINE - SEE SHEET 2



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
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Received 2/7/2023



DATE	DESCRIPTION
APR	

DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TEPE Registration No. F-1046
TEL: 512.679.4400 www.bgeenergy.com

LIDELL WALKER PRELIM
HUTTO, TEXAS

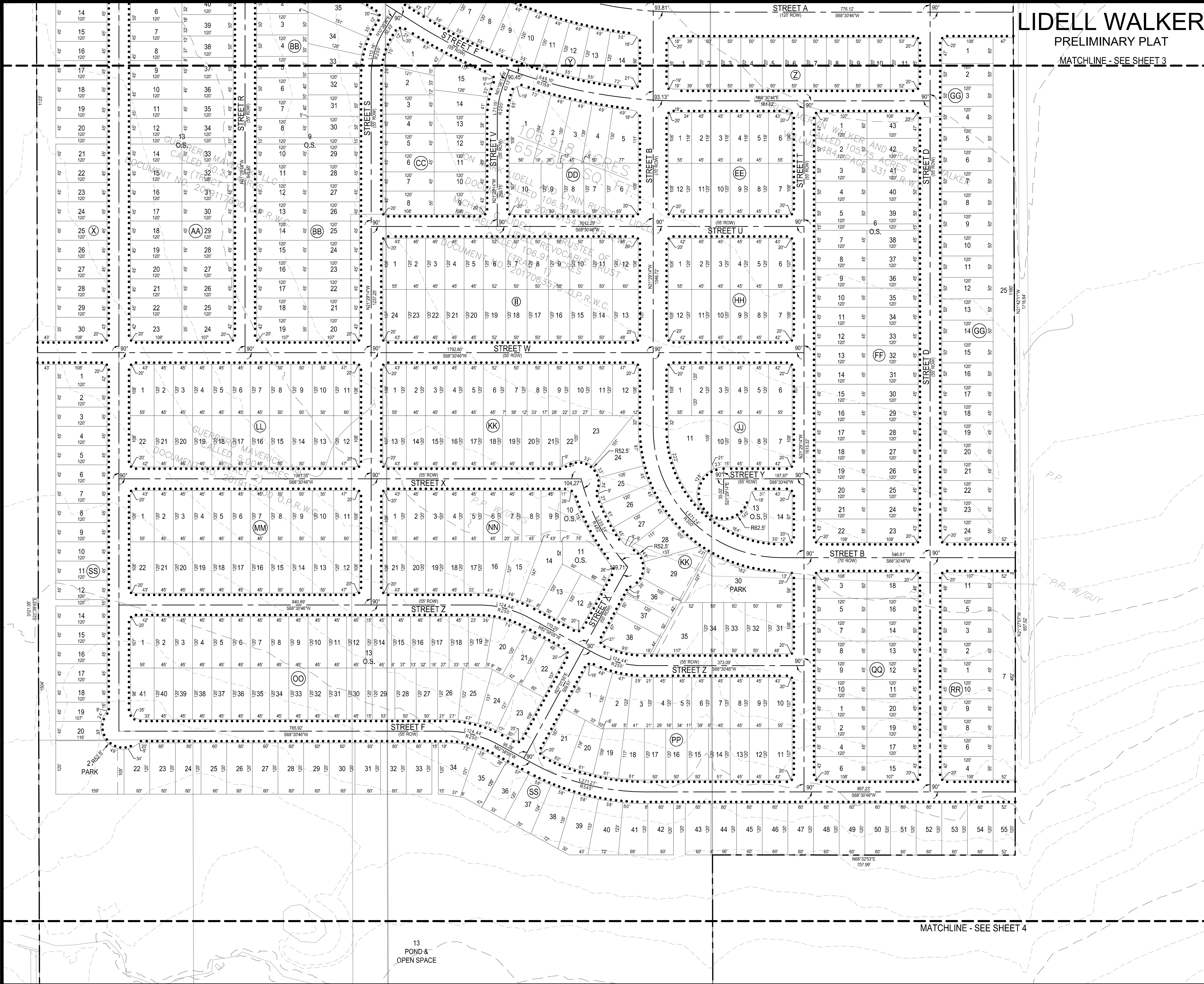
PRELIMINARY PLAN (2 OF 4)

SUBMITTAL
DATE: 06-17-2021



SHEET
3 OF 9

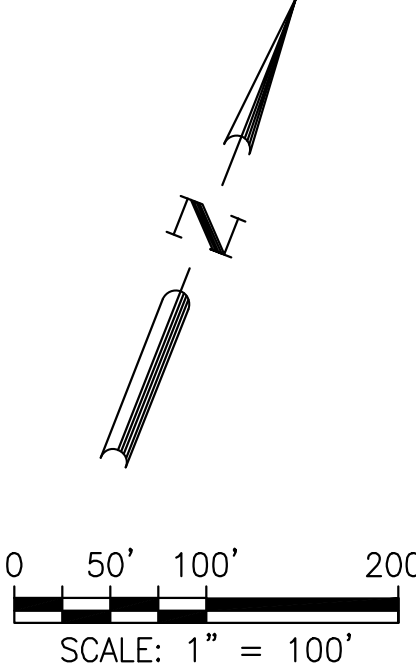
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LIDELL WALKER

PRELIMINARY PLAT

MATCHLINE - SEE SHEET 3



- ### LEGEND
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - ROAD CENTERLINE
 - PROPOSED LOT LINE
 - PROPOSED SIDEWALK
 - PROPOSED EASEMENT
 - PROPOSED LOT NUMBER
 - CITY LIMIT LINE
 - PHASE LINE

- ### 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 THE UDC, AS AMENDED. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 - A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - SIDEWALKS AND TREES SHALL BE CONSTRUCTED ON BOTH SIDE OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
 - 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: JONAH WATER SUD
 - WASTEWATER: CITY OF HUTTO
 - ELECTRIC: ONCOR
 - GAS: ATMOS
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YR FLOODPLAIN AS DEFINED BY FEMA PANEL NO. 48491C0510F - DATE: 12-20-19.
 - AMENITY, DRAINAGE AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS SUBDIVISION WILL BE ZONED SF-1 VILLAGE.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
 - NO SIGNIFICANT TREES WERE LOCATED WITHIN THE PROJECT BOUNDARY.
 - SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
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 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISH FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
 - FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

MATCHLINE - SEE SHEET 4

Received 2/7/2023



DATE	DESCRIPTION
APR	
REV	
DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TELEPHONE: 512.679.4400
WWW.BGE.COM

LIDELL WALKER PRELIM
HUTTO, TEXAS
PRELIMINARY PLAN (3 OF 4)

SUBMITTAL DATE: 06-17-2021

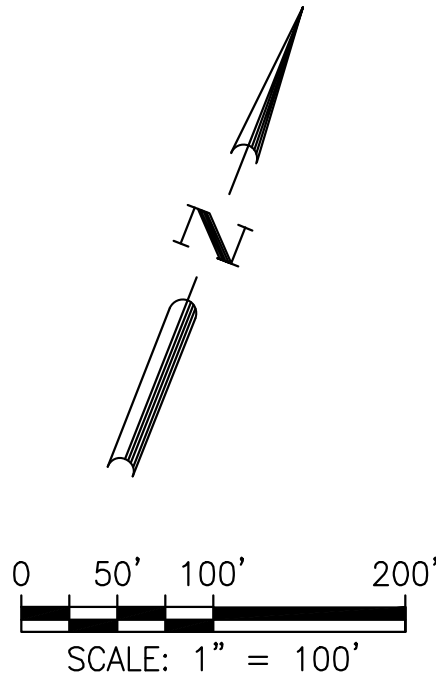
Seal of the City of Hutto, Texas, featuring a star and the text "CITY OF HUTTO, TEXAS" and "1948".

SHEET 4 OF 9

LIDELL WALKER
PRELIMINARY PLAT

MATCHLINE - SEE SHEET 3

13
POND &
OPEN SPACE



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	PROPOSED LOT NUMBER
	CITY LIMIT LINE
	PHASE LINE

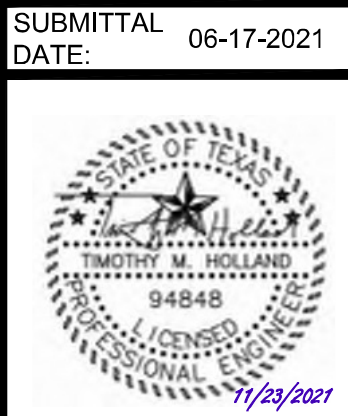
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WASTEWATER CITY OF HUTTO
ELECTRIC ONCOR
GAS ATMOS
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 - FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

Received 2/7/2023



REVISIONS		DATE	DESCRIPTION
1	DESIGNED BY:	DAZ	
2	REVIEWED BY:	TMH	
3	DRAWN BY:	DAZ	
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LIDELL WALKER PRELIM
HUTTO, TEXAS
PRELIMINARY PLAN (4 OF 4)



SHEET
5 OF 9

LIDELL WALKER
PRELIMINARY PLAT

[illegible]

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.brownsgay.com

LIDELL WALKER PRELIM
HUTTO, TEXAS

OVERALL STORM PLAN

SUBMITTAL DATE:	06-17-2021
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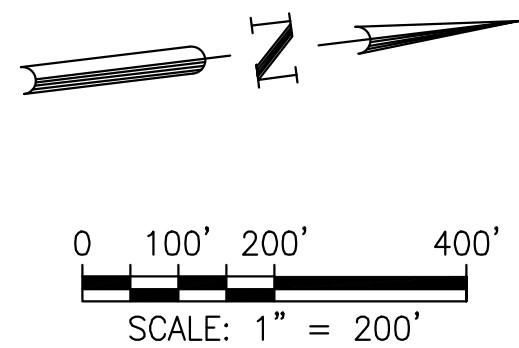
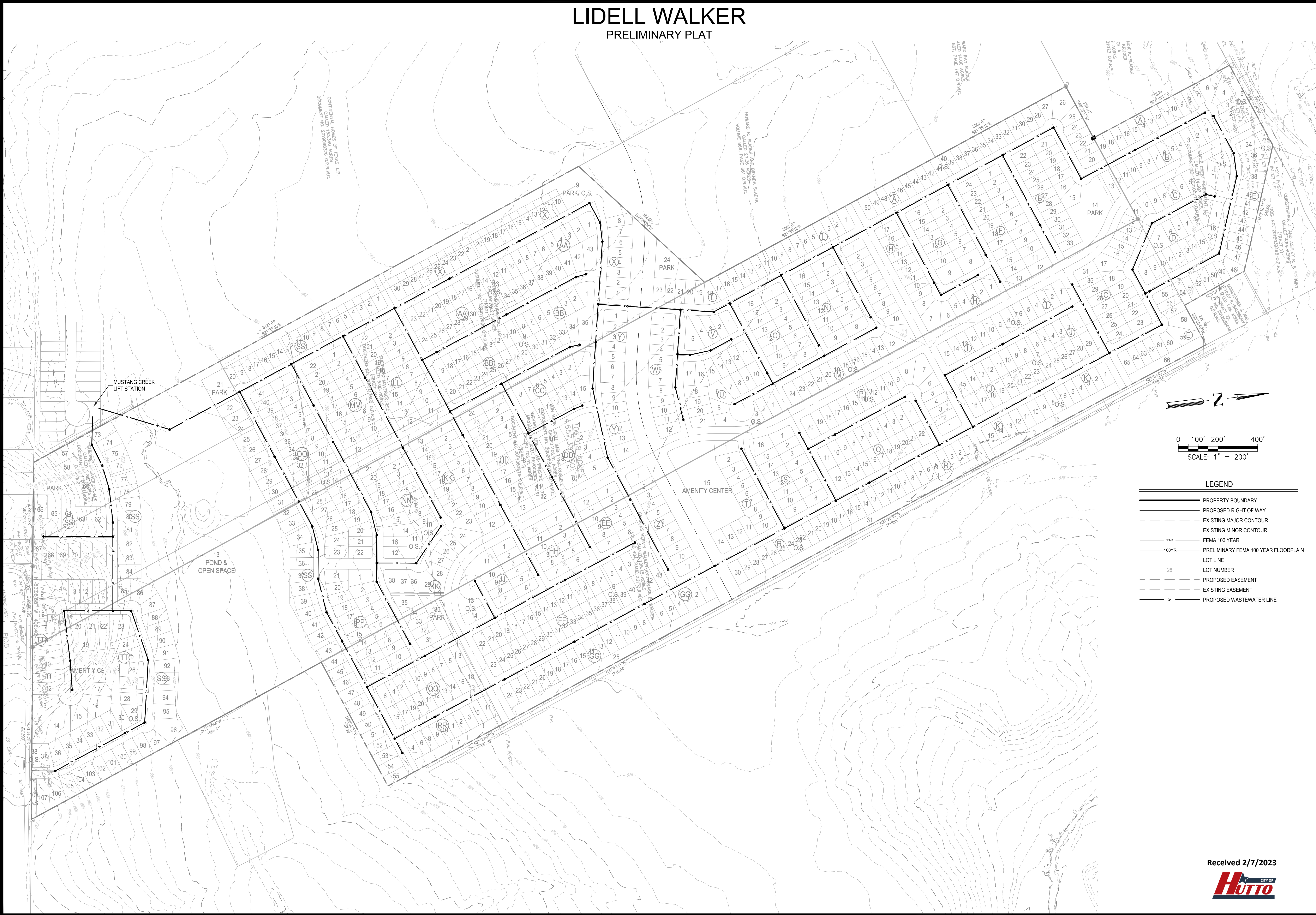
SHEET
7 OF 9

Received 2/7/2023



LIDELL WALKER
PRELIMINARY PLAT

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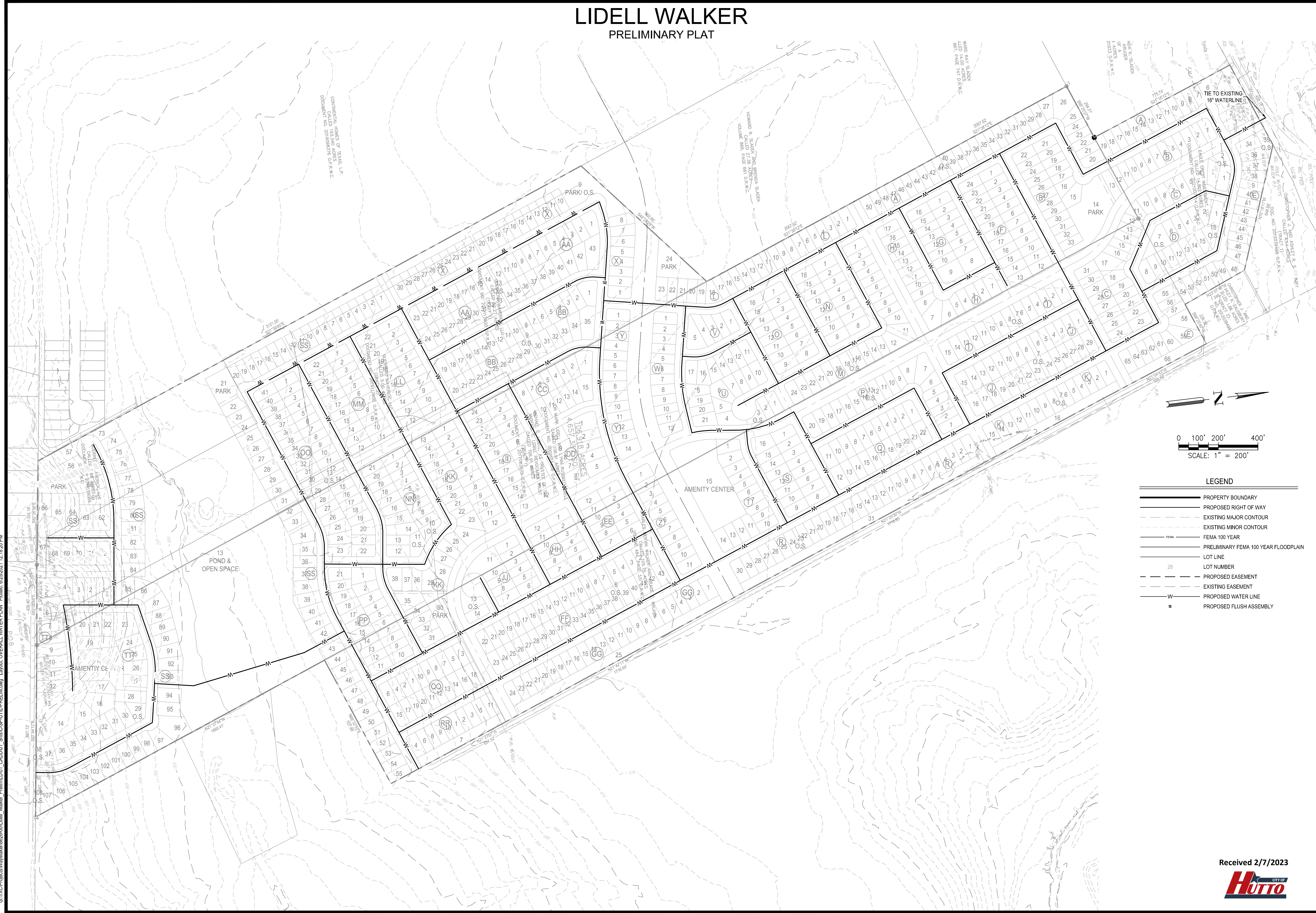


LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FEMA 100 YEAR
	PRELIMINARY FEMA 100 YEAR FLOODPLAIN
	LOT LINE
	LOT NUMBER
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WASTEWATER LINE

DESIGNED BY: DAZ	
REVIEWED BY: TMH	
DRAWN BY: DAZ	
BGE, INC. 1701 DIRECTORS BOULEVARD, SUITE 1000 AUSTIN, TX 78744 TELEPHONE NO. F-1046 TEL: 512.679.4400 www.bge.com	
LIDELL WALKER PRELIM HUTTO, TEXAS	
OVERALL WASTEWATER PLAN	
SUBMITTAL DATE: 06-17-2021	
Received 2/7/2023 	
SHEET 8 OF 9	

LIDELL WALKER
PRELIMINARY PLAT

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OWNER:
WMV NORTH HUTTO, LLC
3310 N CAPITAL OF TEXAS HWY
SUITE 202
AUSTIN, TX 78746

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

SURVEYOR:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

CITY OF HUTTO DEVELOPMENT
SERVICES:
500 W. LIVE OAK STREET
HUTTO, TEXAS 78634
512-759-3479

ELECTRIC SERVICE:
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670

GAS SERVICE:
ATMOS ENERGY
512-415-8426

WATER:
JONAH WATER SPECIAL UTILITY
4050 FM 1660
HUTTO, TEXAS 78634
(512) 759-1286

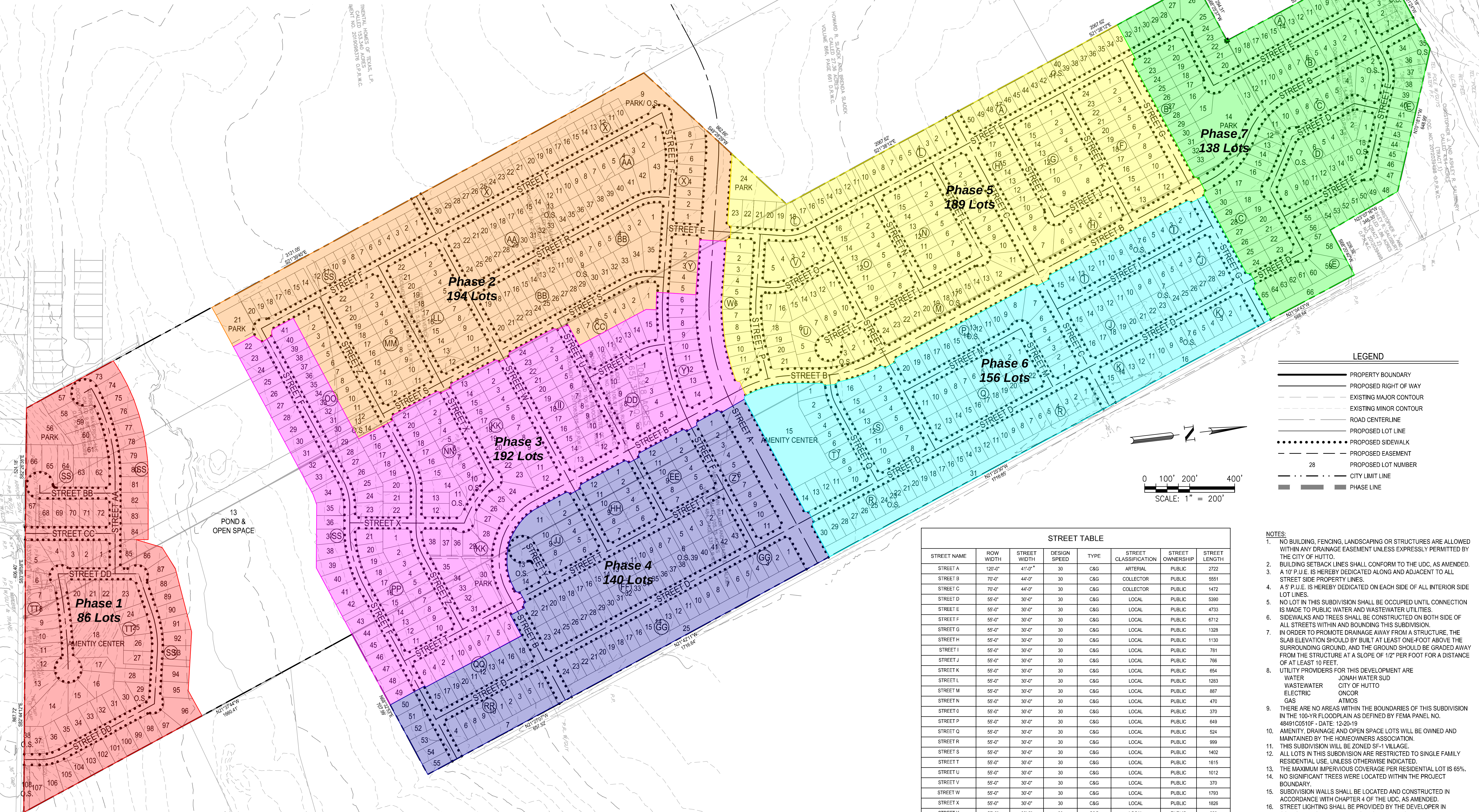
WASTEWATER:
CITY OF HUTTO
500 W. LIVE OAK STREET
HUTTO, TEXAS 78634
512-759-3479

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD #3
219 US HWY 79
SUITE 103
HUTTO, TEXAS 78634
512-759-2616

LIDELL WALKER

PRELIMINARY PLAT



STREET TABLE						
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP
STREET A	120'-0"	41'-0"	30	C&G	ARTERIAL	PUBLIC
STREET B	70'-0"	44'-0"	30	C&G	COLLECTOR	PUBLIC
STREET C	70'-0"	44'-0"	30	C&G	COLLECTOR	PUBLIC
STREET D	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET E	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET F	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET G	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET H	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET I	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET J	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET K	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET L	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET M	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET N	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET O	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET P	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET Q	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET R	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET S	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET T	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET U	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET V	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET W	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET X	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET Y	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET Z	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AA	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET BB	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET CC	64'-0"	44'-0"	30	C&G	LOCAL	PUBLIC
STREET DD	55'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
					(TOTAL LF)	49954
					(ROW AC)	65.61

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DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

DATE

APR

DESCRIPTION

REV

30% (1.18)

1.51(87256) 28(985) 68

8867.1 7.1

7.3(5113) 7.1(5113) 222 EUN200

71%

LIDELL WALKER PRELIM
HUTTO, TEXAS

OVERALL PRELIMINARY PLAN

SUBMITTAL
DATE: 06-17-2021

STATE OF TEXAS

THOMAS M. HOLLAND

94848

1/23/2021

SHEET
1 OF 9

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove 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.
Meeting: Tuesday, July 2, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The Cottonwood Creek Preliminary Plat is approved with 987 single-family lots, 2 amenity lots and 22 open space lots on 370.33 acres of land. This Final Plat is the sixth phase of the development, south of Phase 5, which was approved at the April 2024 Planning and Zoning Commission meeting. This phase is generally located south of the Carl Stern Drive extension, within the developing neighborhood and only gaining access from prior phases of development. The residential lots range from 50ft to 70ft in width.

WEST: PUD Cottonwood Creek
NORTH: ETJ, Vacant and Residential
EAST: ETJ, Vacant Pastureland
SOUTH: PUD Cottonwood Creek

SUMMARY OF REQUEST:

This property is part of the Cottonwood Creek PUD approved in April 2018. Phases 1-5 have been approved. This tract will gain access through the construction of 6,660 linear feet of new residential roadways, connecting to prior phases 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 8 and 9). The property will be served by Hutto water and wastewater and each residential lot will be subject to the Traffic Impact Fee.

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 remaining comments.

AGENDA ITEM REPORT

4.4.



FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Cottonwood Phase 6 Final Plat - U#2 Staff Comments

Cottonwood Phase 6 Final Plat - U#2

6/28/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Eric Woods (ewoods@huttofirerescue.org)

Documents

FP.pdf
DA-1st Amend.PDF
DA.pdf
Comment Response.pdf

Page 50 of 235

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R – RESIDENTIAL

O.S.D. – OPEN SPACE/DRAINAGE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
26	FF	100,149	O.S.D.
30	FF	9,897	R
31	FF	7,972	R
32	FF	7,222	R
33	FF	6,624	R
34	FF	6,342	R
35	FF	6,250	R
36	FF	6,250	R
37	FF	6,250	R
38	FF	6,250	R
39	FF	6,250	R
40	FF	6,250	R
41	FF	6,250	R
42	FF	6,250	R
43	FF	6,250	R
44	FF	6,250	R
45	FF	6,250	R
46	FF	6,250	R
47	FF	5,838	R
48	FF	12,450	R
49	FF	12,041	R
50	FF	7,250	R
51	FF	7,250	R
52	FF	7,250	R
53	FF	8,652	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
26	GG	6,251	R
27	GG	7,945	R
28	GG	7,503	R
29	GG	6,277	R
30	GG	6,539	R
31	GG	6,698	R
32	GG	7,005	R
33	GG	7,465	R
34	GG	8,439	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
4	HH	5,750	R
5	HH	7,713	R
6	HH	7,179	R
7	HH	6,482	R
8	HH	6,500	R
9	HH	7,800	R
10	HH	7,338	R
11	HH	6,500	R
12	HH	6,500	R
13	HH	6,500	R
14	HH	6,500	R
15	HH	9,169	R
16	HH	7,741	R
17	HH	6,002	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	JJ	8,652	R
2	JJ	7,250	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	LL	13,118	R
2	LL	13,947	R
3	LL	16,581	R
4	LL	16,170	R
5	LL	8,400	R
6	LL	8,400	R
7	LL	9,552	R
8	LL	9,552	R
9	LL	8,400	R
10	LL	8,343	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	MM	13,366	R
2	MM	8,347	R
3	MM	8,400	R
4	MM	8,400	R
5	MM	8,400	R
6	MM	9,552	R
7	MM	9,552	R
8	MM	8,400	R
9	MM	8,400	R
10	MM	8,400	R
11	MM	8,400	R
12	MM	8,233	O.S.D.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	PP	8,399	R
2	PP	8,397	R
3	PP	8,395	R
4	PP	8,480	R
5	PP	8,946	R
6	PP	8,943	R
7	PP	8,945	R
8	PP	8,915	R
9	PP	8,400	R
10	PP	8,400	R
11	PP	8,400	R
42	PP	7,446	R
43	PP	6,250	R

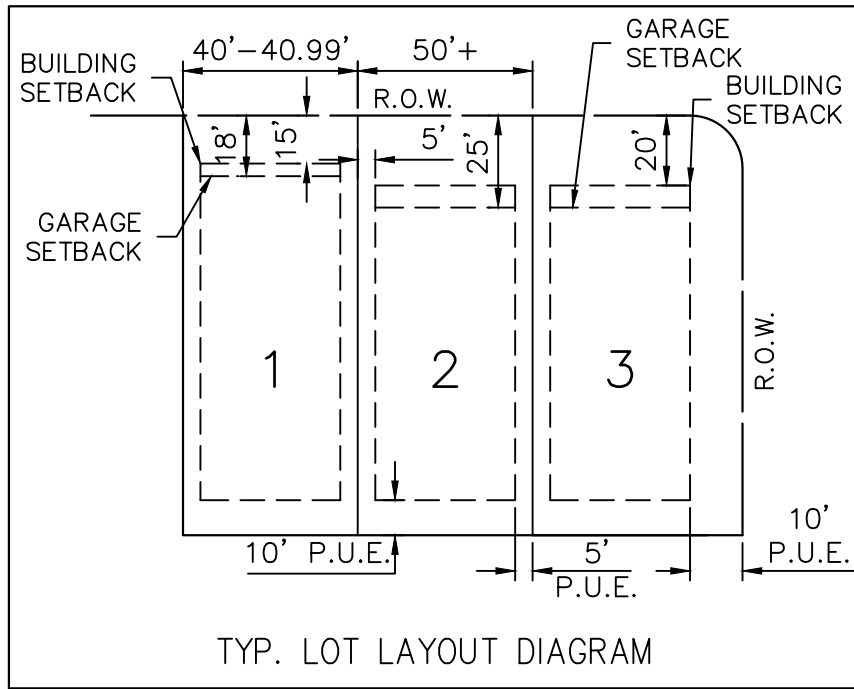
LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	Y	138,963	O.S.D.
2	Y	11,198	R
3	Y	9,100	R
4	Y	9,100	R
5	Y	9,100	R
6	Y	8,760	R
7	Y	16,224	R
8	Y	7,855	R
9	Y	8,400	R
10	Y	8,400	R
11	Y	8,400	R
12	Y	8,400	R
13	Y	9,600	R

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C2	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C3	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C4	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C5	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C6	15.00'	86°58'59"	22.77'	S 81°45'48" W	20.65'
C7	840.00'	26°56'17"	394.93'	S 68°12'51" E	391.30'
C8	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C9	15.00'	90°00'00"	23.56'	S 6°43'42" E	21.21'
C10	275.00'	12°38'29"	60.67'	S 58°02'56" E	60.55'
C11	15.00'	39°42'54"	10.40'	S 84°13'38" E	10.19'
C12	50.00'	152°07'01"	132.75'	N 28°01'35" W	97.05'
C13	15.00'	39°42'54"	10.40'	S 28°10'28" W	10.19'
C14	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C15	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C16	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C17	525.00'	17°18'48"	158.64'	N 73°01'35" W	158.04'
C18	15.00'	39°42'54"	10.40'	S 84°13'38" E	10.19'
C19	50.00'	151°39'01"	132.34'	N 28°15'35" W	96.96'
C20	15.00'	39°42'54"	10.40'	S 27°42'28" W	10.19'
C21	15.00'	90°00'00"	23.56'	S 37°08'59" E	21.21'
C22	15.00'	90°00'00"	23.56'	S 52°51'01" W	21.21'
C23	15.00'	90°00'08"	23.56'	N 37°09'03" W	21.21'
C24	330.00'	17°46'56"	102.42'	S 73°15'39" E	102.01'
C25	970.00'	13°10'20"	223.00'	N 70°57'21" W	222.51'
C26	15.00'	94°08'28"	24.65'	S 55°23'15" W	21.97'
C27	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C28	530.00'	29°57'18"	277.09'	S 23°17'39" W	273.95'
C29	15.00'	90°00'00"	23.56'	S 83°16'18" W	21.21'
C30	325.00'	12°38'29"	71.71'	S 58°02'56" E	71.56'
C31	15.00'	90°00'00"	23.56'	N 19°22'11" W	21.21'
C32	525.00'	17°18'48"	158.64'	S 16°58'25" W	158.04'
C33	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C34	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C35	470.00'	29°57'18"	245.72'	S 23°17'39" W	242.93'
C36	525.00'	4°08'57"	38.02'	S 23°33'20" W	38.01'
C37	525.00'	7°26'25"	68.17'	S 17°45'39" W	68.13'
C38	525.00'	5°43'28"	52.45'	S 11°10'44" W	52.43'
C39	470.00'	6°37'26"	54.34'	S 11°37'43" W	54.31'
C40	270.00'	17°46'59"	83.80'	S 73°15'40" E	83.46'
C41	470.00'	11°31'31"	94.54'	S 29°24'14" W	94.38'
C42	470.00'	3°06'19"	25.47'	S 36°43'09" W	25.47'
C43	15.00'	90°00'00"	23.56'	S 70°37'49" W	21.21'
C44	25.00'	72°41'12"	31.72'	N 28°01'35" W	29.63'
C45	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C46	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C47	475.00'	17°18'48"	143.53'	S 16°58'25" W	142.99'
C48	475.00'	6°27'11"	53.50'	S 11°32'36" W	53.47'
C49	475.00'	10°51'38"	90.04'	S 20°12'00" W	89.90'
C50	530.00'	1°04'53"	10.00'	S 37°43'52" W	10.00'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	120	21.737 AC.
OPEN SPACE/DRAINAGE	3	5.582 AC.
RIGHT-OF-WAY	–	8.238 AC.
FM 1660 R.O.W. DEDICATION	–	0.816 AC.
TOTAL LOTS	123	36.373 AC.
TOTAL BLOCKS	9	--

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C51	530.00'	7°18'01"	67.53'	S 33°32'25" W	67.48'
C52	530.00'	7°17'38"	67.47'	S 26°14'36" W	67.43'
C53	530.00'	7°17'55"	67.51'	S 18°56'50" W	67.47'
C54	530.00'	6°58'52"	64.58'	S 11°48'26" W	64.54'
C55	50.00'	37°11'44"	32.46'	N 85°29'13" W	31.89'
C56	50.00'	61°33'38"	53.72'	N 36°06'32" W	51.17'
C57	50.00'	53°21'38"	46.57'	N 21°21'06" E	44.90'
C58	525.00'	0°36'23"	5.56'	N 81°22'48" W	5.56'
C59	525.00'	5°15'15"	48.14'	N 78°26'59" W	48.13'
C60	525.00'	5°15'28"	48.18'	N 73°11'38" W	48.16'
C61	525.00'	1°34'30"	14.43'	N 69°46'39" W	14.43'
C62	525.00'	4°37'13"	42.34'	N 66°40'47" W	42.32'
C63	50.00'	42°42'20"	37.27'	N 82°43'55" W	36.41'
C64	50.00'	45°24'36"	39.63'	N 38°40'28" W	38.60'
C65	50.00'	63°32'05"	55.44'	N 15°47'53" E	52.65'
C66	15.00'	33°21'50"	8.73'	S 30°53'01" W	8.61'
C67	15.00'	6°21'05"	1.66'	S 11°01'33" W	1.66'
C68	475.00'	7°18'29"	60.59'	N 78°01'45" W	60.55'
C69	475.00'	8°55'09"	73.94'	N 69°54'56" W	73.87'
C70	1030.00'	0°15'18"	4.58'	N 64°29'50" W	4.58'
C71	1030.02'	2°43'43"	49.05'	N 65°59'20" W	49.05'
C72	1030.03'	2°43'43"	49.05'	N 68°43'03" W	49.05'
C73	1029.92'	2°43'44"	49.05'	N 71°26'46" W	49.05'
C74	1030.04'	2°43'43"	49.05'	N 74°10'30" W	49.05'
C75	1030.04'	2°35'00"	46.44'	N 76°49'51" W	46.44'
C76	1030.00'	3°33'38"	64.01'	N 79°54'11" W	64.00'
C77	970.00'	5°53'25"	99.72'	N 74°35'49" W	99.68'
C78	970.00'	4°28'28"	75.75'	N 69°24'52" W	75.73'
C79	475.00'	1°05'10"	9.01'	N 64°54'46" W	9.01'
C80	15.00'	89°59'49"	23.56'	N 52°50'56" E	21.21'
C81	25.00'	72°13'12"	31.51'	N 28°15'35" W	29.47'
C82	475.00'	17°18'48"	143.53'	N 73°01'35" W	142.99'
C83	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C84	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C85	970.00'	2°48'27"	47.53'	N 65°46'24" W	47.52'
C86	470.00'	8°42'03"	71.37'	S 19°17'28" W	71.30'

MINIMUM FINISHED FLOOR ELEVATIONS			
BLOCK	LOT	BFE	MIN. FFE
PP	1	618.0	620.0
PP	2	617.8	619.8
PP	3	617.3	619.3
PP	4	617.2	619.2
PP	5	617.2	619.2
PP	6	617.0	619.0
PP	7	617.0	619.0
PP	8	616.4	618.4
PP	9	618.0	620.0
PP	10	618.3	620.3
PP	11	618.8	620.8



BGE, Inc.
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San Antonio, TX 78216
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

FINAL PLAT COTTONWOOD PHASE 6

A SUBDIVISION OF 36.373 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY,
ABSTRACT NO. 271 AND THE JAMES HICKMAN
SURVEY, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

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LEGAL DESCRIPTION

FIELD NOTES FOR A 36.373 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 118.569 ACRE TRACT (TRACT 1) OF LAND AND A CALLED 65.402 ACRE TRACT (TRACT 2) OF LAND AS CONVEYED UNTO KW-HS LOT OPTION POOL 01, LLC IN DOCUMENT NUMBER 2023104556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 36.373 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BASELINE INC" FOUND ON THE SOUTH LINE OF A CALLED 87.71 ACRE TRACT OF LAND AS CONVEYED UNTO LARRY W. LESCHBER IN VOLUME 2430, PAGE 332 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF A CALLED 143.5 ACRE TRACT OF LAND AS CONVEYED UNTO LPL INVESTMENTS, LP IN DOCUMENT NUMBER 2010007498 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AT AN EASTERLY CORNER OF SAID 118.569 ACRE TRACT; THENCE, S 7°51'01" W A DISTANCE OF 1,771.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, COINCIDENT WITH THE COMMON LINE OF SAID 143.5 ACRE TRACT AND SAID 118.569-ACRE TRACT, S 07°51'01" W, A DISTANCE OF 496.86 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE SOUTHEAST CORNER OF SAID 118.569-ACRE TRACT, AND THE NORTHEAST CORNER OF THE AFOREMENTIONED 65.402-ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BASELINE INC" FOUND AT THE COMMON CORNER OF SAID 65.402-ACRE TRACT AND A CALLED 87.834-ACRE TRACT OF LAND AS CONVEYED UNTO MB HUTTO LLC, IN DOCUMENT NUMBER 2021066633, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS S 07°51'01" W, A DISTANCE OF 1,101.67 FEET;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, N 82° 08' 59" W, A DISTANCE OF 70.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, S 07° 51' 01" W, A DISTANCE OF 110.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHEASTERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 82°08'59" W, A DISTANCE OF 195.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 82°07'54" W, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, S 07°51'01" W, A DISTANCE OF 9.44 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 64°22'11" W, A DISTANCE OF 545.18 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 18.24 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" W, A DISTANCE OF 115.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 14.61 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" E, A DISTANCE OF 175.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, AND OVER AND ACROSS SAID 118.569-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 109.95 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W, A DISTANCE OF 205.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 53°19'01" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" E A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A TON-TANGENT CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID LENNAR 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 36°40'59" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 53°19'01" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" E A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A TON-TANGENT CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 36°40'59" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY IN THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND THE SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 53°19'01" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, N 81°19'01" E, A DISTANCE OF 27.78 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" E, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, N 11°40'42" E, PASSING AT 47.85 FEET THE COMMON CORNER OF THE 118.5699-ACRE TRACT AND CALLED 130.141-ACRE TRACT OF LAND AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION IN DOCUMENT NUMBER 2019104719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 82.12 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 18°56'38" E, A DISTANCE OF 82.73 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 26°14'30" E, A DISTANCE OF 82.73 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 33°32'20" E, A DISTANCE OF 82.73 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 38°14'53" E, A DISTANCE OF 281.87 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, S 51°43'42" E, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, N 38°16'18" E A DISTANCE OF 196.29 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 51°43'42" E, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A CORNER AND A POINT OF CURVATURE TO THE RIGHT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.77 FEET, A CENTRAL ANGLE OF 86°58'59", A CHORD BEARING OF S 81°45'48" W, AND A CHORD DISTANCE OF 20.65 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF REVERSE CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, CURVING TO THE RIGHT, WITH A RADIUS OF 840.00 FEET, AN ARC LENGTH OF 394.93 FEET, A CENTRAL ANGLE OF 26°56'17", A CHORD BEARING OF S 68°12'51" E, AND A CHORD DISTANCE OF 391.30 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 81°40'59" E, A DISTANCE OF 99.27 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 36°40'59" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 08°19'01" W, A DISTANCE OF 93.32 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 81°40'59" E, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 08°19'01" W, A DISTANCE OF 17.33 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 64°51'23" E, A DISTANCE OF 1,170.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.373 ACRES OF LAND, MORE OR LESS.

FINAL PLAT

COTTONWOOD PHASE 6

A SUBDIVISION OF 36.373 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY,
ABSTRACT NO. 271 AND THE JAMES HICKMAN
SURVEY, 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

STATE OF _____ §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

THAT KW-HS LOT OPTION POOL 01, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH STEVEN C. PORATH, AUTHORIZED PERSON, BEING THE OWNER OF A CALLED 118.569 ACRES (TRACT 1) OF LAND AND A CALLED 65.402 ACRES (TRACT 2) AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023104556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OUT OF THE WILLIAM GATLIN SURVEY A-271, AND THE JAMES HICKMAN SURVEY, A-291, WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE SAID 36.373 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

COTTONWOOD PHASE 6

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.

KW-HS LOT OPTION POOL 01, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: HEARTHSTONE, INC.,
A CALIFORNIA CORPORATION,
ITS SOLE MEMBER MANAGER

BY: _____
STEVEN C. PORATH
AUTHORIZED PERSON

STATE OF CALIFORNIA
COUNTY OF _____)

ON _____ BEFORE ME, _____
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL)

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

6/17/2024
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 TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION IN AUGUST 2019.

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

6/17/2024
DATE



GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99989025
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 CONFORM TO THE AMENDED PUD 0-19-11-21-8B
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. 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)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED ALONG F.M. 1660 PER UDC REQUIREMENTS, 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 WATER CCN SERVICE AREA 10321. 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. LOTS 10 AND 11, BLOCK PP, ARE ENCROACHED BY A SPECIAL FLOOD HAZARD AREA 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 DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. 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 ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. 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.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. THIS SUBDIVISION IS ZONED PUD 0-19-11-21-8B.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 75%.
24. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
25. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING 100-YEAR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
26. NO DIRECT VEHICULAR ACCESS FROM FM 1660.

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
PLANNING AND ZONING COMMISSION CHAIR

DATE

CITY DEVELOPMENT SERVICES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES EXECUTIVE DIRECTOR

DATE

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

THAT I, NANCY E. 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 E. 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

William H. Bingham
bbingham@mcginnislaw.com
(512) 495-6011 o
(512) 505-6311 f

M E M O R A N D U M

To: Bill Brown
From: William H. Bingham 
Cc: Ashley Lumpkin, Executive Director of Business and Development, City of Hutto
Date: June 17, 2019
Re: Hutto 372 Ltd. - First Amendment to Development Agreement

Bill

You are not missing anything. I reviewed the First Amendment on my telephone and thought I saw an attachment but when I saw the actual document I realized that was not correct.

Attached is the First Amendment with signatures by all parties. I have dated it on June 14, 2019 the date of the City signature. I am copying Ashley Lumpkin at City.

Please let me know if you need anything further at this time.

WHB/vma
Attachment

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement (“Amendment”) is entered into this 14th day of June, 2019, by and between the CITY OF HUTTO, TEXAS, a Texas home rule municipal corporation (“City”), and Hutto 372, Ltd., a Texas limited partnership (the “Developer”). The City and Developer are sometimes referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, the City and Developer entered into a Development Agreement dated January 18, 2019 (“Original Agreement”);

WHEREAS, the City and Developer desire to amend the Original Agreement;

WHEREAS, all capitalized terms not defined herein shall have the meaning set forth in the Original Agreement; and

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and for good and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following:

I.

Authority

The City’s execution of this Amendment constitutes a valid and binding obligation of the City in the event Developer complies with the conditions as stated herein.

II.

Term

This Amendment shall be effective immediately and continue until Developer completes all development of the Property as approved by City.



III.

Amendments

The numbered items listed below amend, modify and replace the corresponding numbered items in the Original Agreement:

1. Section 3.2 A. of the Original Agreement is hereby deleted in its entirety and the following is substituted in lieu thereof:
 - A. Branson Pass will have 82 feet of right-of-way instead of 90 feet of right-of-way now shown.
2. Section 3.2 B. of the Original Agreement is hereby deleted in its entirety and the following is substituted in lieu thereof:
 - B. Each Phase of the Project shall have two immediate points of access.
3. Section 3.2 D. of the Original Agreement is hereby deleted in its entirety and the following is substituted in lieu thereof:
 - D. The lots shown in the PUD will be revised to show a mixture of the following:
 - (i) 40' (or greater) lots; provided, however, the minimum lot width of such lots is 40' in width (there being a maximum of 27% of the total lots being 40' wide lots),
 - (ii) Approximately 50' and 60' lots (for example, lots may be 52', 58' or 64', but generally and approximately 50' and 60' lots) with duplex, two-family homes allowed on the 60' lots; and
 - (iii) Approximately 70' (for example, may be 68' or 72', but generally and approximately 70' lots (there being a minimum of 10% of total lots being approximately 70' lots).
4. Section 3.2 J. of the Original Agreement is hereby amended to add the following sentence at the end of Section 3.2 J. to read as follows:

In addition, sixty-eight (68) feet of additional right-of-way along CR 132 and the easternmost boundary line of the property will be dedicated; provided, however the exact dimensions may be adjusted as necessary for alignment and topography and will be addressed in the final design of the roadway, but will be substantially 68' of additional right-of-way.



5. Section 5.3 of the Original Agreement is hereby deleted in its entirety and the following is substituted in lieu thereof:

5.3 Zoning. On or before June 18, 2019 the Developer shall submit to the City, a modified Planned Unit Development zoning application and a revised Preliminary Plat, in accordance with the City's ordinances, rules and regulations and the provisions set out in this Agreement and the City agrees to timely process such application.

6. A new Section 5.4 is hereby added to the Original Agreement to read as follows:

5.4 Subdivision. A portion of the Property included in the original approved Preliminary Plat has previously been final platted as Meadows at Cottonwood Creek, Phase One, recorded in Cabinet GG, Slides 32, 32 and 33 of the Official Public Records of Williamson County, Texas (the "Prior Final Plat"). After the City has fully and finally approved the revised Preliminary Plat contemplated in Section 5.3 above, Developer and City agree to simultaneously vacate the Prior Final Plat and return to Developer all fiscal deposits currently held by the City related to the Prior Final Plat, and approve and record a final plat for a portion of the final approved revised Preliminary Plat.

IV.

MISCELLANEOUS

1. Conflicts; Affirmation of Agreement. In the event of a conflict between the terms and provisions of the Original Agreement and the terms and provisions of this Amendment, the terms and provisions of this Amendment shall prevail. Except as modified hereby, the Original Agreement, as amended, remains valid, binding and in full force and effect.

2. Counterparts; Authority. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument. Each of the parties executing this Amendment represents and warrants that it has been fully authorized and has the requisite authority to bind the respective party to the terms hereof.



3. Binding on Successors and Assigns. This Amendment is binding upon Developer and the City and their respective successors and assigns.

[SIGNATURE PAGE FOLLOWS]

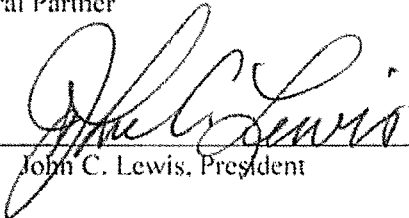
A handwritten signature in black ink, appearing to be a stylized 'B' or 'B' with a horizontal line through it, located on the right side of the page.

IN WITNESS WHEREOF, each party hereto has signed this Amendment or caused this Amendment to be signed in its corporate name by its officer thereunto duly authorized, all to be effective as of the date first above written.

Developer

Hutto 372, Ltd., a Texas limited partnership

By: 501 W. 15th, Inc., a Texas corporation
General Partner

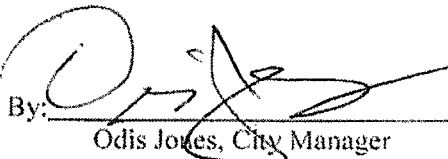
By: 
John C. Lewis, President

By: Austin Bay, Inc., a Texas corporation
General Partner

By: _____
Henry W. Branson III, President

City

CITY OF HUTTO, a municipal corporation

By: 
Odis Jones, City Manager

IN WITNESS WHEREOF, each party hereto has signed this Amendment or caused this Amendment to be signed in its corporate name by its officer thereunto duly authorized, all to be effective as of the date first above written.

Developer

Hutto 372, Ltd., a Texas limited partnership

By: 501 W. 15th, Inc., a Texas corporation
General Partner

By: _____
John C. Lewis, President

By: Austin Bay, Inc., a Texas corporation
General Partner

By:  _____
Henry W. Branson III, President

City

CITY OF HUTTO, a municipal corporation

By: _____
Odis Jones, City Manager

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into this 18th day of JANUARY, 2019, by and between the CITY OF HUTTO, TEXAS, a Texas home rule municipal corporation ("City"), and Hutto 372, Ltd., a Texas limited partnership (the "Developer"). The City and Developer are sometimes referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, Developer, or its proposed assignee, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership ("Lennar"), intends to develop certain tracts of land, known as "Meadows at Cottonwood Creek" on approximately 316.26 acres of land owned by Developer within the City of Hutto, Texas (the "Property"), more specifically shown on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, for purposes of this Agreement, the term Developer shall mean Hutto 372, Ltd., or Lennar, whoever is the then current owner of the Property; and

WHEREAS, Developer intends to develop the Property primarily as a residential development; and

WHEREAS, the City has found and determined that the development of the Property will further the public interest and welfare, and that the benefits that will accrue to the City are consistent with the City's economic development objectives to provide new residential housing products into the Hutto marketplace; and

WHEREAS, the City and Developer desire to set forth in this Agreement certain performance standards with the development of the Property; and

WHEREAS, a planned unit development ("PUD") has previously been approved by the City for the Property; and

WHEREAS, Developer and City now desire certain changes and improvements to the development of the Property; and



NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and for good and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following:

I.

Authority

The City's execution of this Agreement constitutes a valid and binding obligation of the City in the event Developer complies with the conditions as stated herein.

II.

Term

This Agreement shall be effective immediately and continue until Developer completes all development of the Property as approved by City.

III.

Project Description

- 3.1 Purpose. The "Project" means the construction of a residential subdivision by Developer on the Property as approved by City in the Developer's PUD, as modified by this Agreement, and pursuant to additional permits and approvals issued by the City.
- 3.2 Modifications to PUD. Developer will submit for City approval an amended PUD, which will contain the following modifications:
- A. Branson Pass will have 110 feet of right-of-way instead of the 90 feet of right-of-way now shown.
 - B. Two immediate points of access will be shown on Sections II, III, IV, IX, X, XI and XII.
 - C. A connection to Waterway Avenue from the Cross Creek project will be shown.
 - D. The lots shown in the PUD will be revised to show a mixture of the following:
 - (i) 45' (or greater) lots; provided, however, the minimum lot width of such lots is 45' in width (there being a maximum of 20% of the total lots being 45' wide lots);

- (ii) Approximately 50' and 60' lots (for example, lots may be 52', 58' or 64', but generally and approximately 50' and 60' lots); and
 - (iii) Approximately 70' lots (for example, may be 68' or 72', but generally and approximately 70' lots (there being a minimum of 15% of the total lots being approximately 70' lots).
- E. The PUD will be revised to reduce cul-de-sacs and provide better connectivity.
- F. The PUD will be revised to provide green links and sidewalks on both sides of all roads, and, to the extent agreed between City and Developer, other features contemplated by the current Uniform Development Code, but only to the extent agreed in writing between City and Developer.
- G. Developer will designate a future Hutto ISD school site with a minimum of 20 acres to be sold to the Hutto ISD; provided, however, if Hutto ISD and Developer are unable to reach an agreement for the sale of a school site after using commercially reasonable efforts to reach an agreement, then Developer will sell the school site based on a current appraisal obtained by Developer, unless the Hutto ISD declines to purchase the site. If the Hutto ISD so declines, the Developer shall have no school site obligations.
- H. The revised PUD will provide that the surface area contained within pipeline and other easements that are left in a natural state are counted towards open space requirements.
- I. The Greenbelt and reserve table will be revised to conform to amendments to the PUD.
- J. Fifteen (15) feet of additional right-of-way along CR 199 will be dedicated.
- K. No 10-foot PUEs will be shown on rear lot lines.
- L. Waterway Avenue should have 50-foot right-of-way.

Except as specifically modified above and based on the changes agreed to in this Agreement, the Developer's PUD is hereby ratified, confirmed and shall continue in full force and effect.

- 3.3 Other Improvements. Developer shall construct such other improvements, but only to the extent such other improvements are mutually agreed upon in writing by Developer and City ("Other Improvements").



IV.

Rights and Obligations of the Developer

- 4.1. Developer will grant to City within fifteen (15) days of the date of this Agreement an easement for a wastewater line substantially in the form attached hereto as **Exhibit B** to this Agreement. Developer approves the design of the wastewater line. Developer is responsible for all costs of connection to the lift station for the force main.
- 4.2. Developer will have the right to 1100 LUEs of wastewater service to the Property from the City. To the extent the City has additional wastewater capacity, Developer shall have the right to obtain additional LUEs if needed for any school site located within the Property.
- 4.3. The City agrees that the City's transportation impact fee Ordinance No. O-18-07-19-9A does not apply to the Project.
- 4.4. Developer will be responsible for payment of City's inspection, permit, capital recovery and other development related fees when Developer makes application for permits.
- 4.5. Developer will comply with all federal, state, and local laws, regulations, and ordinances.

V.

CITY COVENANTS

- 5.1. Approval of Permits. City shall approve such permits as required for the Project, in accordance with City rules and regulations.
- 5.2. Wastewater and Water Capacity. City shall reserve necessary water and wastewater capacity equivalent to 1100 (LUEs) in the Water and Wastewater Line to meet the Project's needs, to be reviewed and approved by the City.
- 5.3. Zoning. Within ninety (90) days after the execution of this Agreement, the Developer shall submit to the City, a modified Planned Unit Development zoning application and a revised Preliminary Plat, in accordance with the City's ordinances, rules and regulations and the provisions set out in this Agreement and the City agrees to timely process such application.

VI.

REPRESENTATIONS AND WARRANTIES

6.1 Representations and Warranties of Developer.

- (a) Authorization. Developer is a limited partnership, duly organized, validly existing, and in good standing under the laws of the state of Texas with authority to perform its obligations under this Agreement.
- (b) Performance. Performance of this Agreement will not result in any breach of, or constitute any default under, any agreement or other instrument to which Developer is a party or by which Developer may be bound.
- (c) Execution. The execution and delivery by Developer of, and Developer's performance under, this Agreement are within Developer's powers and have been duly authorized by all requisite organizational action. The Person executing this Agreement on behalf of Developer has the authority to do so. This Agreement constitutes the legal, valid and binding obligation of Developer enforceable in accordance with its terms.
- (d) Litigation. Developer has not received written notice and has no actual knowledge of any litigation pending or threatened against Developer that might adversely affect the Property or the Project or Developer's ability to perform its obligations under this Agreement.

6.2 Representations and Warranties of City.

- (a) Authorization. The City is a municipal corporation with full right and authority to enter into this Agreement and to consummate the transactions described in this Agreement.
- (b) Performance. Performance of this Agreement will not result in any breach of, or constitute any default under, any agreement or other instrument to which the City is a party or by which the City may be bound.
- (c) Execution. The execution and delivery of, and the City's performance under, this Agreement are within the City's powers and have been duly authorized by all



requisite municipal action. Each of the Persons executing this Agreement on behalf of the City is duly authorized to do so. This Agreement constitutes the legal, valid and binding obligation of the City enforceable in accordance with its terms.

VII.

DEFAULTS; REMEDIES; TERMINATION

7.1 Default by Developer.

- (a) Failure to Pay. Developer fails to pay any amount required to be paid hereunder when due and such failure continues for a period of thirty (30) days of written notice thereof from the City.
- (b) Abandonment or Suspension. City acknowledges Developer intends to develop the entire Project in multiple phases over several years. Following commencement of construction of any specific phase, Developer shall be in default if Developer voluntarily abandons or substantially suspends construction of such phase for more than ninety (90) consecutive days, subject to Force Majeure. Notwithstanding the foregoing, City acknowledges that upon completion of a specific phase of the Project, Developer may elect to postpone or delay future phases of the Project based on market or other development related conditions, and any such postponement or delay of a future phase will not be considered a default under this Agreement, and will be subject to permit expiration and extension timeframes as identified in the UDC.
- (c) Failure to Perform Obligations. Without limiting any other provision of this Section, Developer fails to perform any other obligations or duties provided in this Agreement, subject to Force Majeure, after the time for any cure or expiration of any grace period specified therefor, or if no such time is specified, within thirty (30) days after the date of written demand by the City to Developer to perform such obligation and duty, or in the case of a default not susceptible of cure within thirty (30) days, Developer fails promptly to commence to cure such default and thereafter to prosecute diligently such cure to completion within a reasonable time, but in no event longer than sixty (60) days after the date of the written demand.



- (e) Receiver and Bankruptcy. A receiver, trustee or custodian is appointed for, or takes possession of, all or substantially all of the assets of Developer, either in a proceeding brought by Developer or in a proceeding brought against Developer, and such appointment is not discharged or such possession is not terminated within ninety (90) days after the effective date thereof or Developer consents to or acquiesces in such appointment or possession; Developer files a petition for relief under the Federal Bankruptcy Code or any other present or future federal or state insolvency, bankruptcy or similar law (all of the foregoing collectively, "Applicable Bankruptcy Law") or an involuntary petition for relief is filed against Developer under any Applicable Bankruptcy Law and such petition is not dismissed within ninety (90) days after the filing thereof, or an order for relief naming Developer is entered under any Applicable Bankruptcy Law, or any composition, rearrangement, extension, reorganization or other relief of debtors now or hereafter existing is requested or consented to by Developer.

7.2 City Remedies. Upon the occurrence and during the continuance of an Event of Default by Developer, in addition to any other remedies at law or in equity, the City may pursue the remedies set forth below:

- (a) Specific Performance. The City may institute an action for specific performance, to the extent permitted by Legal Requirements.
- (b) Damages. The City may pursue a claim against Developer for actual, but not punitive or consequential, damages.

7.3 Developer Remedies. Upon the occurrence of an Event of Default by the City, in addition to any other remedies at law or in equity, Developer may pursue the remedies set forth below:

- (a) Termination of the Project. Developer may terminate its obligations under this Agreement.
- (b) Specific Performance. Developer may institute an action against the City for specific performance, to the extent permitted by Legal Requirements.



(c) Damages. Developer may pursue a claim against the City for actual, but not punitive or consequential, damages.

(d) Tolling of Other Obligations. Developer may toll performance of its obligations under this Agreement and any required time for performance thereof will be extended by the number of days the City Event of Default existed.

7.4 Cumulative Rights/Remedies. The rights and remedies of the parties to this Agreement are cumulative and the exercise by either party of any one or more of such remedies will not preclude the exercise by it, at the same or a different time, of any other such remedies for the same default or breach or of any of its remedies for any other default or breach by the other party. No waiver made by either party with respect to the performance, or manner or time thereof, of any obligation of the other party or any condition to its own obligation under this Agreement will be considered a waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

VIII.

MISCELLANEOUS

8.1 Notices. All notices and other communications hereunder shall be in writing and, shall be delivered by hand delivery, expedited courier delivery or mailed (if mailed, by registered or certified mail, return receipt requested, postage prepaid) addressed as follows, and shall be effective upon actual delivery if delivered by hand or by expedited courier delivery or, if mailed, three days after deposit in the United States mail:

If to Developer, to:

Hutto 372, Ltd.
c/o John Lewis
3839 Bee Cave Road, Suite 204
Austin, Texas 78746
Phone: (512) 476-7011



With a copy to:

Austin Bay, Inc.
Attn: Henry W. Branson III
P.O. Box 3342
Chapel Hill, NC 27515
Phone: (919) 656-0711

And a a copy to:

William D. Brown
Sneed, Vine & Perry, P.C.
900 Congress Avenue, Suite 300
Austin, Texas 78701
Phone: (512) 494-3127

If to the City, to:

Odis Jones, City Manager
401 West Front Street
Hutto, Texas 78634
Phone: (512) 759-4030

With a copy to:

William H. Bingham
McGinnis Lochridge LLP
600 Congress Avenue, Suite 2100
Austin, Texas 78701
Phone: (512) 495-6000
Facsimile: (512) 495-6093

Any party may change its address for receiving notice by giving notice of a new address in the manner herein provided; however, if mailed, notice of such new address will be effective only upon actual receipt by the other party.

- 8.2 Independent Contractor. Developer is an independent contractor with respect to the Project and is not serving as the employee or agent of the City. Nothing contained in this Agreement shall be construed as creating or constituting any partnership, joint venture, employment or agency between the parties. Each of Developer and the City has sole authority and responsibility to employ, discharge and otherwise control its own employees, and the respective employees of Developer and the City are not, and shall not be deemed



to be, employees of the other. Neither party has the right or power to bind or obligate the other party for any liabilities or obligations without the prior written consent of the other party.

- 8.3 Severability. If any clause or provision of this Agreement is or should ever be held to be illegal, invalid, or unenforceable under any present or future law applicable to the terms hereof, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and that in lieu of each such clause or provision of this Agreement that is illegal, invalid, or unenforceable, there be added as part of this Agreement a clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be possible and be legal, valid, and enforceable such that the intention of the parties is effected as closely as is possible.
- 8.4 Construction of Agreement. This Agreement has been reviewed and revised by legal counsel for both Developer and the City, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.
- 8.5 Entire Agreement. The Developer PUD, as amended and modified by this Agreement and approved by the City, including the Exhibits hereto, constitutes the entire agreement among the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith. No representation, warranty, covenant, agreement or condition not expressed in this Agreement shall be binding upon the parties hereto or shall affect or be effective to interpret, change or restrict the provisions of this Agreement.
- 8.6 No Waiver. The parties may waive any of the conditions contained herein or any of the obligations of the other party hereunder, but any such waiver shall be effective only if in writing and signed by the party waiving such conditions or obligations.
- 8.7 Governing Law; Venue. THIS AGREEMENT SHALL BE CONSTRUED AND INTERPRETED IN ACCORDANCE WITH THE LAW OF THE STATE OF TEXAS AND THE OBLIGATIONS OF THE PARTIES HERETO ARE AND SHALL BE PERFORMABLE IN THE COUNTY WHEREIN THE PROPERTY IS LOCATED, AND IF LEGAL ACTION IS NECESSARY BY EITHER PARTY WITH RESPECT TO THE

ENFORCEMENT OF ANY TERM OF THIS AGREEMENT, EXCLUSIVE VENUE FOR SAME SHALL LIE IN THE COURTS OF WILLIAMSON COUNTY, TEXAS. BY EXECUTING THIS AGREEMENT, EACH PARTY HERETO EXPRESSLY (a) CONSENTS AND SUBMITS TO PERSONAL JURISDICTION AND VENUE CONSISTENT WITH THE PREVIOUS SENTENCE, (b) WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ALL CLAIMS AND DEFENSES THAT SUCH JURISDICTION AND VENUE ARE NOT PROPER OR CONVENIENT, AND (c) CONSENTS TO THE SERVICE OF PROCESS IN ANY MANNER AUTHORIZED BY TEXAS LAW.

8.8 Waiver of Jury Trial. EACH PARTY HERETO ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY WHICH MAY ARISE UNDER THIS AGREEMENT IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES, AND THEREFORE EACH SUCH PARTY HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT SUCH PARTY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT. EACH PARTY CERTIFIES AND ACKNOWLEDGES THAT (A) NO REPRESENTATIVE, AGENT OR ATTORNEY OF ANY OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVER, (B) EACH PARTY UNDERSTANDS AND HAS CONSIDERED THE IMPLICATIONS OF THIS WAIVER, (C) EACH PARTY MAKES THIS WAIVER VOLUNTARILY, AND (D) EACH PARTY HAS BEEN INDUCED TO ENTER INTO THIS AGREEMENT BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.

8.9 Attorney's Fees. Should any legal action be brought by either party because of a breach of this Agreement or to enforce any provision of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and such other costs as may be found by the court or arbitrator.

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- 8.10 Counterparts. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of all Persons required to bind any party appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each of the parties hereto.
- 8.11 Successors and Assigns. Except as provided in this Section, this Agreement will be binding upon and inure to the benefit of the permitted successors and assigns of the City and Developer, and where the terms "Developer" or "the City" are used in this Agreement, they mean and include their respective permitted successors and assigns. If any party hereto assigns its interest herein as permitted hereby, the assigning party will not be released from its obligations hereunder, except to the extent it obtains a written release from the beneficiary party to such obligations, which such beneficiary party may give or withhold in its sole and absolute discretion.
- 8.12 Assignment. Developer may assign any or all of its obligations under the PUD or this Agreement to Lennar or any other subsequent owner of the Property without the written consent of City, however the Developer shall notify the City ten (10) business days prior to said assignment. If Developer assigns its obligations under this Agreement to Lennar, or other future owner of the Property, Developer shall be relieved from any further obligations under the PUD or this Agreement as of the date of such assignment as long as Lennar or such other owner of the Property and the City have executed an agreement under which Lennar or such other owner of the Property has expressly assumed and be bound by all of the covenants and obligations of the Developer under the PUD this Agreement. In addition, the Developer may at any time assign, transfer or otherwise convey any of its rights or obligations under this Agreement to an Affiliate that is in good standing to do business in the State of Texas, as determined by the Texas Secretary of State, without the consent of the City Council so long as Developer, the Affiliate and the City first execute an agreement under which the Affiliate agrees to assume and be bound by all covenants and obligations of Developer under this Agreement.



- 8.13 Force Majeure. Either party hereto shall have the right to suspend performance of an obligation due to a Force Majeure event which interferes with such party's ability to act in a manner necessary to perform its obligations hereunder. Force Majeure shall mean any event or circumstances (whether arising from natural causes, human or governmental agency or otherwise) beyond the reasonable control of the party invoking Force Majeure, including strikes, lockouts or other labor disputes, civil strife, war, terrorist attack, casualty, earthquake, riot, heavy rains, flood, fire, or acts of God, or any other cause beyond the reasonable control of the party invoking this section, and if such party shall have used its commercially reasonable efforts to mitigate such effects, and such party shall have given written notice to the other party, and the time for performance shall be extended for the period of delay or inability to perform due to such occurrence.
- 8.14 Further Acts. In addition to the acts and deeds recited in this Agreement and contemplated to be performed, executed, and/or delivered by the parties, the City and Developer agree to perform, execute, and/or deliver or cause to be performed, executed, and/or delivered at such time or times as may be necessary or appropriate under this Agreement any and all further lawful acts, deeds, and assurances as are reasonably necessary or appropriate to consummate and implement the transactions and agreements reasonably contemplated hereby.



[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, each party hereto has signed this Agreement or caused this Agreement to be signed in its corporate name by its officer thereunto duly authorized, all to be effective as of the date first above written.

Developer

Hutto 372, Ltd., a Texas limited partnership

By: 501 W. 15th, Inc., a Texas corporation
General Partner

By: 
Name: JOHN C. LEWIS
Title: PRESIDENT

By: Austin Bay, Inc., a Texas corporation
General Partner

By: 
Henry W. Branson III, President

City

CITY OF HUTTO, a municipal corporation

By: 
Odis Jones, City Manager

APPENDIX I

DEFINED TERMS

1. "Affiliate" means any entity, incorporated or otherwise, under common control with, controlled by or controlling Developer. For purposes of this definition, "control" means fifty-one percent (51%) or more of the ownership determined by both value and vote.
2. "Agreement" means this Development Agreement.
3. "Applicable Laws" means all acts, laws, ordinances, orders, rules, and regulations of all governmental bodies (state, federal, and municipal) applicable to or having jurisdiction over the development and construction of the Project, including without limitation, all applicable ordinances and codes of the City of Hutto and applicable environmental laws.
4. "City" means the City of Hutto, Texas, a municipal corporation.
5. "Developer" means Hutto 372, Ltd., Lennar or any other of the Property that develops the Property as a residential subdivision.
6. "Effective Date" has the meaning given in the introductory paragraph.
7. "Force Majeure" means acts of God, strikes, lockouts or other industrial disturbances, shortages of labor or materials, war, acts of public enemies, terrorism, orders of any kind of the government of the United States, the State of Texas, Williamson County, Texas, City of Hutto, or any other civil or military authority, insurrections, riots, epidemics, landslides, earthquakes, lightning, fires, hurricanes, storms, floods, washouts, other natural disasters, a party not receiving a governmental permit, license, approval or inspection in time to meet a contractual time period imposed hereunder provided that party, in good faith, was diligent in the application or request for and prosecution of the process to obtain that permit, license, approval or inspection, delays by the City of Hutto in timely responding to applications submitted by Developer or the issuance of any required permits or approvals, restraint of government and people, civil disturbances, explosions, acts or omissions of either party (or a subdivision thereof) to this Agreement or other causes not reasonably within the control of the party claiming such inability (except that in no event shall Force Majeure include (a) financial inability to perform unless such event, act or cause results primarily from the occurrence of a Force Majeure event described above, or (b) acts of the party



claiming such inability, or a subdivision thereof, including without limitation any ordinances, regulations, orders or similar action by such party or a subdivision thereof).

8. "Hazardous Materials" means any substance that is now or hereafter defined or listed in, or otherwise classified pursuant to, any Legal Requirements or common law, as "hazardous substance," "hazardous material," "hazardous waste," "acutely hazardous", "extremely hazardous waste," infectious waste," "toxic substance," "toxic pollutant" or any other formulation intended to define, list, or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, or toxicity, including any petroleum, natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas) or derivatives thereof. "Hazardous Materials" also include, without limitation, those substances listed in the United States Department of Transportation Table (49 CFR 172.101, as amended).

9. "Legal Requirements" means mean applicable restrictive covenants, service extension requests, zoning ordinances, and building codes; access, health, safety, environmental, and natural resource protection laws and regulations and all other applicable federal, state, and local laws, statutes, ordinances, rules, design criteria, regulations, orders, determinations and court decisions.

10. "Party" and "Parties" have the meaning given in the introductory paragraph.

11. "Person" means an individual, corporation, partnership, limited liability company, unincorporated organization, association, joint stock company, joint venture, trust, estate, real estate investment trust, government, agency or political subdivision thereof or other entity, whether acting in an individual, fiduciary or other capacity.

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EXHIBIT A



Exhibit "A"

Page 1 of 7

Land Surveyors, Inc.

8333 Cross Park Drive
Austin, Texas 78754
Office: 512.374.9722
Registered Firm #10015100

METES AND BOUNDS DESCRIPTION

BEING 314.16 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NUMBER 291; BOTH IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT 372.72 ACRE TRACT OF LAND CONVEYED IN PERCENTAGE TO HUTTO 372, LTD. IN DOCUMENTS NUMBERED 2003097296, 2003097297 AND 2003219598; ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar set with cap, stamped "BASELINE, INC." for the northernmost northeast corner of said remainder of a 372.72 acre tract, being the northwest corner of Branson Boulevard (90' R.O.W.) as dedicated in the Final Subdivision Plat of Meadows at Cottonwood Creek Phase One; a subdivision of record in Document Number 2009067576 of the Official Public Records of Williamson County, Texas and also being in the south right-of-way line of Williamson County Road Number 199 (R.O.W. unspecified);

THENCE along the north line of the remainder of a 372.72 acre tract and the west right-of-way line of said Branson Boulevard the following eight (8) courses:

1. Along a tangential curve to the right, having a radius of 25.00 feet (record: 25.00 feet), a length of 39.25 feet (record: 39.25 feet), a delta angle of 89°57'01" (record: 89°57'01") and a chord, which bears South 37°22'50" East a distance of 35.34 feet (record: South 37°22'37" East a distance of 35.34 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." for a point of tangency;
2. South 07°35'44" West a distance of 81.02 feet (record: South 07°35'57" West a distance of 81.02 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." for a point of curvature;
3. Along a tangential curve to the right, having a radius of 1955.00 feet (record: 1955.00 feet), a length of 231.21 feet (record: 231.22 feet), a delta angle of 06°46'35" (record: 06°46'35") and a chord, which bears South 10°59'02" West a distance of 231.08 feet (record: South 10°59'15" West a distance of 231.08 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." for a point of tangency;
4. South 14°22'19" West a distance of 130.41 feet (record: South 14°22'32" West a distance of 130.41 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." for a point of curvature;
5. Along a tangential curve to the left, having a radius of 1545.00 feet (record: 1545.00 feet), a length of 173.21 feet (record: 173.21 feet), a delta angle of 06°25'24" (record: 06°25'24") and a chord, which bears South 11°09'46" West a distance of 173.12 feet

- (record: South 11°09'50" West a distance of 173.12 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." for a point of tangency;
6. South 07°56'55" West a distance of 2675.72 feet (record: South 07°57'08" West a distance of 2675.72 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." for a point of curvature; from which a 1/2" rebar found for a point of curvature in the east right-of-way line of Branson Boulevard, being the northwest corner of Lot 1, Block A, Meadows at Cottonwood Creek Phase One and being an angle point in the west line of a 4.855 acre tract of land conveyed to William Evans by instrument of record in Document Number 2003097300 of the Official Public Records of Williamson County, Texas bears South 82°05'33" East a distance of 89.93 feet (record: 90.00 feet);
 7. Along a tangential curve to the left, having a radius of 1295.00 feet (record: 1295.00 feet), a length of 600.23 feet (record: 600.23 feet), a delta angle of 26°33'23" (record: 26°33'23") and a chord, which bears South 05°19'46" East a distance of 594.87 feet (record: South 05°19'33" East a distance of 594.87 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." for a point of tangency;
 8. South 18°36'28" East a distance of 57.25 feet (record: South 18°36'15" East a distance of 57.25 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." for an angle point in the east line of the remainder of a 372.72 acre tract and being the southwest corner of the area dedicated as right-of-way for Branson Boulevard;

THENCE North 46°28'30" East (record: North 46°27'15" East), along the north line of the remainder of a 372.72 acre tract, the south line of Branson Boulevard and the south line of said Lot 1, Block A, Meadows at Cottonwood Creek Phase One a distance of 631.51 feet (record: 631.51 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." at the intersection of the north line of the remainder of a 372.72 acre tract and the east line of said 4.855 acre tract and being the northeast corner of Lot 1, Block A, Meadows at Cottonwood Creek Phase One; from which a 1/2" rebar found for an angle point in the north line of Lot 1, Block A, Meadows at Cottonwood Creek Phase One and being the southeast corner of the 4.855 acre tract bears South 53°00'37" West a distance of 84.13 feet (record: South 52°57'35" West a distance of 83.74 feet);

THENCE continue along the north line of the remainder of a 372.72 acre tract and the east line of the 4.855 acre tract the following five (5) courses:

1. North 53°00'37" East a distance of 19.87 feet (record: North 52°57'35" East a distance of 20.26 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 49°00'37" East a distance of 101.86 feet (record: North 48°41'59" East a distance of 101.22 feet) to a 1/2" rebar found with cap, stamped "McAngus";
3. North 37°54'30" East a distance of 96.73 feet (record: North 38°03'07" East a distance of 96.62 feet) to a 1/2" rebar found with cap, stamped "McAngus";
4. North 37°44'57" East a distance of 125.97 feet (record: North 37°41'48" East a distance of 125.99 feet) to a 1/2" rebar found with cap, stamped "McAngus";
5. North 66°06'22" East a distance of 102.42 feet (record: North 66°38'26" East a distance of 102.61 feet)) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the north line of the remainder of a 372.72 acre tract, being the northeast corner of

the 4.855 acre tract and being in the south line of a 50 acre tract of land conveyed to Leschber Investments, LP by instrument of record in Document Number 2010007504 of the Official Public Records of Williamson County, Texas and known as "Third Tract" therein; from which a 1/2" rebar found for the northwest corner of the 4.855 acre tract and being the southwest corner of said 50 acre tract bears North 82°16'10" West a distance of 744.46 feet (record: North 82°13'33" West a distance of 744.40 feet);

THENCE South 82°11'07" East (record: South 79°15' East), continuing along the north line of the remainder of a 372.72 acre tract, being the south line of the 50 acre tract and the south line of a 43.34 acre tract of land conveyed to Leschber Investments, LP in said Document Number 2010007504 and known as "Fourth Tract" therein and the south line of an 87.71 acre tract of land conveyed to Arnold R. and Allene M. Leschber by instrument of record in Volume 548, Page 487 of the Deed Records of Williamson County, Texas a distance of 1002.16 feet (record: 1002.16 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." for the easternmost northeast corner of the remainder of a 372.72 acre tract and being the northwest corner of a 143.5 acre tract of land conveyed to LPL Investments, LP by instrument of record in Document Number 2010007498 of the Official Public Records of Williamson County, Texas;

THENCE South 07°51'53" West (record: South 10°48' West), along the east line of the remainder of a 372.72 acre tract and the west line of said 143.5 acre tract a distance of 3369.65 feet (record: 3369.65 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC." for the southeast corner of the remainder of a 372.72 acre tract and being the northeast corner of a 45.77 acre tract of land conveyed to Swindoll Investments, LP by instrument of record in Document Number 2008093458 of the Official Public Records of Williamson County, Texas and known as "Tract Two" therein;

THENCE North 82°48'00" West (record: North 79°53' West), along the south line of the remainder of a 372.72 acre tract and the north line of said 45.77 acre tract and the north line of a 34.17 acre tract of land conveyed to Swindoll Investments, LP in said Document Number 2008093458 and known as "Tract Three" therein a distance of 848.87 feet (record: 848.80 feet) to a 1/2" rebar found for an angle point in the south line of the remainder of a 372.72 acre tract, being an angle point in the north line of said 34.17 acre tract;

THENCE along the south line of the remainder of a 372.72 acre tract and the north line of the 34.17 acre tract known as "Tract Three" the following two (2) courses:

1. North 07°40'32" East a distance of 516.54 feet (record: North 10°38' East a distance of 516.45 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 82°33'26" West a distance of 185.35 feet (record: North 79°37'30" West a distance of 185.35 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

THENCE North 82°47'56" West (record: North 79°52' West), along the south line of the remainder of a 372.72 acre tract and the north line of the 34.17 acre tract known as "Tract Three" and the north line of a 34.17 acre tract of land conveyed to James Lynn Crislip and Ricky Glenn Crislip by instrument of record in Document Number 2014052238 of the Official Public Records of Williamson County, Texas and known as "Tract Four" therein, a distance of 385.56 feet (record: 385.56 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northwest corner of the 34.17 acre tract known as "Tract Four", being the northeast corner of a 50.00 acre tract of land conveyed to James Lynn Crislip and Ricky Glenn Crislip in said Document Number 2014052238 and known therein as "Tract 2A";

THENCE North 82°44'56" West (record: North 79°49' West), along the south line of the remainder of a 372.72 acre tract and the north line of said 50.00 acre tract a distance of 717.56 feet (record: 717.56 feet) to a 5/8" rebar found for the northwest corner of the 50.00 acre tract;

THENCE South 07°37'54" West (record: South 10°33'30" West), along the south line of the remainder of a 372.72 acre tract and the west line of the 50.00 acre tract a distance of 2275.32 feet (record: 2275.32 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the southwest corner of the 50.00 acre tract;

THENCE South 82°16'06" East (record: South 79°20'30" East), along the south line of the remainder of a 372.72 acre tract and the south line of the 50.00 acre tract a distance of 88.93 feet (record: 88.93 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." in the south line of the 50.00 acre tract, being the northwest corner of a 1.54 acre tract of land conveyed to James Lynn Crislip and Ricky Glenn Crislip in said Document Number 2014052238 and known as "Tract 2C" therein;

THENCE continue along the south line of the remainder of a 372.72 acre tract and the west line of said 1.54 acre tract the following four (4) courses:

1. South 30°15'16" East a distance of 303.10 feet (record: South 27°20' East a distance of 303.05 feet) to a 1/2" rebar found;
2. South 08°05'52" West a distance of 47.67 feet (record: South 11°02' West a distance of 47.67 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
3. South 24°43'06" East a distance of 97.70 feet (record: South 21°46' East a distance of 97.74 feet) to a 1/2" rebar found;
4. South 05°27'22" West a distance of 132.76 feet (record: South 08°23'30" West a distance of 132.90 feet) to a 1/2" rebar found for the southwest corner of the 1.54 acre tract, being in the north line of a 41 acre tract of land conveyed to Wallin Farm & Ranch Partnership, Ltd. by instrument of record in Document Number 2004043044 of the Official Public Records of Williamson County, Texas and known as "Tract III Second Tract" therein;

THENCE continue along the south line of the remainder of a 372.72 acre tract and the north line of said 41 acre tract the following two (2) courses:

1. North 82°39'58" West a distance of 882.20 feet (record: North 79°45' West a distance of 882.21 feet) to a 1/2" rebar found;
2. North 82°08'48" West (record: North 79°14'30" West) a distance of 223.35 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the southwest corner of the remainder of a 372.72 acre tract, being the southernmost southeast corner of Lot 4, Block "F", Glenwood, Phase 4B; a subdivision of record in Document Number 2007051616 of the Official Public Records of Williamson County, Texas; from which a 1/2" rebar found with illegible cap for the southwest corner of Lot 1, Block "G", Glenwood, Phase 4B, being the northwest corner of said 41 acre tract and being in the east line of a 0.623 of one acre tract of land conveyed to Williamson County Emergency Services District by instrument of record in Document Number 2005001732 of the Official Public Records of Williamson County,

Texas bears North 82°08'48" West (record: North 79°14'30" West) a distance of 418.62 feet (record: 418.62 feet);

THENCE along the west line of the remainder of a 372.72 acre tract and the east line of said Block "F", Glenwood, Phase 4B the following two (2) courses:

1. North 47°44'00" East a distance of 393.44 feet (record: North 50°08'25" East a distance of 393.79 feet) to a 5/8" rebar found with cap, stamped "Vara Land Surveying" in the east line of Lot 7, Block "F", Glenwood, Phase 4B;
2. North 09°52'06" West a distance of 403.24 feet (record: North 07°23'56" West a distance of 402.86 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." in the east line of Lot 13, Block "F", Glenwood, Phase 4B;

THENCE North 08°20'56" East (record: North 10°49'44" East), along the west line of the remainder of a 372.72 acre tract and the east line of said Lot 13, Block "F", Glenwood, Phase 4B, the east right-of-way line of Fishbaugh Lane (R.O.W. varies), the east line of Lot 1, Block "C", Glenwood, Phase 4B and the east line of Lot 14, Block "C", Glenwood Phase 4A; a subdivision of record in Document Number 2005072585 of the Official Public Records of Williamson County, Texas a distance of 618.15 feet to a 1/2" rebar found with cap, stamped "Landmark Surveying" for an angle point in the east line of said Lot 14, Block "C", Glenwood Phase 4A;

THENCE North 23°40'25" West (record: North 21°09'19" West), along the west line of the remainder of a 372.72 acre tract and continuing along the east line of said Lot 14, Block C, Glenwood Phase 4A a distance of 253.00 feet (record: 252.94 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

THENCE North 37°49'55" West (record: North 35°18'55" West), along the west line of the remainder of a 372.72 acre tract and the east line of Lot 14, Block C, Glenwood Phase 4A and the northeast line of Lot 2, Block "H", Glenwood Phase 4B a distance of 300.77 feet to a 1/2" rebar found for the northernmost northeast corner of said Lot 2, Block "H", Glenwood Phase 4B and being in the east right-of-way line of McCoy Lane;

THENCE North 37°30'15" East (record: North 39°13'12" East), along the west line of the remainder of a 372.72 acre tract and said east right-of-way line of McCoy Lane a distance of 33.70 feet (record: 33.81 feet) to a 1/2" rebar found with cap, stamped "Diamond Surveying";

THENCE North 09°53'46" East (record: North 12°13'59" East), along the west line of the remainder of a 372.72 acre tract, the east right-of-way line of McCoy Lane and the east line of Lot 1, Block "A", Glenwood Phase 4B a distance of 105.34 feet (record: 105.15 feet) to a 5/8" rebar found with cap, stamped "Vara Land Surveying";

THENCE North 04°04'31" West (record: North 01°21'41" West), along the west line of the remainder of a 372.72 acre tract, the east line of said Lot 1, Block "A", Glenwood Phase 4B and the east line of Lot 13, Block "E", Glenwood Subdivision Phase 2A; a subdivision of record in Document Number 2005009450 of the Official Public Records of Williamson County, Texas a distance of 80.38 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the east line of said Lot 13, Block "E", Glenwood Subdivision Phase 2A;

THENCE North 68°38'14" East (record: North 71°07'22" East), along the west line of the remainder of a 372.72 acre tract and the east line of Lot 13, Block "E", Glenwood Subdivision Phase

2A, passing at a distance of 130.92 feet (record: 130.92 feet) a 1/2" rebar found with cap, stamped "Diamond Surveying" for the northeast corner of Lot 13, Block "E", Glenwood Subdivision Phase 2A, being the south east corner of Lot 58, Block L, Glenwood Phase 5; a subdivision of record in Document Number 2015064417 of the Official Public Records of Williamson County, Texas and continuing for a total distance of 132.05 feet (record: 132.05 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

THENCE continue along the west line of the remainder of a 372.72 acre tract and the east line of said Lot 58, Block L, Glenwood Phase 5 the following three (3) courses:

1. North 35°26'29" East a distance of 261.74 feet (record: North 37°56'07" East a distance of 261.78 feet) to a 1/2" rebar found;
2. North 18°05'24" East a distance of 168.86 feet (record: North 20°34'32" East a distance of 168.87 feet) to a 1/2" rebar found with cap, stamped "Diamond Surveying";
3. North 23°27'56" East a distance of 193.48 feet (record: North 25°59'13" East a distance of 193.50 feet) to a 1/2" rebar found;

THENCE North 12°05'32" East (record: North 14°32'32" East), along the west line of the remainder of a 372.72 acre tract, the east line of Lot 58, Lot 48, Lot 47 and Lot 39, Block L, Glenwood Phase 5 a distance of 351.60 feet (record: 351.52 feet) to a 1/2" rebar set with cap, stamped "BASELINE, INC."; from which a 1/2" rebar found with cap, stamped "RJ" for an angle point in the west line of Lot 39 and the east line of Lot 45, Block L, Glenwood Phase 5 bears North 76°26'50" West a distance of 5.02 feet;

THENCE along the west line of the remainder of a 372.72 acre tract and the east line of said Lot 39, Block L, Glenwood Phase 5 the following two (2) courses:

1. North 20°03'10" East a distance of 239.67 feet (record: North 22°35'16" East a distance of 239.67 feet) to a 1/2" rebar found with cap, stamped "RJ";
2. North 09°12'17" East a distance of 262.36 feet (record: North 11°39'57" East a distance of 262.53 feet) to a 1/2" rebar found with cap, stamped "RJ";

THENCE North 23°02'34" West (record: North 20°33'07" West), along the west line of the remainder of a 372.72 acre tract and the east line of Lot 39, Lot 35, Lot 34, Lot 33 and Lot 32, Block L, Glenwood Phase 5 a distance of 501.42 feet (record: 501.47 feet) to a 1/2" rebar found with cap, stamped "RJ";

THENCE along the west line of the remainder of a 372.72 acre tract and the north line of said Lot 32, Block L, Glenwood Phase 5 the following two (2) courses:

1. North 63°12'17" West a distance of 263.54 feet (record: North 60°41'56" West a distance of 263.49 feet) to a 1/2" rebar found with cap, stamped "RJ";
2. North 65°21'53" West a distance of 103.29 feet (record: North 62°53'58" West a distance of 103.10 feet) to a 1/2" rebar found for the northwest corner of Lot 32, Block L, Glenwood Phase 5 and being in the east line of a 167.375 acre tract of land conveyed to Robert Derrell Neal, Trustee by instrument of record in Volume 2481, Page 383 of the Official Records of Williamson County, Texas; from which a 1/2" rebar found with cap, stamped "RJ" for an

angle point in the west line of Lot 32, Block L, Glenwood Phase 5, being the northwest corner of Lot 26, Block L, Glenwood Phase 5 and being the southeast corner of said 167.375 acre tract and also being the northeast corner of Lot 25, Block L, Glenwood Phase 6A; a subdivision of record in Document Number 2014095379 of the Official Public Records of Williamson County, Texas bears South 07°32'42" West a distance of 211.25 feet (record: South 10°03'55" West a distance of 211.24 feet);

THENCE continue along the west line of the remainder of a 372.72 acre tract and the east line of the 167.375 acre tract the following two (2) courses:

1. North 07°32'42" East a distance of 643.33 feet (record: North 10°30'30" East a distance of 643.49 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 07°45'57" East a distance of 1566.09 feet (record: North 10°38'30" East a distance of 1565.39 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the southwest corner of a 46.14 acre tract of land conveyed in percentage to Leschber Investments, LP by instrument of record in Document Number 2010007503 and to Myron Thomas Johnston, II by instrument of record in Document Number 2011057142; both of the Official Public Records of Williamson County, Texas;

THENCE South 80°14'51" East (record: South 77°21' East), along the west line of the remainder of a 372.72 acre tract, being the south line of said 46.14 acre tract a distance of 784.59 feet (record: 785.62 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the southeast corner of the 46.14 acre tract;

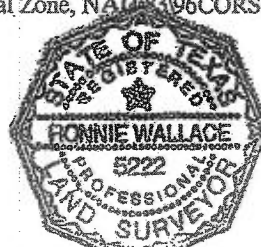
THENCE North 07°43'09" East (record: North 10°37' East), along the west line of the remainder of a 372.72 acre tract, being the east line of the 46.14 acre tract a distance of 2602.65 feet (record: 2602.65 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northwest corner of the remainder of a 372.72 acre tract, being the northeast corner of the 46.14 acre tract and being in the south right-of-way line of said Williamson County Road Number 199;

THENCE South 82°22'57" East (record: South 79°31' East), along the north line of the remainder of a 372.72 acre tract and the south right-of-way line of Williamson County Road Number 199 a distance of 722.61 feet (record: 722.73 feet) to the POINT OF BEGINNING.

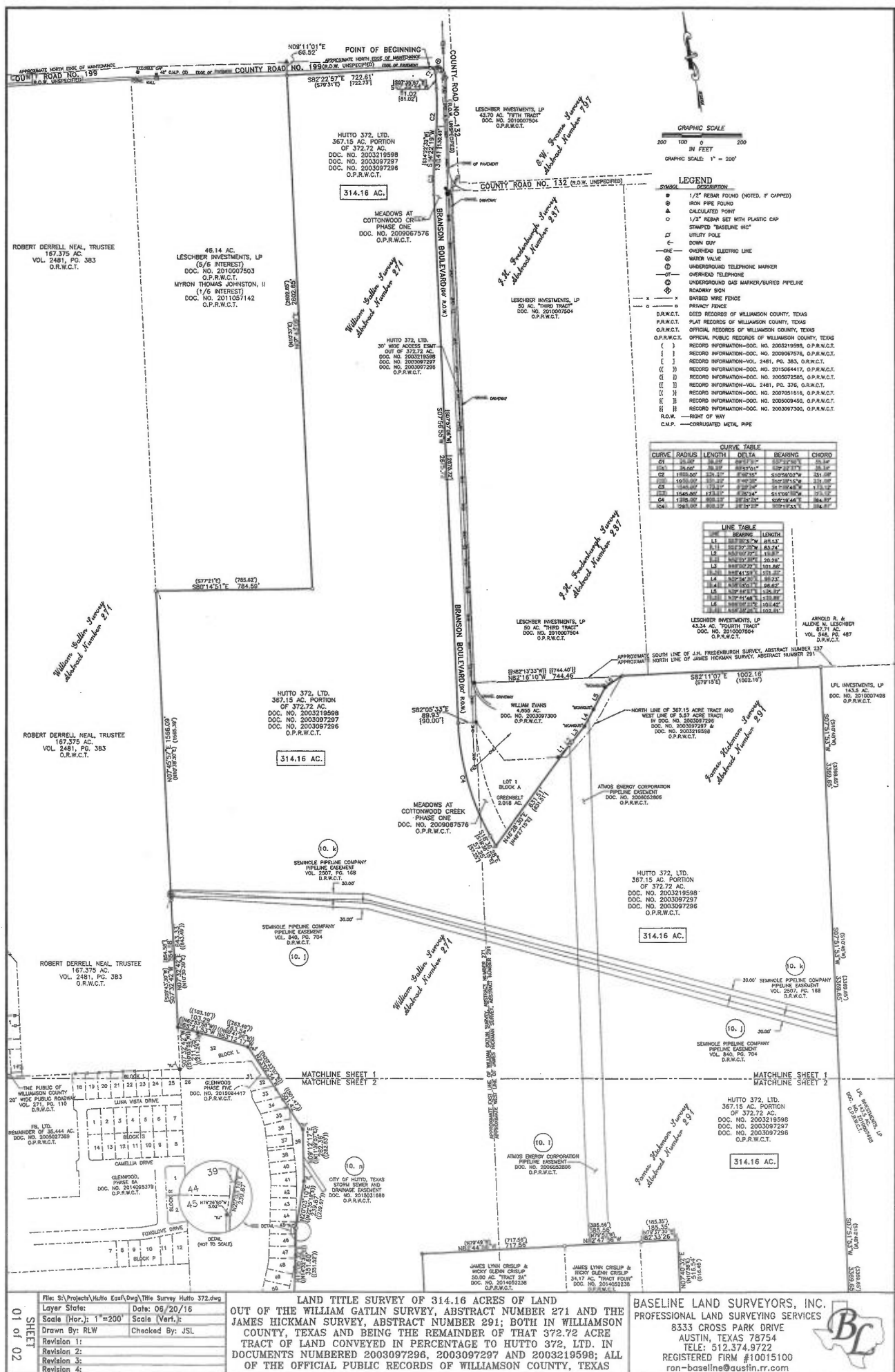
This tract contains 314.16 acres of land, more or less, out of the William Gatlin Survey, Abstract Number 271 and the James Hickman Survey, Abstract Number 291; both in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83 96CORS.

Ronnie Wallace 6/20/16
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



File: S:\Projects\Hutto East\Docs\Fieldnotes\Boundary Hutto 372-Ltd_fn.doc



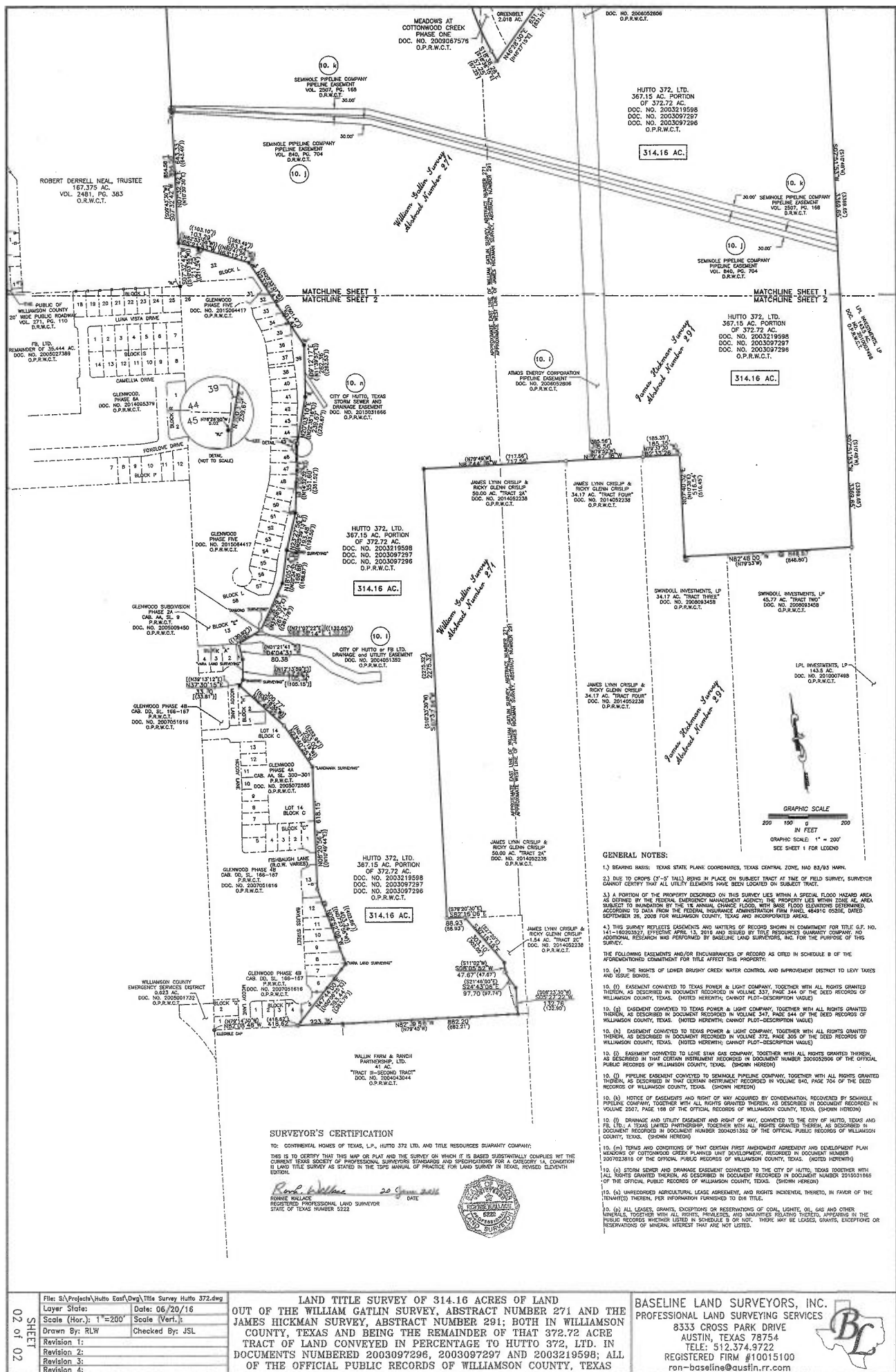


EXHIBIT B

Wastewater Line Easement

A handwritten signature in blue ink, consisting of a stylized 'S' or 'G' shape.

ML 1/7/19

Wastewater Line Easement

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: January 18, 2019

Grantor: Hutto 372, Ltd., a Texas limited partnership

Grantor's Mailing Address: 3839 Bee Cave Road, Suite 204
Austin, Texas 78746

Grantee: City of Hutto, Texas

Grantee's Mailing Address: 401 West Front Street
Hutto, Texas 78634

Easement Property: Described on Exhibit "A".

Easement Purpose: An easement over, on and across the Easement Property to be used for the installing, constructing, operating, using, maintaining, inspecting, reconstructing, replacing, repairing, upgrading and removal of an underground wastewater line, together with all related facilities (including surface manholes and access points) (collectively, the "Facilities").

Consideration: Good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, including, but not limited, the consideration set forth in that certain Development Agreement dated January 18, 2019, by and between Grantor and Grantee, which Development Agreement serves as an amendment to Grantor's existing Planned Unit Development Agreement, such Facilities to be sized and located at a depth within the Easement Property sufficient to provide wastewater capacity and service pursuant to the Development Agreement for Grantor's Benefitted Property as defined in the Development Agreement.

Exceptions to Warranty: All easements, restrictions, covenants and conditions of record in the Official Public Records of Williamson County, Texas, and applicable to the Easement Property.

Grant of Easement: Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's

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successors and assigns an easement over, on, and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the “**Easement**”), to have and to hold the Easement to Grantee and Grantee’s successors and assigns forever. Grantor binds Grantor and Grantor’s successors and assigns to warrant and forever defend the title to the Easement in Grantee and Grantee’s successors and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part of the Easement, except as to the Reservations from Conveyance and Exceptions to Warranty to the extent that such claim arises by, through, or under Grantor but not otherwise.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this Wastewater Line Easement (the “Easement Agreement”):

1. *Character of Easement.* The Easement is exclusive. No other utility provider may use the Easement Property without the prior written consent of Grantee.

2. *Surface Restoration.* Grantee, at Grantee’s sole cost and expense, shall restore the surface of the Easement Property (including the temporary Construction Easement Property) insofar as reasonably possible to substantially the same condition that existed prior to use of the Easement Property, subject to cutting and removal of vegetation to make use of the Easement.

3. *Reservations from Conveyance.* Subject to the limitations hereinafter provided, Grantor and Grantor’s successors and assigns reserve the right to continue to use and enjoy the surface of the Easement Property for all purposes that do not interfere with or interrupt the use or enjoyment of the easement by Grantee for the Easement Purpose, and the right to convey to others the right to use and enjoy the surface of the Easement Property in conjunction with Grantor, as long as such further conveyance is subject to the terms of this Easement Agreement. If Grantor or Grantor’s successors and assigns propose to (i) use surfacing materials other than asphalt, caliche, or base material for parking and/or driveways or walkways over and across the Easement Property, (ii) change the level of the surface of the Easement Property, (iii) plant trees on the Easement Property, and/or (iii) install any other improvements on the Easement Property, Grantor or Grantor’s successors and assigns must obtain Grantee’s approval in the form of a written easement encroachment agreement prior to making such improvements. Grantee will not unreasonably withhold, condition or delay its approval of any such use.

4. *Temporary Construction Easement.* Grantor also grants to Grantee a temporary construction easement over and across a thirty (30) foot strip of land out of Grantor’s Benefitted Property immediately adjacent to the Easement Property (the “**Temporary Construction Easement Property**”), to provide Grantee with temporary ingress and egress access to and from the Easement Property to allow Grantee to construct and install the Facilities in the Easement Property. This temporary construction easement shall terminate thirty (30) days after Grantee completes construction of the Facilities, as evidenced by Grantee’s completion certificate filed in

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the Official Public Records of Williamson County, Texas. Upon completion of the Facilities, Grantee will cause to be recorded in the Williamson County real property records a release of the easement on the Temporary Construction Easement Property.

5. *Improvement and Maintenance of Easement Property.* Grantee has the right to eliminate any encroachments into the Easement Property. Grantee has the right to construct, install, maintain, replace, and remove the Facilities under or across any portion of the Easement Property. All matters concerning the Facilities and their configuration, construction, installation, maintenance, replacement, and removal are at Grantee's sole discretion, subject to performance of Grantee's obligations under this Easement Agreement. Grantee has the right to remove or relocate any fences within the Easement Property or along its boundary lines if reasonably necessary to construct, install, maintain, replace, or remove the Facilities, subject to replacement of the fences to their original condition on the completion of the work.

6. *Grantor's Right of Access to Use the Facilities.* Grantor reserves the right, at Grantor's expense, to make connections to and to utilize the Facilities constructed within the Easement Property to obtain wastewater service to Grantor's Benefitted Property; provided, Grantor shall be subject to all then existing charges and fees applicable to Grantee's customers for such wastewater service and shall only access and use the Facilities pursuant to prior permission from Grantee.

7. *Equitable Rights of Enforcement.* This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this Easement Agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.

8. *Binding Effect.* This Easement Agreement binds, benefits, and may be enforced by the parties and their respective successors, and permitted assigns.

9. *Choice of Law.* This Easement Agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in Williamson County, Texas.

10. *Counterparts.* This Easement Agreement may be executed in multiple counterparts. All counterparts taken together constitute this Easement Agreement

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11. *Waiver of Default.* A default is not waived if the non-defaulting party fails to declare default immediately or delays in taking any action with respect to the default. Pursuit of any remedies set forth in this Easement Agreement does not preclude pursuit of other remedies in this Easement Agreement or provided by law.

12. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this Easement Agreement and all transactions contemplated by this Easement Agreement.

13. *Survival.* The obligations of the parties in this Easement Agreement that cannot be or were not performed before termination of this Easement Agreement survive termination of this Easement Agreement.

14. *Entire Agreement.* This Easement Agreement and any exhibits are the entire agreement of the parties concerning the Easement Property and the grant of the Easement by Grantor to Grantee. There are no representations, agreements, warranties, or promises, and neither party is relying on any statements or representations of the other party or any agent of the other party, that are not expressly set forth in this Easement Agreement and any exhibits.

15. *Legal Construction.* If any provision in this Easement Agreement is unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this Easement Agreement will be construed as if the unenforceable provision had never been a part of this Easement Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. This Easement Agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language

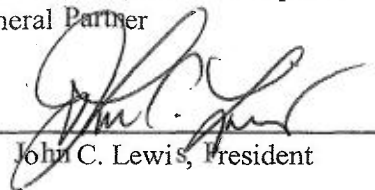
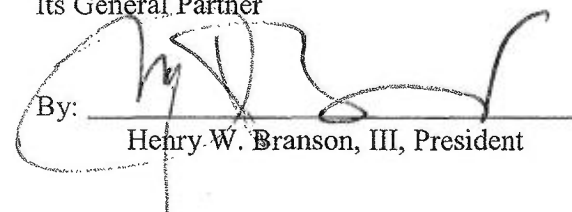
16. *Notices.* Any notice required or permitted under this Easement Agreement must be in writing. Any notice required by this Easement Agreement will be deemed to be given (whether received or not) the earlier of receipt or three business days after being deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this Easement Agreement. Notice may also be given by regular mail, personal delivery, courier delivery, or e-mail and will be effective when received. Any address for notice may be changed by written notice given as provided herein.

[Signature Page to Follow]

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GRANTOR:

Hutto 372, Ltd., a Texas limited partnership

By: 501 W. 15th, Inc., a Texas corporation
Its General PartnerBy: 
John C. Lewis, PresidentBy: Austin Bay, Inc., a Texas corporation
Its General PartnerBy: 
Henry W. Branson, III, President

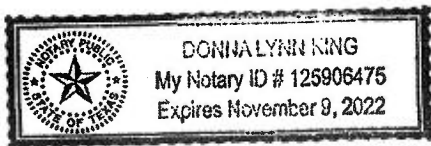
STATE OF TEXAS

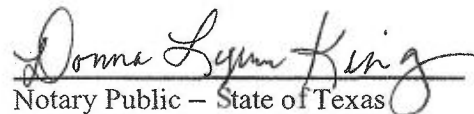
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COUNTY OF TRAVIS

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 18th day of January, 2019, by John C. Lewis, a person known to me in his capacity as President of 501 W. 15th, Inc., a Texas corporation, as General Partner of Hutto 372, Ltd., a Texas limited partnership, on behalf of said limited partnership.




Notary Public – State of Texas

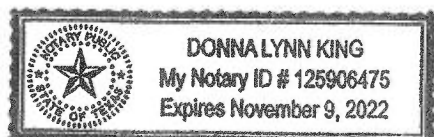
STATE OF TEXAS

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COUNTY OF TRAVIS

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 18th day of January, 2019, by Henry W. Branson, III, a person known to me in his capacity as President of Austin Bay, Inc., a Texas corporation, as General Partner of Hutto 372, Ltd., a Texas limited partnership, on behalf of said limited partnership.




Notary Public – State of Texas

GRANTEE:

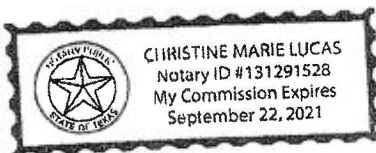
City of Hutto, a municipal corporation

By: 
Odis Jones
City Manager

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 24th this day of January, 2019, by Odis Jones, City Manager of the City of Hutto, Texas, on behalf of said incorporated municipality.




Notary Public — State of Texas

Exhibit "A"
Easement Property

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EXHIBIT "A"

AVO: 32726.002
County: Williamson

Page 1 of 6
10/30/2018

Wastewater Easement

BEING TWO (2) TRACTS SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BOTH BEING PART OF A CALLED 367.15 ACRES TRACT DESCRIBED IN A WARRANTY DEED TO HUTTO 372, LTD AND RECORDED IN DOCUMENT NO. 2003097297 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), PART 1 BEING A 1.576 ACRES (68,668 SQUARE FEET) TRACT AND PART 2 BEING A 1.06 ACRES (43,807 SQUARE FEET) TRACT, BOTH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "DIAMOND SURVEYING" found in the east line of a called 168.925 acre tract described in a Boundary Agreement to Robert Derrell Neal and recorded in Volume 2481, Page 376 of the Official Records of Williamson County, Texas, for the northwest corner of Lot 32, Glenwood Phase 5, a legal subdivision according to the plat of record in Document Number 2015064417 of said O.P.R.W.C.T.;

THENCE with said east line of the 168.925 acres tract, same being the west line of said 367.15 acres tract, N07°34'46"E a distance of 31.38 feet, to a point in said east line of the 167.461 acres tract and said west line of the 367.15 acres tract;

THENCE leaving said east line of the 167.461 acres tract and said west line of the 367.15 acres tract, crossing said 367.15 acres tract the following ten (10) courses and distances:

1. S65°20'35"E a distance of 112.99 feet to a calculated point,
2. S63°11'23"E a distance of 275.02 feet to a calculated point,
3. S23°02'34"E a distance of 521.10 feet to a calculated point,
4. S09°11'01"W a distance of 273.87 feet to a calculated point,
5. S20°04'09"W a distance of 240.47 feet to a calculated point,
6. S12°04'47"W a distance of 352.54 feet to a calculated point,
7. S23°28'04"W a distance of 195.08 feet to a calculated point,
8. S18°07'30"W a distance of 172.04 feet to a calculated point,
9. S35°27'36"W a distance of 170.24 feet to a calculated point, and
10. N80°29'21"W a distance of 33.36 feet to a calculated point in said west line of the 367.15 acres tract, same being the east line of said Glenwood Phase 5;

EXHIBIT "A"

AVO: 32726.002
County: Williamson

Page 2 of 6
10/30/2018

Wastewater Easement

THENCE with said west line of the 367.15 acres tract and said east line of Glenwood Phase 5, the following nine (9) courses and distances:

1. N35°27'36"E a distance of 180.27 feet to 1/2-inch iron rod found,
2. N18°07'30"E a distance of 168.87 feet to 1/2-inch iron rod with plastic cap stamped "LANDMARK SURVEYING" found,
3. N23°28'04"E a distance of 193.49 feet to 1/2-inch iron rod found,
4. N12°04'47"E a distance of 351.64 feet to 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found,
5. N20°04'09"E a distance of 239.71 feet to 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found,
6. N09°11'01"E a distance of 262.35 feet to 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found,
7. N23°02'34"W a distance of 501.47 feet to 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found,
8. N63°11'23"W a distance of 263.49 feet to 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found,
9. N65°20'35"W a distance of 103.21 feet, to the **POINT OF BEGINNING** and containing 1.576 acres (68,688 square feet) of land, more or less.

PART 2

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "BASELINE INC." found for an angle point in the west line of said 367.15 acres tract, same being an angle point in the east line of Glenwood Subdivision Phase 2A, a legal subdivision according to the plat of record in Document No. 2005009450 of said O.P.R.W.C.T., for the northeast corner of Glenwood Phase 4B, a legal subdivision according to the plat of record in Document No. 2007051616 of said O.P.R.T.C.T.;

THENCE with said west line of the 367.15 acres tract and said east line of Glenwood Subdivision Phase 2A, N68°38'41"E a distance of 20.94 feet, to a point in said west line of the 367.15 acres tract and said east line of Glenwood Subdivision Phase 2A;

THENCE leaving said west line of the 367.15 acres tract and said east line of Glenwood Subdivision Phase 2A, crossing said 367.15 acres tract the following eight (8) courses and distances:

1. S04°08'12"E a distance of 88.99 feet to a calculated point,
2. S09°50'35"W a distance of 112.51 feet to a calculated point,
3. S36°49'48"W a distance of 23.17 feet to a calculated point,

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EXHIBIT "A"

AVO: 32726.002
County: Williamson

Page 3 of 6
10/30/2018

Wastewater Easement

4. S37°46'14"E a distance of 288.08 feet to a calculated point,
5. S23°39'17"E a distance of 261.11 feet to a calculated point,
6. S08°22'16"W a distance of 620.96 feet to a calculated point,
7. S09°54'33"E a distance of 410.71 feet to a calculated point, and
8. S47°37'48"W a distance of 387.63 feet to a calculated point in the south line of said 376.15 acres tract, same being the north line of a called 41 acres remainder second tract, attachment C to Exhibit A, described in a Warranty Deed to Wallin Farm & Ranch Partnership LTD. and recorded in Document No. 2004043044 of said O.P.R.W.C.T.;

THENCE with said south line of the 376.15 acres tract and said north line of the 41 acres tract, N82°07'24"W a distance of 26.01 feet to a calculated point for the southwest corner of said 376.15 acres tract, same being the southeast corner of said Glenwood Phase 4B;

THENCE with said west line of the 376.15 acres tract, same being the east line of said Glenwood Phase 4B the following eight (8) courses and distances:

1. N47°37'48"E a distance of 393.28 feet to 1/2-inch iron rod found,
2. N09°54'33"W a distance of 402.95 feet to a calculated point,
3. N08°22'16"E a distance of 618.44 feet to 1/2-inch iron rod with plastic cap stamped "LANDMARK SURVEYING" found,
4. N23°39'17"W a distance of 252.89 feet to 1/2-inch iron rod found,
5. N37°46'14"W a distance of 300.84 feet to a calculated point,
6. N36°49'48"E a distance of 33.60 feet to 1/2-inch iron rod found,
7. N09°50'35"E a distance of 105.26 feet to 1/2-inch iron rod found, and

A

EXHIBIT "A"

AVO: 32726.002
County: Williamson

Page 4 of 6
10/30/2018

Wastewater Easement

8. N04°08'12"W a distance of 80.34 feet to the **POINT OF BEGINNING** and containing 1.06 acres (43,807 square feet) of land, more or less.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances and coordinates shown hereon are surface and may be converted to grid by using the surface adjustment factor of 1.00012.

Units: U.S. Survey Feet.

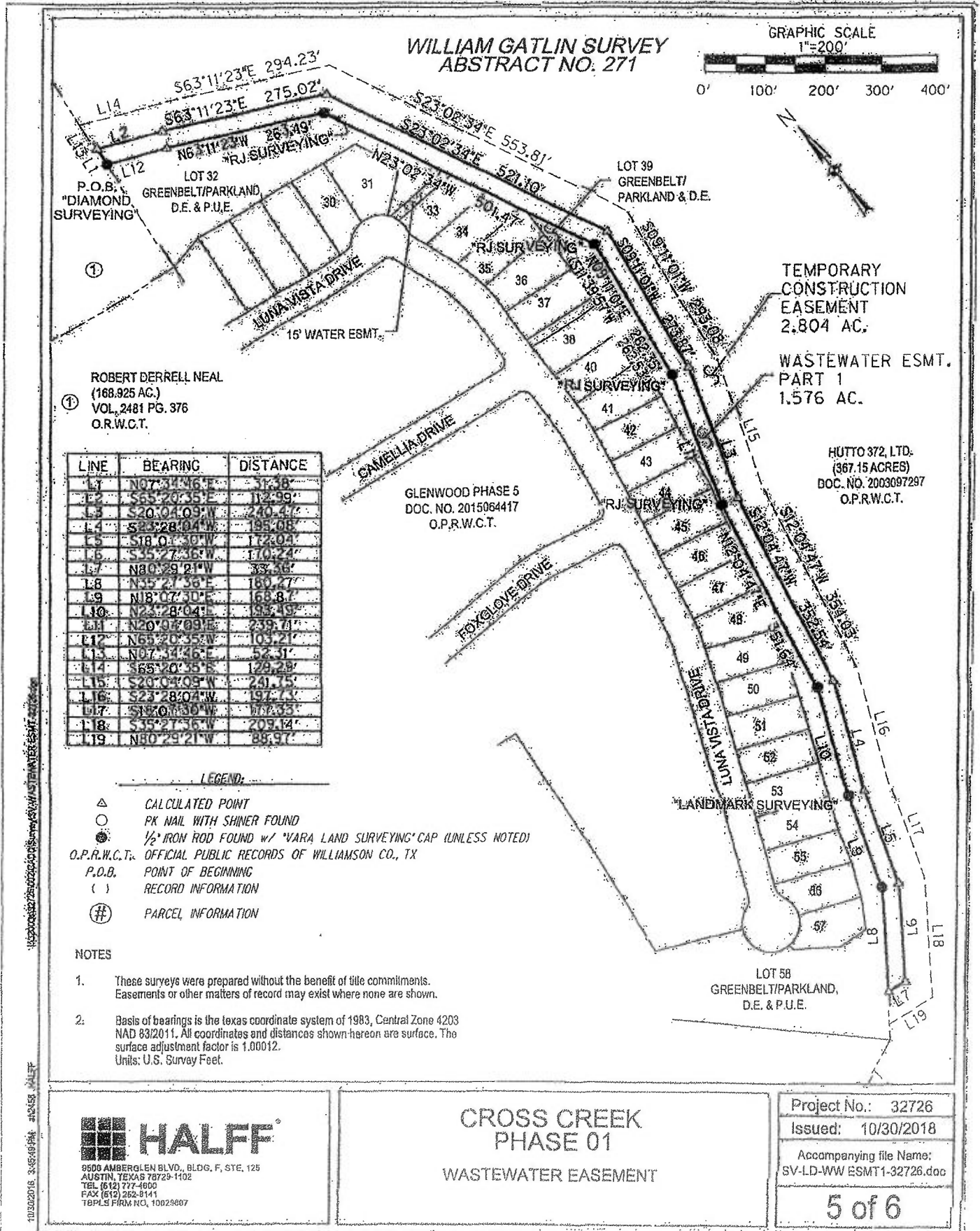
I, Paul L. Easley, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represents an actual survey made on the ground under my supervision.

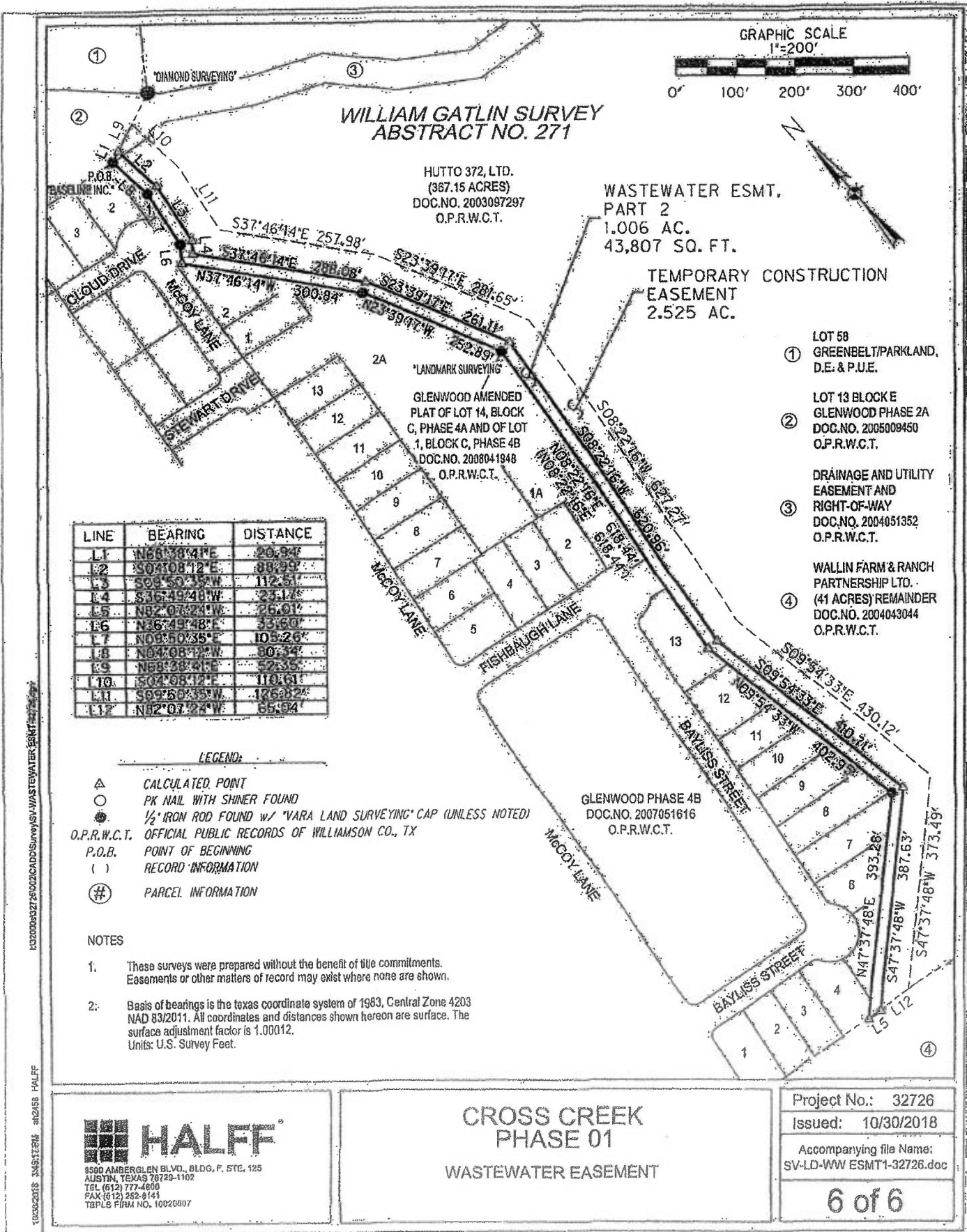

Paul L. Easley, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4432
Halff Associates, Inc.,
TBPLS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Ste. 125, Austin, Texas 78729, 512-777-4600

10/31/18
Date



A





**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2019006028

Pages: 14 Fee: \$69.00
01/25/2019 09:33 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas



6/18/2024

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

RE: Cottonwood Phase 6 Final Plat, Hutto, TX 78634
Project No.: 2009-Plat

We have reviewed the comments for the above referenced project issued under the 2009-PLAT project and have made the following revisions to the new plat and submittal package:

Planning Review - Sofia Sierra, Planner (512) 759-438 – sofia.sierra@huttotx.gov

1) Please see markups.

- a) In one area on the first page provide name and contact information of developer, owner of record and authorized agent (engineer, consultant, etc).

Response: The name and contact information of developer, owner of record, and authorized agent has been provided on the first page.

- b) PUD Ordinance number

Response: Sheet 4 of the final plat has been revised to state 0-19-11-21-8B as the correct PUD ordinance number.

- c) Add Susanna Boyer as PZ Chair

Response: Susanna Boyer has been added as PZ Chair to sheet 4 of the final plat.

- d) Add standard TIF note. The note should state This property is subject to TIF based on ordinance 2021-014

Response: The TIF does not apply to subdivision according to the Development Agreement section 4.3 dated January 18, 2019.

- 2) Provide payment of the final plat application for 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: The Final plat fee of \$4,422.80 has been paid

Engineering Review – Sydnee Best, Plan Review Engineer (512) 759-2616 – sydnee.best@huttotx.gov

3) Please see markups.

Repeat Comment, no
updated PDF report
submitted with this
update

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.
06/25/2024

- a) Repeat comment there is not a combination soil group therefore the table 2-3 will be the CN values used in this analysis. Update accordingly

Response: The CN value was revised to reflect the 1/8-acre residential value from the TR-55 for each soil type that is in accordance with the RRDCM Table 2-3 Note 1 and then the model was also revised accordingly.

- ✓ b) Provide MFFE at least 2' above the ultimate floodplain elevation

Response: The MFFE has been provided 2' above the ultimate floodplain elevation. See sheet 2 of the final plat for the MFFE table.

- c) Provide stormwater management fee.

Response: Please provide invoice or fee through MGO portal for fee to be paid.

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

This is available on
MGO

4. 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 required fee of \$150.00 has been paid.

Sincerely,



Stacy Mulholland, PE
BGE, Inc.

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Gola Phase 2 Final Plat, 34.713 acres, more or less, of land, 148 lots, located on FM 1660 South.
Meeting: Tuesday, July 2, 2024
Department: Development Services
Staff Contact:

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 concerning the Riparian Setback on December 1, 2021. Phase 2 includes 143 residential lots and 4 open space/drainage lots, and 1 amenity center lot.

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 6,045 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.

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

4.5.



POLICY IMPLICATIONS:

ATTACHMENTS:

1. -Gola Ph 2 FP - U#2 Staff Comments

Attendees

Sydnee (sydnee.best@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Eric Woods (ewoods@huttofirerescue.org)

Documents

Comment Response.pdf
Drainage Report.pdf
FP.pdf



June 16, 2024

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

RE: Gola Subdivision Phase 2 Final Plat, Hutto, TX 78634
Project No.: 2172-PLAT

We have reviewed the comments for the above referenced project issued under the 2172-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 land dedication was accepted by the park board on June 12th
 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 30 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 \$4,908.02. 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 \$4,908.02, 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.
 4. 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.
 5. 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 a minimum radii of 15 ft for all street corners
 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 of 85 appears too high. Clarify how existing CN is 85 and a residential lot

is only 86.5. Additionally, on pre-developed existing OV-2 table there is a category called "impervious cover" this is not shown table 2-3 of the RRDCM. Provide information supporting the use of each hydrologic soil group.

Response: *For existing conditions, row crops (good condition) was selected in accordance to the RRDCM Table 2-3 Note 1 and is acceptable. The residential CN was revised to only use 1/8-acre residential characteristics. Hydrologic soil groups were obtained from NCRS as stated on page 5.*

Provide lots adjacent
to and street side to
the floodplain

7. Comment #1 remains: as per UDC 10.802.8.6 minimum finish floor slab elevations shall be shown for all lots.

Response: *Minimum finish floor slab elevations have been provided for all lots.*

8. 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 scenarios.

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.*

9. Provide stormwater management fee prior to recordation.

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

**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 29 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

Gola Phase 2

Ashton Woods

Drainage Impact Analysis

Williamson County, Texas



BGE, Inc.
TBPE Registration No. F-1046

BGE Project No. 9639-00
May 2024



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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

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 2 plan proposes 146 single family residences and 6,094 linear feet of public roadways within 34.17 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.

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 electronic existing and proposed conditions HEC-HMS model is accompanied with this drainage report, **Appendix D** in this report is to document the electronic nature of the model.

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).

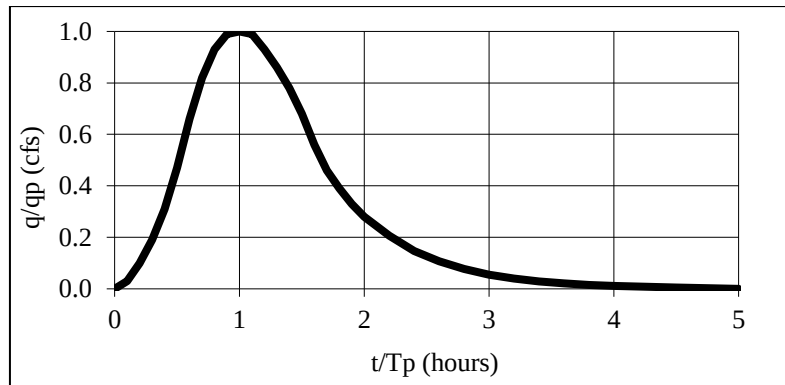


Figure 1. NRCS Unit Hydrograph

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.

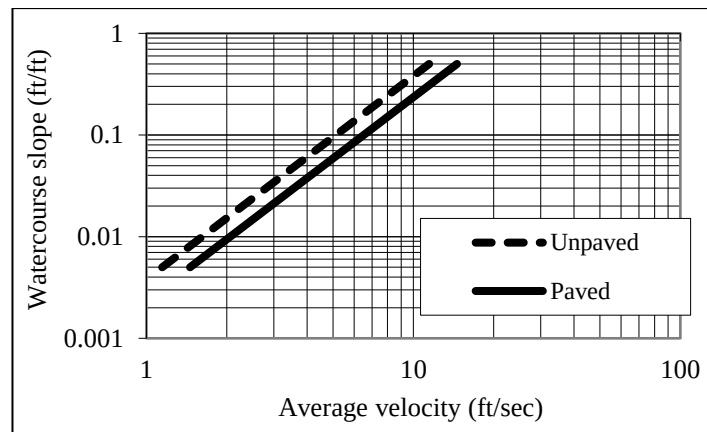


Figure 2: Average Velocities for Estimating Travel Time in Shallow Concentrated Flow Segments

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

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 2 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 in CFS)

	Flow @ J_BRC-670	
	Pre-Dev	Post-Dev
2-yr	12588.3	12575.1
10-yr	28658.3	28617.8
25-yr	43743.3	43676.1
100-yr	78867.7	78745.8

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

GOLAPHASE 2

Page 121 of 235

An aerial photograph showing a road intersection. A red 'X' is drawn over the intersection area, indicating a specific location of interest. The road has yellow double lines. The surrounding area appears to be a mix of paved and unpaved ground.

J_BRC_670

BRUSHY CREEK

Blusily Creek

1660

134

34

1660

1660

139

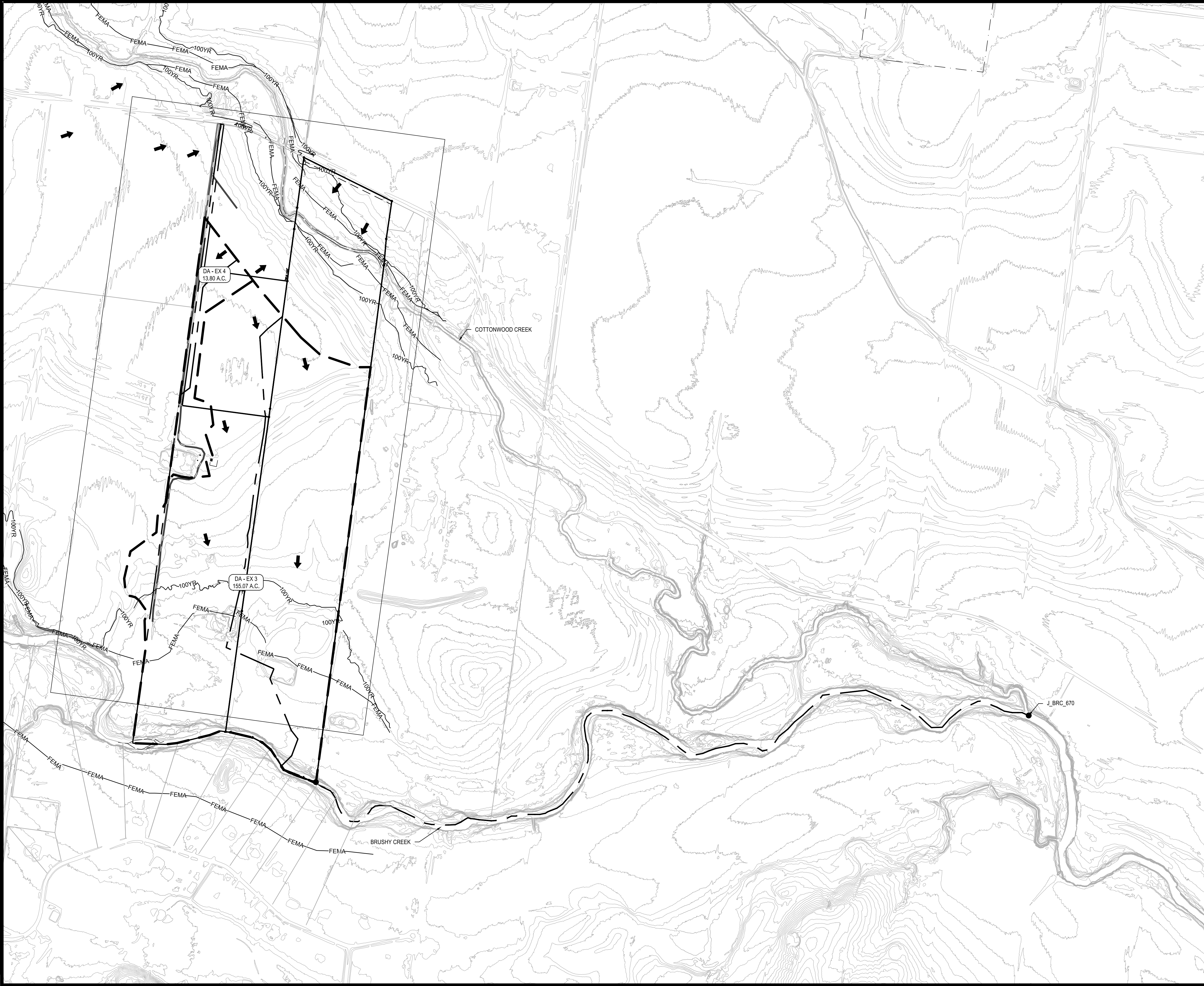


Google Earth

3000 ft

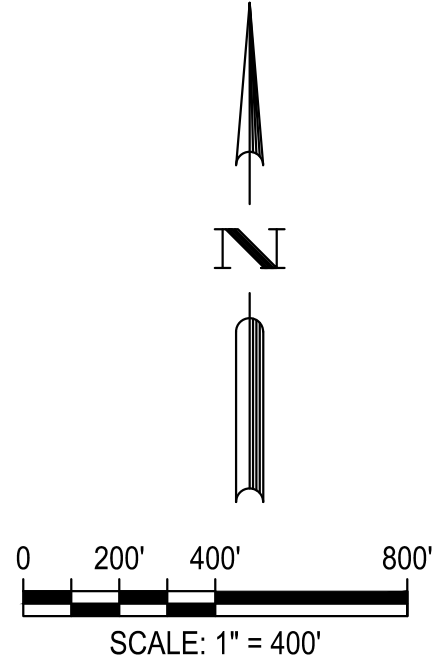
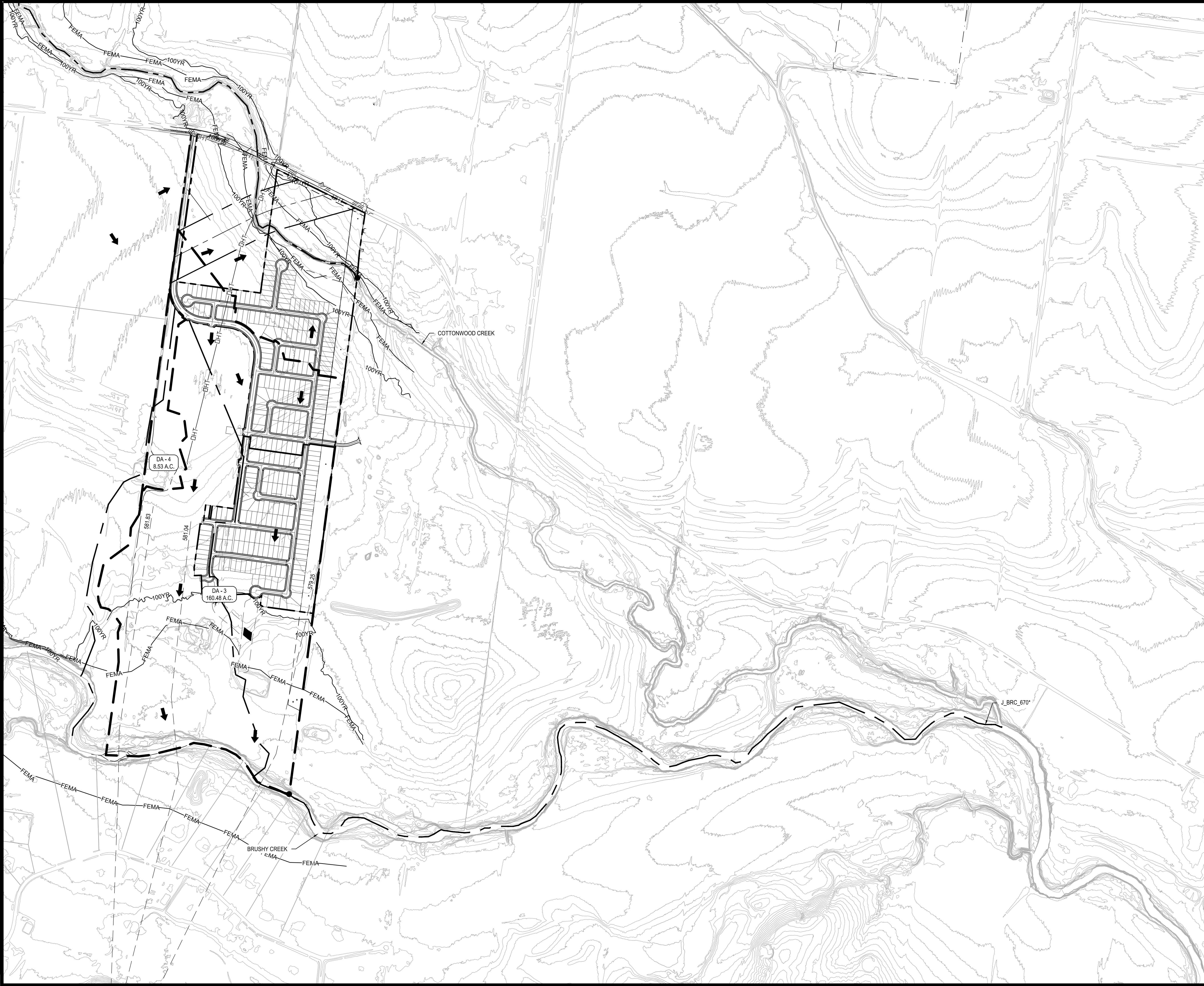


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REVISIONS					DATE	APR		
NO.	DESCRIPTION	REV	DESIGNED BY:	DAZ	REVIEWED BY:	TMH	DRAWN BY:	DAZ
1	1701 DIRECTORS BOULEVARD, SUITE 1000 AUSTIN, TX 78744 TYPE Registration No. F-1046 TEL: 712-679-0400 www.bcmgpa.com							
GOLA, PHASE II HUTTO, TEXAS					EXISTING HYDROLOGY			
SUBMITTAL DATE: 03-15-2021					STATE OF TEXAS STACY MULHOLLAND 146417 LICENSED PROFESSIONAL ENGINEER 06/18/2024			
SHEET 17 OF 64								

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- LEGEND
- PROPERTY BOUNDARY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - TIME OF CONCENTRATION
 - FEMA FLOODPLAIN
 - 100 YEAR FLOODPLAIN
 - DRAINAGE DIVIDE
 - FLOW ARROW
 - INLET ID
 - DRAINAGE AREA

Flow @ J_BRC-670		
	Pre-Dev	Post-Dev
2-yr	12588.3	12574.5
10-yr	28658.3	28617.2
25-yr	43743.3	43675.4
100-yr	78867.7	78745.2
100-yr Atlas 14		

*J_BRC_670 FALLS WITHIN THE AREA OF BRUSHY CREEK THAT HAS BEEN IDENTIFIED A "DETENTION EXEMPT STREAM REACHES" ZONE IN THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS ADOPTED AND EFFECTIVE AS OF DECEMBER 17, 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 UNDETAILED STORM WATER DISCHARGE DIRECTLY INTO BRUSHY CREEK. **THE FINISHED FLOOR ELEVATION OF ALL THE LOTS ADJACENT TO THE FEMA FLOODPLAIN WILL BE ELEVATED 2' ABOVE THE 100-YR STORM WATER ELEVATIONS.

DATE	REV	DESCRIPTION
APR		

DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

BGE

1701 DIRECTORS BOULEVARD, SUITE 1000

AUSTIN, TX 78744

TEL: 712-679-0400 www.bgea.com

1701 DIRECTORS BOULEVARD, SUITE 1000

AUSTIN, TX 78744

TEL: 712-679-0400 www.bgea.com

GOLA, PHASE II

HUTTO, TEXAS

PROPOSED HYDROLOGY

SUBMITTAL DATE: 03-15-2021

STATE OF TEXAS

STACY MULHOLLAND

146417

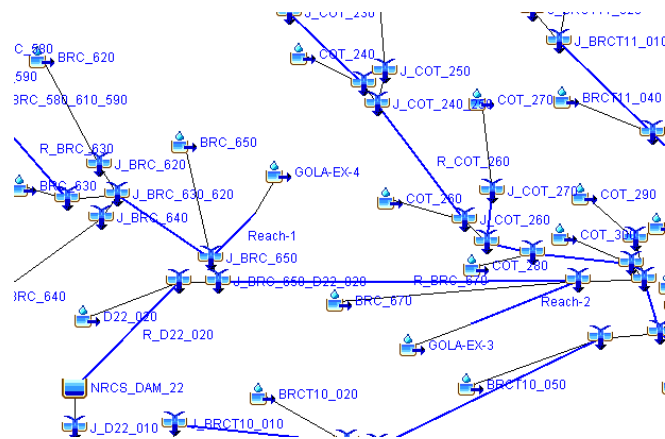
LICENSED PROFESSIONAL ENGINEER

06/18/2024

SHEET

17 OF 63

Page 123 of 235



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	24.457	2201.13
B	Residential District (1/8-acre lots)	85	16.057	1364.85
D	Residential District (1/8-acre lots)	92	9.591	882.37
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	15.643	1329.66
D	Row Crops (Good)	89	67.981	6050.31
B	Woods (Fair)	60	20.458	1227.48
		Totals	160.48	13504.09
		Composite CN		84.15

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	5.105	433.93
B	Row Crops (Good)	78	1.652	128.86
D	Row Crops (Good)	89	1.773	157.80
		Totals	8.53	720.58
		Composite CN		84.48

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)	1213
Watercourse High Elevation (ft)	600.3
Watercourse Low Elevation (ft)	594
Watercourse slope, s (ft/ft)	0.0052
Average Velocity, V (fps)	1.16
$T_t = L / (3600V) \text{ (hr)} =$	0.29
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	46
Watercourse High Elevation (ft)	594
Watercourse Low Elevation (ft)	593
Watercourse slope, s (ft/ft)	0.0217
Average Velocity, V (fps)	3
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow (Brushy Creek)	
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)	1560
Average Velocity, V (fps)	9.00
$T_t = L / (3600V) \text{ (hr)} =$	0.05
Total (Tc) =	0.74
Lag Time (min) =	26.50
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	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)	882
Watercourse High Elevation (ft)	600.3
Watercourse Low Elevation (ft)	598
Watercourse slope, s (ft/ft)	0.0026
Average Velocity, V (fps)	0.82
$T_t = L / (3600V) \text{ (hr)} =$	0.30
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)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	0
Average Velocity, V (fps)	5.00
$T_t = L / (3600V) \text{ (hr)} =$	0.00
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) =	0.56
Lag Time (min) =	20.18
HEC-HMS Routing	
Segment ID	6
Flow Length, L (ft)	3450
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.24
Lag Time (min) =	8.63

Appendix D

HEC-HMS Model (Electronic)

Appendix E

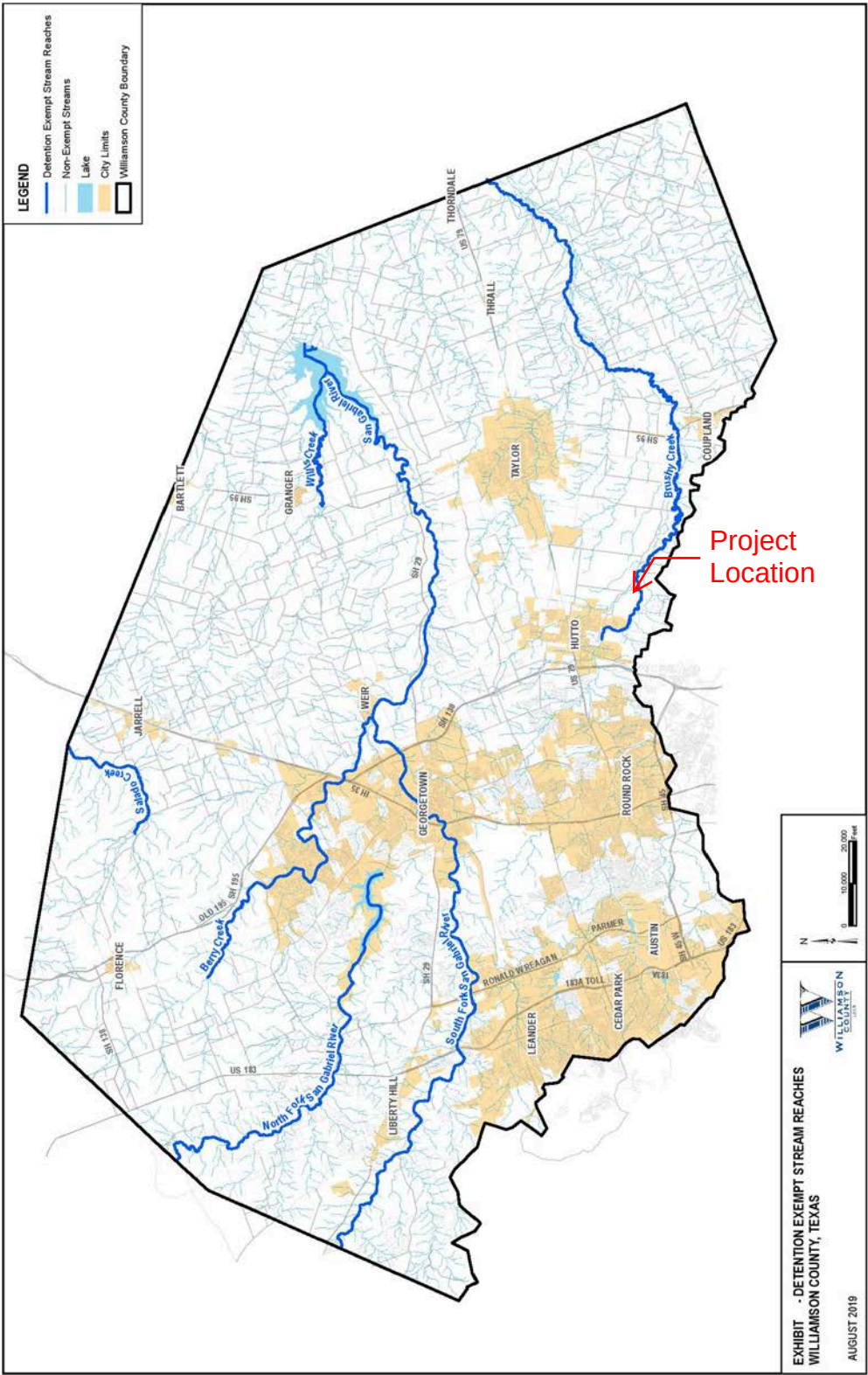
Pre-Development vs. Post-Development Flow Comparison at J_BRC_670



Appendix F

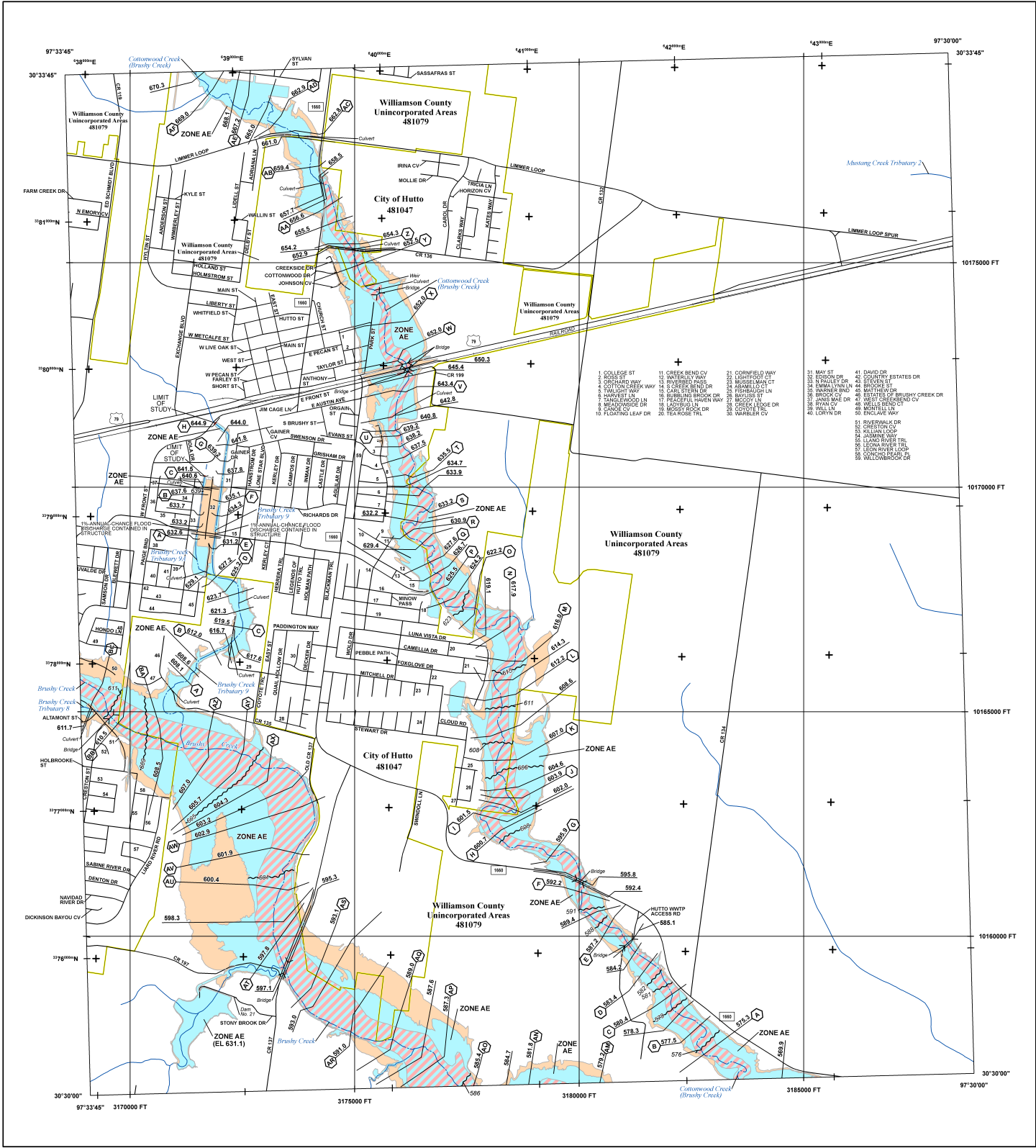
Williamson County Subdivision Regulations Exhibit 1 – Detention Exempt Stream Reaches Map

Exhibit 1 – Detention Exempt Stream Reaches Map



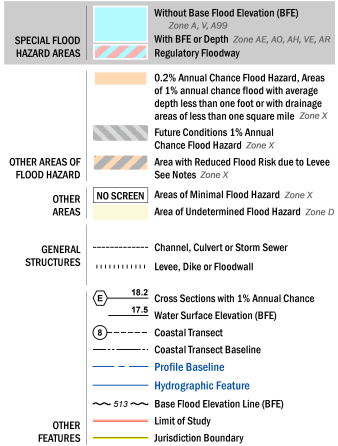
Appendix G

FEMA FIRM Panels



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)



NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-368-6277) or visit the FEMA Flood Map Service Center website at <https://mfc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

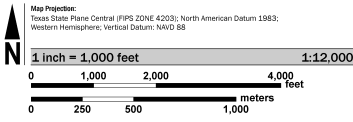
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

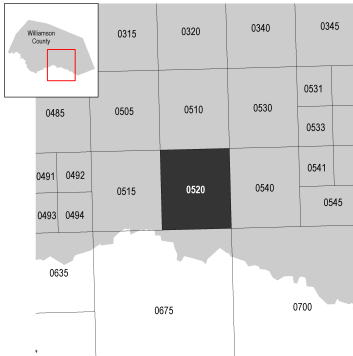
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information Systems (TNRIS), dated 2000; United States Census Bureau, dated 2010; United States Geological Survey, dated 2003; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE



PANEL LOCATOR



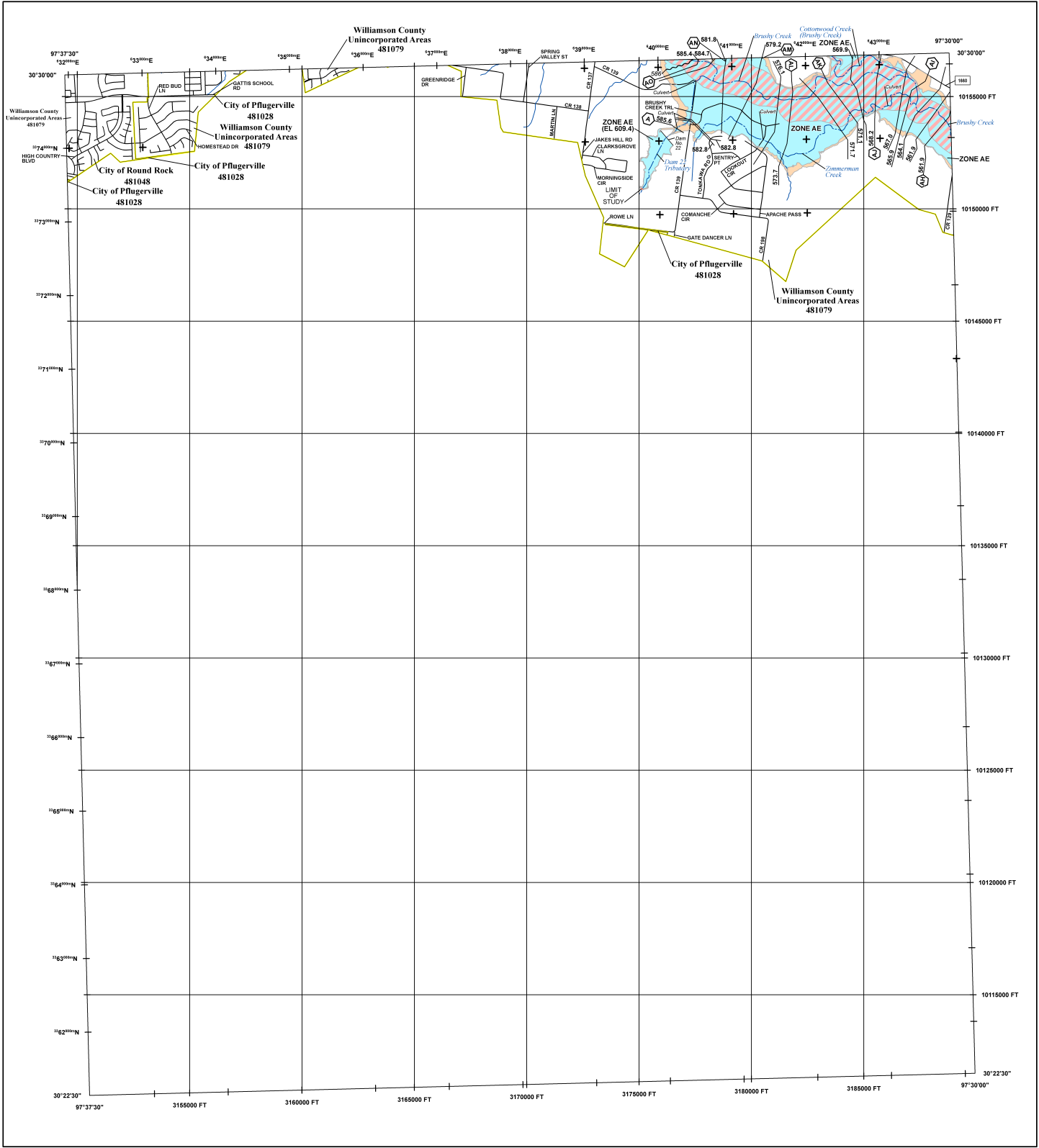
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
WILLIAMSON COUNTY, TEXAS
and Incorporated Areas
PANEL 520 OF 750

Panel Contains:
COMMUNITY
HUTTO, CITY OF
WILLIAMSON COUNTY

NUMBER PANEL SUFFIX
481047 0520 F
481079 0520 F

VERSION NUMBER
2.3.3.3
MAP NUMBER
48491C0520F
MAP REVISED
2019



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS		Area with Reduced Flood Risk due to Levee See Notes Zone X
		Areas of Minimal Flood Hazard Zone X Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert or Storm Sewer
		Levee, Dike or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

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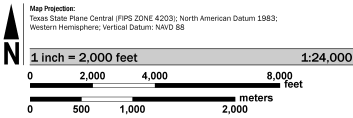
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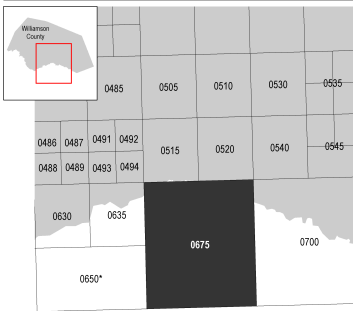
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Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information Systems (TNRIS), dated 2010; United States Census Bureau, dated 2010; United States Geological Survey, dated 2003; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE



PANEL LOCATOR



*PANEL NOT PRINTED



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TEXAS
and Incorporated Areas
PANEL 675 OF 750

Panel Contains:
COMMUNITY
PFLUGERVILLE, CITY OF
ROUND ROCK, CITY OF
WILLIAMSON COUNTY

NUMBER	PANEL	SUFFIX
481028	0675	F
481048	0675	F
481079	0675	F

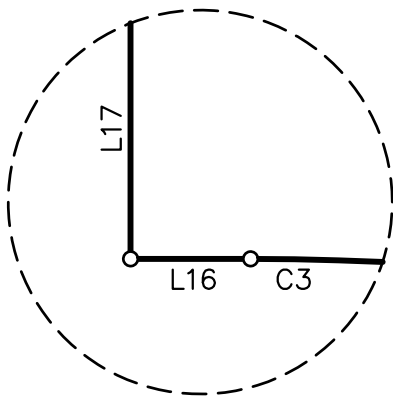
VERSION NUMBER
2.3.3.3

MAP NUMBER
48491C0675F

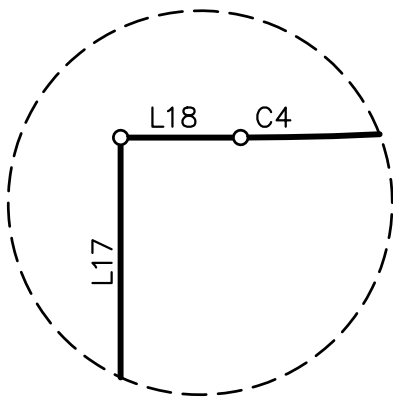
MAP REVISED
JAN 2019

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	12.50'	90°22'20"	19.72'	N 52°37'31" E	17.74'
C2	62.50'	130°25'37"	142.27'	N 83°27'09" W	113.48'
C3	12.50'	90°00'00"	19.63'	N 37°11'19" W	17.68'
C4	12.50'	90°00'00"	19.63'	N 52°48'41" E	17.68'
C5	15.00'	90°22'20"	23.66'	N 52°37'31" E	21.28'
C6	12.50'	39°42'54"	8.66'	S 12°25'07" E	8.49'
C7	52.50'	169°48'09"	155.59'	N 52°37'31" E	104.58'
C8	12.50'	39°42'54"	8.66'	N 62°19'52" W	8.49'
C9	22.50'	67°31'14"	26.52'	S 64°03'04" W	25.01'
C10	62.50'	287°27'54"	313.58'	S 5°58'36" E	73.94'
C11	12.50'	39°56'40"	8.71'	S 62°12'59" E	8.54'
C12	22.50'	90°22'20"	35.49'	N 52°37'31" E	31.92'
C13	15.00'	89°37'40"	23.46'	N 37°22'29" W	21.14'
C14	472.50'	3°00'00"	24.74'	N 83°41'19" W	24.74'
C15	15.00'	87°00'00"	22.78'	S 51°18'41" W	20.65'
C16	172.50'	9°52'57"	29.75'	S 2°52'12" W	29.72'
C17	12.50'	39°42'54"	8.66'	S 21°55'43" E	8.49'
C18	52.50'	169°25'49"	155.25'	N 42°55'44" E	104.55'
C19	12.50'	39°42'54"	8.66'	N 72°12'49" W	8.49'
C20	22.50'	90°00'00"	35.34'	N 42°55'44" E	31.82'
C21	227.50'	9°52'57"	39.24'	S 2°52'12" W	39.19'
C22	227.50'	2°36'52"	10.38'	S 0°45'50" E	10.38'
C23	227.50'	7°16'05"	28.86'	S 4°10'38" W	28.84'
C24	15.00'	90°00'00"	23.56'	N 37°11'19" W	21.21'
C25	968.00'	2°13'53"	37.70'	S 83°18'16" E	37.70'
C26	968.00'	0°50'09"	14.12'	S 82°36'24" E	14.12'
C27	968.00'	1°23'44"	23.58'	S 83°43'20" E	23.58'
C28	15.00'	90°00'00"	23.56'	N 37°11'19" W	21.21'
C29	12.50'	39°42'54"	8.66'	N 27°40'08" E	8.49'
C30	52.50'	169°25'49"	155.25'	S 37°11'19" E	104.55'
C31	12.50'	39°42'54"	8.66'	S 77°57'14" W	8.49'
C32	52.50'	25°56'28"	23.77'	S 34°33'21" W	23.57'
C33	52.50'	46°32'10"	42.64'	S 1°40'57" E	41.48'
C34	52.50'	32°35'46"	29.87'	S 41°14'55" E	29.47'
C35	52.50'	41°21'43"	37.90'	S 78°13'39" E	37.08'
C36	52.50'	22°59'43"	21.07'	N 69°35'38" E	20.93'
C37	15.00'	89°37'40"	23.46'	N 37°22'29" W	21.14'
C38	15.00'	90°22'20"	23.66'	N 52°37'31" E	21.28'
C39	15.00'	90°00'00"	23.56'	S 52°48'41" W	21.21'
C40	15.00'	89°37'40"	23.46'	N 37°22'29" W	21.14'
C41	15.00'	90°22'20"	23.66'	N 52°37'31" E	21.28'
C42	22.50'	90°00'00"	35.34'	S 37°11'19" E	31.82'
C43	52.50'	51°35'08"	47.27'	N 17°03'49" E	45.69'
C44	52.50'	23°32'48"	21.58'	N 20°30'10" W	21.42'
C45	15.00'	89°37'40"	23.46'	N 37°22'29" W	21.14'
C46	15.00'	90°22'20"	23.66'	N 52°37'31" E	21.28'
C47	527.50'	3°00'00"	27.62'	N 83°41'19" W	27.62'
C48	527.50'	0°45'13"	6.94'	N 82°33'56" W	6.94'
C49	527.50'	1°37'48"	15.01'	N 83°45'26" W	15.01'
C50	527.50'	0°36'59"	5.68'	N 84°52'50" W	5.68'
C51	15.00'	93°00'00"	24.35'	S 38°41'19" E	21.76'
C52	15.00'	87°46'07"	22.98'	S 51°41'44" W	20.80'
C53	200.00'	2°13'53"	7.79'	N 83°18'16" W	7.79'
C54	172.50'	8°48'26"	26.52'	S 3°24'28" W	26.49'
C55	172.50'	1°04'31"	3.24'	S 1°32'00" E	3.24'
C56	52.50'	29°07'55"	26.69'	N 27°13'13" W	26.41'
C57	52.50'	29°13'27"	26.78'	N 1°57'28" E	26.49'
C58	52.50'	28°11'09"	25.83'	N 30°39'46" E	25.57'
C59	52.50'	55°10'05"	50.55'	N 72°20'23" E	48.62'
C60	52.50'	27°43'14"	25.40'	S 66°12'58" E	25.15'
C61	62.50'	80°28'30"	87.78'	S 21°59'55" W	80.74'
C62	62.50'	45°08'28"	49.24'	S 84°48'24" W	47.98'
C63	62.50'	30°22'43"	33.14'	N 57°26'00" W	32.75'
C64	472.50'	0°20'20"	2.79'	N 85°01'09" W	2.79'
C65	472.50'	1°49'11"	15.01'	N 83°56'24" W	15.01'
C66	472.50'	0°50'29"	6.94'	N 82°36'34" W	6.94'
C67	62.50'	1°02'36"	1.14'	N 30°48'45" E	1.14'
C68	12.50'	0°38'34"	0.14'	N 81°52'02" W	0.14'
C69	12.50'	39°04'21"	8.52'	N 62°00'35" W	8.36'
C70	52.50'	53°22'41"	48.91'	S 69°09'45" E	47.16'
C71	52.50'	41°17'31"	37.84'	N 63°30'09" E	37.02'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S82°11'19"E	69.00'
L2	S7°48'41"W	105.00'
L3	N7°26'21"E	104.56'
L4	S82°33'39"E	55.00'
L5	N55°47'49"W	28.48'
L6	N7°48'41"E	89.90'
L7	N61°28'42"W	40.57'
L8	S87°55'44"W	25.07'
L9	S87°55'44"W	64.09'
L10	N2°04'16"W	73.53'
L11	S82°11'19"E	27.50'
L12	S82°11'19"E	45.00'
L13	S7°48'41"W	120.00'
L14	S82°11'19"E	17.14'
L15	N7°48'41"E	120.00'
L16	N82°11'19"W	0.50'
L17	N7°48'41"E	55.00'
L18	S82°11'19"E	0.50'
L19	S7°48'41"W	82.27'
L20	S2°04'16"E	19.67'
L21	S87°55'44"W	29.38'
L22	N87°55'44"E	30.91'
L23	N2°04'16"W	21.21'
L24	N82°11'19"W	75.00'
L25	S82°11'19"E	98.02'
L26	N82°11'19"W	67.89'
L27	S25°47'31"E	23.95'
L28	N42°57'17"W	20.12'
L29	S47°04'16"E	55.06'
L30	S2°04'16"E	143.86'
L31	N2°04'16"W	135.57'
L32	N47°04'16"W	29.41'
L33	S52°48'41"W	36.79'
L34	S37°11'19"E	35.36'
L35	S37°11'19"E	35.36'
L36	N52°48'41"E	35.36'



DETAIL A
NOT-TO-SCALE



DETAIL B
NOT-TO-SCALE

Provide all adjacent to
floodplain per last set
of redlines

MINIMUM FINISHED FLOOR TABLE			
BLOCK	LOT	FLOODPLAIN ELEVATION	MINIMUM FINISHED FLOOR ELEVATION
Q	33	579	581
Q	34	579	581
Q	35	579	581
Q	36	579	581
Q	37	579	581
Q	38	580	582
Q	59	580	582
Q	60	580	582

A - AMENITY G.L. - GREENLINK R - RESIDENTIAL O.S.D. - OPEN SPACE/DRAINAGE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	L	6,150	R
2	L	5,875	R
3	L	5,287	R
4	L	5,875	R
5	L	5,287	R
6	L	5,875	R
7	L	5,287	R
8	L	5,875	R
9	L	5,287	R
10	L	7,330	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	N	6,080	R
2	N	5,873	R
3	N	5,367	R
4	N	6,000	R
5	N	5,400	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	O	6,838	R
2	O	5,288	R
3	O	5,875	R
4	O	5,875	R
5	O	5,288	R
6	O	5,875	R
7	O	5,288	R
8	O	5,875	R
9	O	5,288	R
10	O	7,085	R
11	O	6,452	R
12	O	5,875	R
13	O	5,288	R
14	O	5,875	R
15	O	5,288	R
16	O	5,875	R
17	O	5,121	R
18	O	6,916	R
19	O	9,718	R
20	O	6,463	R
21	O	4,654	R
22	O	5,394	R
23	O	4,855	R
24	O	4,855	R
25	O	5,573	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	P	6,360	R
2	P	5,287	R
3	P	5,288	R
4	P	5,288	R
5	P	5,288	R
6	P	5,288	R
7	P	6,619	R
8	P	6,530	R
9	P	5,287	R
10	P	5,287	R
11	P	5,287	R
12	P	5,287	R
13	P	5,287	R
14	P	6,420	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	Q	194,064	O.S.D.
2	Q	7,284	R
3	Q	5,287	R
4	Q	5,287	R
5	Q	5,287	R
6	Q	5,287	R
7	Q	5,287	R
8	Q	5,875	R
9	Q	5,287	R
10	S	6,414	R
10	Q	5,287	R
11	Q	5,287	R
12	Q	5,287	R
13	Q	5,287	R
14	Q	5,287	R
15	Q	1,762	G.L.
16	Q	5,287	R
17	Q	5,287	R
18	Q	5,287	R
19	Q	5,287	R
20	Q	5,287	R
21	Q	5,875	R
22	Q	5,287	R
23	Q	5,287	R
24	Q	5,287	R
25	Q	5,287	R
26	Q	1,762	G.L.
27	Q	5,287	R
28	Q	5,287	R
29	Q	5,287	R
30	Q	5,875	R
31	Q	7,050	R
32	Q	6,877	R
33	Q	8,907	R
34	Q	12,217	R
35	Q	6,815	R
36	Q	7,041	R
37	Q	7,045	R
38	Q	6,801	R
39	Q	6,161	R
40	Q	6,704	R
41	Q	7,050	R
42	Q	7,050	R
43	Q	8,152	R
44	Q	6,558	R
45	Q	5,287	R
46	Q	5,875	R
47	Q	5,287	R
48	Q	5,875	R
49	Q	5,287	R
50	Q	5,287	R
51	Q	5,875	R
52	Q	5,287	R
53	Q	5,875	R
54	Q	5,287	R
55	Q	77,390	A
56	Q	5,918	R
57	Q	5,407	R
58	Q	6,652	R
59	Q	7,490	R
60	Q	7,038	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	S	6,563	R
2	S	5,860	R
3	S	5,288	R
4	S	5,288	R
5	S	5,288	R
6	S	5,288	R
7	S	5,288	R
8	S	5,288	R
9	S	5,287	R
10	S	6,414	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	T	6,300	R
2	T	5,173	R
3	T	5,721	R
4	T	3,463	G.L.
5	T	5,288	R
6	T	5,875	R
7	T	5,287	R
8	T	5,875	R
9	T	5,288	R
10	T	5,288	R
11	T	5,875	R
12	T	5,288	R
13	T	5,287	R
14	T	5,287	R
15	T	7,012	R
16	T	6,924	R
17	T	5,288	R
18	T	5,288	R
19	T	5,288	R
20	T	5,875	R
21	T	5,287	R
22	T	5,287	R
23	T	5,875	R
24	T	5,286	R
25	T	5,810	R
26	T	5,146	R
27	T	5,836	R
28	T	5,257	R
29	T	6,387	R

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 34.173 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 118.931 ACRE TRACT OF LAND AS CONVEYED UNTO GG GOLLA LIMITED PARTNERSHIP IN DOCUMENT NUMBER 2023074252 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 34.173 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERNCE 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 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;

THENCE, S 08°20'22" W, coincident with the east line of said 75.978 acre tract and partly with the west line of said 1.000 acre tract and partly with the west line of a called 155.136 acre tract of land as conveyed to the City of Hutto in Document Number 2008034765 of the Official Public Records of Williamson County, Texas, a distance of 357.53 feet to a 1/2–inch iron rod found for an angle point;

THENCE, S 04°55'47" W, continuing coincident with the east line of said 75.978 acre tract and the west line of said 155.136 acre tract, a distance of 245.74 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an angle point;

THENCE, S 07°27'42" W, continuing coincident with the east line of said 75.978 acre tract and the west line of said 155.136 acre tract, a distance of 1,605.85 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set at the northeast corner of said 118.931 acre tract, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 07°27'42" W, coincident with the east line of said 118.931 acre tract and the west line of said 155.136 acre tract, a distance of 1,432.46 feet to a 1/2–inch iron rod found for an angle point;

THENCE, S 07°32'52" W, continuing coincident with the east line of said 118.931 acre tract and the west line of said 155.136 acre tract, a distance of 134.50 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for the southeast corner of the herein described tract;

THENCE, leaving the west line of said 155.136 acre tract, over and across said 118.931 acre tract the following twenty–five (25) courses:

- 1) N 82°15'25" W, a distance of 475.23 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an angle point;
- 2) N 55°47'49" W, a distance of 28.48 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 89.90 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for a beginning of a non–tangent curve to the right;
- 4) Curving to the right, an arc distance of 142.27 feet, having a radius of 62.50 feet, a central angle of 130°25'37" and a chord which bears N 83°27'09" W, a distance of 113.48 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for the end of this curve;
- 5) S 87°55'44" W, a distance of 385.76 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an angle point;
- 6) N 61°28'42" W, a distance of 40.57 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an angle point;
- 7) S 87°55'44" W, a distance of 25.07 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for the southwest corner of the herein described tract;
- 8) N 02°04'16" W, a distance of 170.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 9) S 87°55'44" W, a distance of 64.09 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 10) N 02°04'16" W, a distance of 73.53 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an angle point;
- 11) N 07°48'41" E, a distance of 413.19 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 12) S 82°11'19" E, a distance of 27.50 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 13) N 07°48'41" E, a distance of 184.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 14) S 82°11'19" E, a distance of 45.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 15) S 07°48'41" W, a distance of 120.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 16) S 82°11'19" E, a distance of 17.14 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 17) N 07°48'41" E, a distance of 120.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 18) S 82°11'19" E, a distance of 200.50 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 19) N 07°48'41" E, a distance of 395.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for a point of curvature of a curve to the left;
- 20) Curving to the left, 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 37°11'19" W, a distance of 17.68 feet to a point for 1/2–inch iron rod with cap stamped 'BGE Inc"set for a point of tangency;
- 21) N 82°11'19" W, a distance of 0.50 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 22) N 07°48'41" E, a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 23) S 82°11'19" E, a distance of 0.50 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for a point of curvature of a curve to the left;
- 24) Curving to the left, 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;
- 25) N 07°48'41" E, a distance of 210.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set at a common corner of said 118.931 acre tract and said 75.978 acre tract, for the northwest corner of the herein described tract;

THENCE, coincident with the south line of said 75.978 acre tract and said 118.931 acre tract, the following seven (7) courses:

- 1) S 82°11'19" E, a distance of 69.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 2) 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 an interior corner of the herein described tract;
- 3) S 82°11'19" E, a distance of 497.42 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 07°26'21" E, a distance of 104.56 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 5) S 82°33'39" 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;
- 6) Curving to the right, an arc distance of 19.72 feet, having a radius of 12.50 feet, a central angle of 90°22'20" and a chord which bears N 52°37'31" E, a distance of 17.74 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for a point of tangency;
- 7) S 82°11'19" E, a distance of 229.08 feet to the POINT OF BEGINNING and containing 34.173 acres of land, more or less.

FINAL PLAT
GOLA SUBDIVISION
PHASE 2

A SUBDIVISION OF 34.173 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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT GG GOLLA LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER OF A 118.931 ACRE TRACT OF LAND AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2023074252 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 34.173 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

GOLA SUBDIVISION PHASE 2

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.

GG GOLLA LIMITED PARTNERSHIP
351 KING STREET EAST, 13TH FLOOR, SUITE 1300
TORONTO, ON M5A-0L6 CA

BY: _____ BY: _____
NAME: THOMAS GRIFFITHS NAME: KATHRYN BORGATTI
TITLE: _____ TITLE: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED THOMAS GRIFFITHS, 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 _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

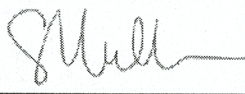
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KATHRYN BORGATTI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

A 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.

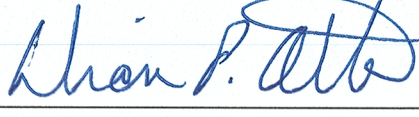


STACY MULHOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 146417
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

6/18/2024
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, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

6/18/2024
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. A PORTION OF THIS TRACT IS ENCROACHED 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), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND IN ZONE "AE" (DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED), 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 SERVICES
27. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
28. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
29. 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.
30. 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 2
A SUBDIVISION OF 34.173 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 a recommendation to City Council on the Meadowbrook Planned Unit Development (PUD), 87.8 acres, more or less, of land, located off FM1660S.
Meeting: Tuesday, July 2, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposed zoning is a Planned Unit Development (PUD) with a base zoning district of Single Family (SF-2) and Commercial (B-2). The proposal allows for a moderately dense residential development with private amenities and small, neighborhood-serving commercial development. The Commission originally reviewed and recommended approval of the PUD in July 2023. However, changes in the County's roadway alignment require changes in the proposal prior to the second reading by City Council. The PUD includes both single-family detached homes on 50ft to 60ft lots and attached townhome units, providing for both move-up homes and attainable housing options in the same neighborhood, in substantial compliance with the Hutto 2040 Comprehensive Plan's definition of a 'Neighborhood Activity Center' allowing for a combination of diverse residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment.

WEST: Undeveloped ETJ

NORTH: Cottonbrook Neighborhood - under construction

EAST: Undeveloped ETJ

SOUTH: Undeveloped, zoned single-family and ETJ property

SUMMARY OF REQUEST:

The current proposal is to develop the tract with attached and detached residential units with a maximum density of approximately 7.55 units per acre. This is within the allowed density of 4-20 units per acre provided in the Comprehensive Plan designation. With the floodplain at the south of the tract and lack of access to any other major collector or arterial, the desired 50/50 split between residential and commercial uses will not be fully attained although commercial is provided along FM1660S outside of the floodplain. Currently, the concept plan allows for a total of 520 residential units.

The proposed PUD has provisions in the residential standards to ensure the mix of single-family and townhome products are walkable and share in meaningful open spaces spread out throughout the community with connectivity to the larger open space to the south of the tract. The modified street standards provide street trees and maximize pedestrian connections and provide some street parking. The townhomes will front onto shared open spaces with garages accessible by 20ft alleys, with provision of up to 25ft of pavement if the alley doubles as fire lane access. In addition, the concept plan provides for continued connectivity to the adjacent tracts as required in the Unified

AGENDA ITEM REPORT

5.1.



Development Code.

Voluntary annexation will be completed with this proposal. This item is still pending, along with a Public Improvement District agreement.

STAFF REVIEW:

18 property owners within 600' were notified of the request. Staff has not received any responses at the time of the published packet.

The PUD request meets the PUD criteria as outlined below:

The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.

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

The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.

The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.

The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.

The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.

The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.

PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Staff finds that the proposed Meadowbrook PUD meets the intent of all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC. Therefore, staff recommends that the Commission recommend approval of the proposed district to City Council.

FISCAL NOTES:

Fiscal Notes are not applicable for this zoning and public hearing request.

AGENDA ITEM REPORT

5.1.



POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. Meadowbrook_PUD_Newspaper_Map
2. 01_Meadow Brook PUD and Exhibits

Meadowbrook PUD



N



FM
1660

GR-137

GR-163

R020615

R314620

GR-134

0 2,500 5,000

Feet

This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

Meadow Brook PUD

City of Hutto Planned Unit Development

May 2024

Developer:



MB Hutto, LLC
c/o John Landwehr
Columnar Land
5500 Greenwood Plaza Blvd. Suite 130
Greenwood Village, CO 80111

1. General Provisions

A. Title

This ordinance is known as the "Meadow Brook" Planned Unit Development Ordinance and may be cited as "Meadow Brook PUD".

B. Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Plan. All aspects not specifically covered by this Plan shall be regulated by the UDC "Unified Development Code of the City of Hutto, Texas" ("UDC") in effect on the date of adoption of this ordinance. In those cases where in conflict, this PUD shall take precedence over the 2020 UDC, as amended.

C. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal, or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

D. Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor modifications from the approved PUD. The Development Services Director may approve minor modifications if they promote flexibility in design and are consistent with the intent of the original PUD approval.

E. Modifications to PUD

Modifications of the Concept Plan pertaining to (a) Private drives and trails; (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of development on the Land, and (c) cumulative changes of less than ten percent

(10%) in the size of any section or phase shown on the Concept Plan, shall be considered "Minor Modifications" over which the City's Development Services Director has final review and decision-making authority.

In addition, the City may request modifications to the Concept Plan relating to streets and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City's Development Services Director has final review and decision-making authority. All other changes to the Concept Plan that are not Minor Modifications shall be considered "Major Modifications."

Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner's expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

Minor Modification the Concept Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Concept Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an

amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

F. Definitions

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

G. Intent

The Meadow Brook PUD is intended to allow creativity, innovation, and flexibility in the application of diverse housing types that integrate a mixture of fee-simple lots including attached townhomes, and detached homes on a wide variety of lot sizes within the same master planned community. This mix in housing product provides much needed opportunities for home ownership at a variety of income levels and for a wide mix of households in an active and connected community anchored by a meaningful parks and open space system.

H. Criteria

The Meadow Brook PUD meets the following criteria for approval of a PUD as stated in Section 10.203.13.3 of the City of Hutto Unified Development Code.

- The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.
- The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.
- The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.
- The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.
- The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
- PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

2. Development Plan & Land Uses

A. Total Buildable Acres

The Meadow Brook PUD development site consists of 87.8 gross acres and 68.8 net acres of land. Net acres is defined as each acre within the boundaries of the PUD with the exception of the land area dedicated as right-of-way on the City's thoroughfare plan and open space. The Net Area calculations are illustrated in "Figure 1: Buildable Area Diagram"

Description	Acres
Gross Acres	87.8
Open Space	15
Rights of Way	5.3
Net Acres	67.5

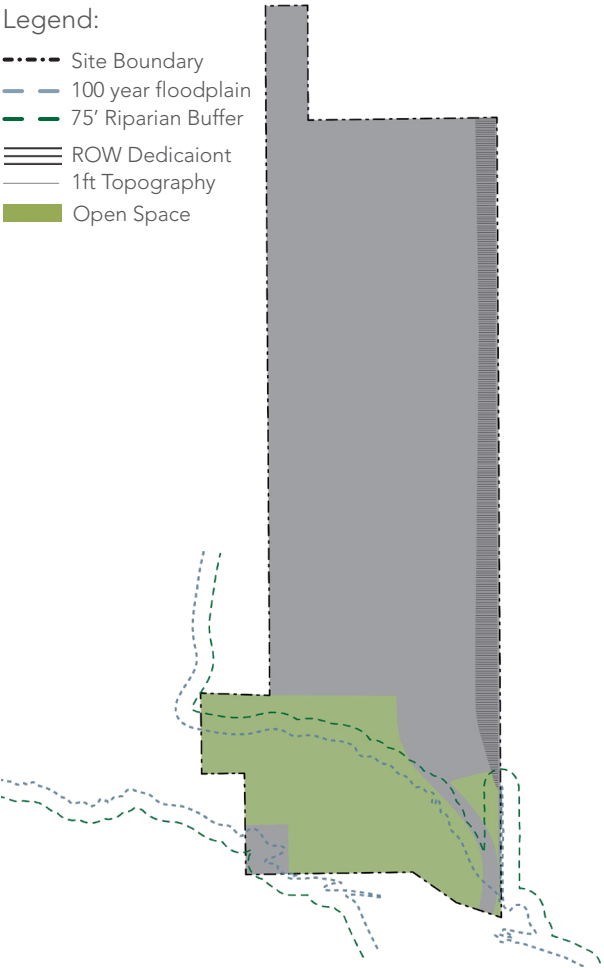


Figure 1: Buildable Area Diagram

B. Site Density

The Meadow Brook PUD includes a maximum of 520 units and a total net density of 7.8 units per acre.

Description	Acres
Maximum Units	520
Net Acres	67.5
Dwelling Units per Net Acre	7.7 max.

C. Riparian Buffer

No residential lots will be permitted to encroach into the riparian buffer. No structures within the open space area will be constructed within the Riparian Buffer. In order to support access to neighborhood services along the adjacent highway, a commercial lot has been identified within the riparian buffer. Commercial structures will be permitted within this area as long as they comply with all regulations applicable to development within a floodplain.

D. ROW Reservation

The Developer has agreed to dedicate approximately 5.3 acres of right-of-way, as depicted in the Development Agreement on Exhibit K, to support the proposed alignment of the adjacent arterial road. Right-of-way dedication will occur at the time of platting.

E. Base Zoning

For the purpose of addressing any development regulation or conditions not modified within this PUD, Single Family 2 (SF-2) and Commercial General (B-2) base zoning districts shall be utilized. The base zoning districts shall apply as illustrated in Exhibit B: Meadow Brook Land Use Plan.

F. Land Use Plan

Exhibit B: Meadow Brook Land Use Plan is conceptual in nature and is intended to convey the general vision for the various product types and how they will be configured. During the site development plan process, adjustments may be necessary to accommodate engineering and/or City considerations and comments, which have not been fully evaluated at this initial zoning stage. The Planning Director may administratively approve modifications to this plan, as long as the general design intent and principles remain consistent with the language of this PUD.

G. Land Use Areas and Descriptions

The Meadow Brook PUD is made up of two (2) Land Use Areas as depicted in "Figure 2: Land Use Diagram" and further described below.

Single Family-2 Residential

The single family-2 residential land use area is intended to be used for a range of detached and attached single family homes. All homes will be constructed on fee simple lots and made available for home ownership.

Base Zoning	SF-2
Acres	66.5
Max Units	520
Permitted Building Types:	Detached Single Family; Attached Single Family; and Duplex

Up to five primary building types described in the building allocation table below will be dispersed throughout the Single Family-2 Land Use Category. In order to ensure a mix of products, the PUD will require at least 3 different product types with a minimum of 40 units each. At no time shall the maximum number of Front Loaded Detached homes with a minimum lot size of 45' exceed 260 units.

Building Type Allocation in SF-2	Maximum #
Front Loaded Detached - 55' Lot Width	N/A
Front Loaded Detached - Min. 45' Lot Width	260 Units
Alley Loaded Detached - Min. 30' Lot Width	N/A
Alley Loaded Attached - Min. 20' Lot Width	N/A
Front Loaded Duplex	N/A

Commercial Land Use Category

The commercial land use category is located along FM1660 and is intended for a wide range of retail uses, offices and personal and business services.

Base Zoning	B2
Max Acres	1
Permitted Uses	All uses permitted by the base zoning with the exception of the following: • Large Item Sales and Rental class 1 and 2 • Vehicle minor repair facility • Pawn Shops • Payday loans

Legend:

- Site Boundary
- 100 year floodplain
- 75' Riparian Buffer
- Existing ROW
- ROW Dedication
- SF-2
- Commercial
- Open Space
- Easements

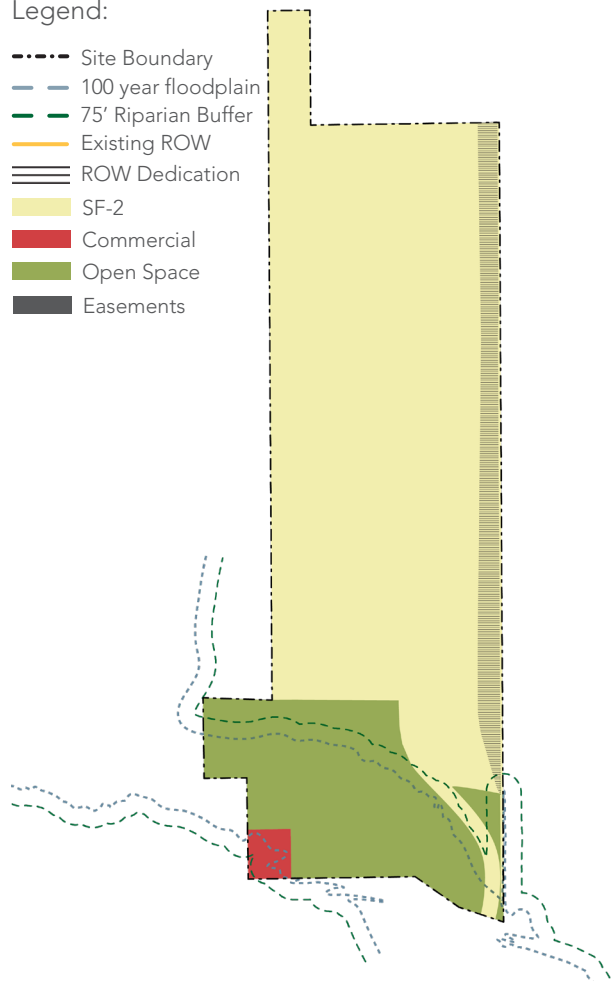


Figure 2: Land Use Diagram

3. Building Type Standards

SINGLE FAMILY OR DUPLEX (FRONT LOADED)

The attached or detached single-family buildings refer to standalone residential structures of one or two units, designed to accommodate one or two households and providing privacy to the residents.



Lot Standards

	45' Lots	55' Lots	Duplex
Lot Area (min.)	4,600 sf	5,800 sf	3,000 sf
Lot Width (at building line)	45 ft	55 ft	35 ft
Lot Depth (min.)	110 ft	110 ft	90 ft
Impervious Cover (max.)	60%	60%	60%

Setbacks*

	Single	Duplex
Front Yard (min.)	20 ft	20 ft
Side Yard (min.)	5 ft	10 ft
Rear Yard (min.)	10 ft	10 ft
Side and Rear Yard (Accessory Building)	5 ft	5 ft

Note: Accessory buildings are not permitted between the front building line of the primary building and the public right-of-way.

Note: Building spacing and setbacks will comply with adopted building and fire codes.

*Setback encroachment exceptions:

Air conditioning equipment is permitted in any part of the side and rear yard. Must be screened with landscaping from view and shall be placed on the identical side of adjacent units.

ADA ramps are permitted on any yard on the site as long as they do not impede pedestrian flow.

Retaining walls are permitted on any yard on the site.

Architectural Features, including bay windows, overhanging eaves, porches, and roof top eaves are permitted to encroach a maximum of 5' into any required yard.

Building Standards

Building Height Max (Primary) 35 ft or 2-stories

Building Height Max (Accessory) 15 ft

Note: Building Height is measured consistent with City of Hutto Unified Development Code 2020 definition of height.

Parking per Unit

Garage Parking Spaces (min.) 2



■ AC Pad

SINGLE FAMILY OR DUPLEX (FRONT LOADED) CONTD.

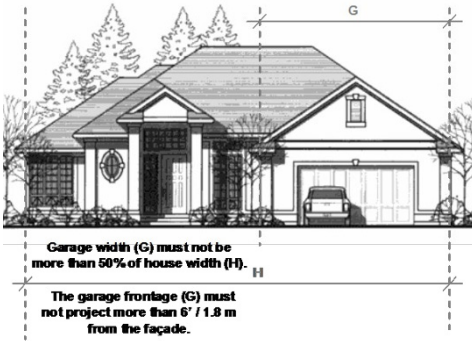
Architectural Design Standards Exempted

The single family or duplex (front loaded) building types will meet the City's architectural design standards effective March 2024 with the following exceptions.

City Code	Description
10.405.8.4	Parking and drive areas may cover no more than 33% of the front yard.

A front loading garage may occupy no more than 50% of the house linear frontage and protrude no more than 6ft. from the longest wall.

10.406.3.3.1



The section below does not apply to the duplex lots.

10.406.4.4.5	Front loading garage doors may comprise no more than 50% of the total length of the front facade.
--------------	---

ATTACHED OR DETACHED SINGLE FAMILY (ALLEY LOADED)

The attached or detached single family building type refers to small lot residential units that may share a common wall with neighboring units. They have individual entries and alley loaded two car garages.



Lot Standards

	Attached	Detached
Lot Area (min.)	1,400 sf	2,250 sf
Lot Width (at building line)	20 ft min.	30 ft min.
Lot Depth (min.)	75 ft	75 ft
Impervious Cover (max.)	70%	70%

Setbacks

Front (min.)	A	10 ft
Side Yard (min.)		5 ft or 0 ft*
Rear Yard (min.)	B	5 ft

*Side setback of 0 feet is allowed only for internal attached buildings with a common wall.

Note: Building construction, and setbacks will comply with the International Residential Building Code and Fire Code.

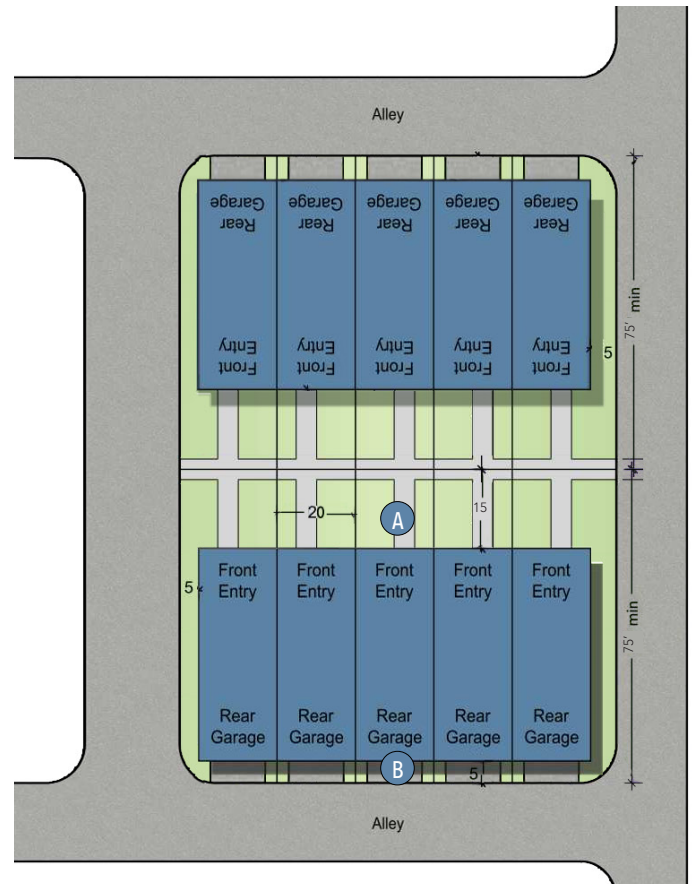
Building Standards

Space between buildings	0 ft / 10 ft
Building Height Max (Primary Building) up-to peak	35' or 2-stories
Maximum number of attached units	6

Parking per Unit

Off Street Parking Spaces (min.)	2 per unit
Overflow and Visitor Parking (On-street) (Min.)	.5 per unit

Note: Required visitor / overflow parking areas must be located within 200' of the unit and may be located on-street.



Air conditioning equipment is permitted in the rear yard or side yards only.

4. Street Type Standards

RESIDENTIAL COLLECTOR

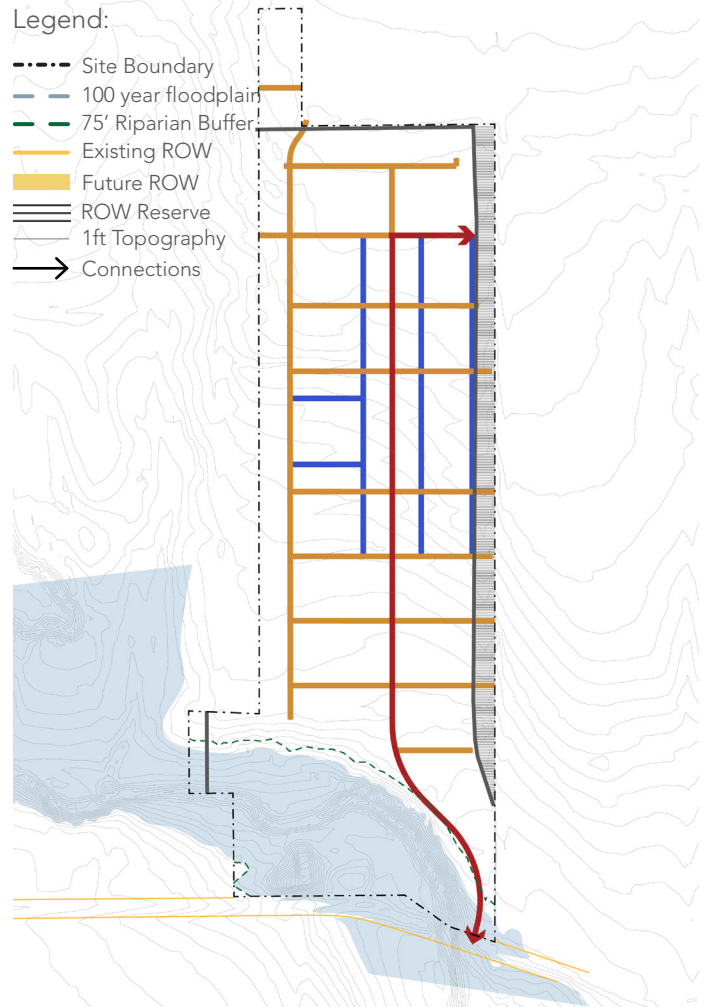
The Residential collector serves as the spine of the neighborhood and connects residences from the existing FM1660 to the planned future ROW.

RESIDENTIAL STREET

These streets are intended to provide access to the lots and operate at lower speeds, providing access to the collector street. Residential streets include room for parallel parking on one side of the street.

ALLEY

Alleys are pathways that provide rear access to parking garages and service areas. They are designed for vehicular access and waste collection while offering a less congested and quieter environment compared to other streets.



General Guidelines:

The precise alignment of the streets and alleys included in the Plan may be varied with City Development Services Staff approval.

Driveways may be reviewed and approved by the City of Hutto Development Services Staff at the time of site plan per the UDC 2020.

Driveway access to single family or two family dwelling units is permitted along the residential collector when spaced at least 50 feet apart measured from center to center.

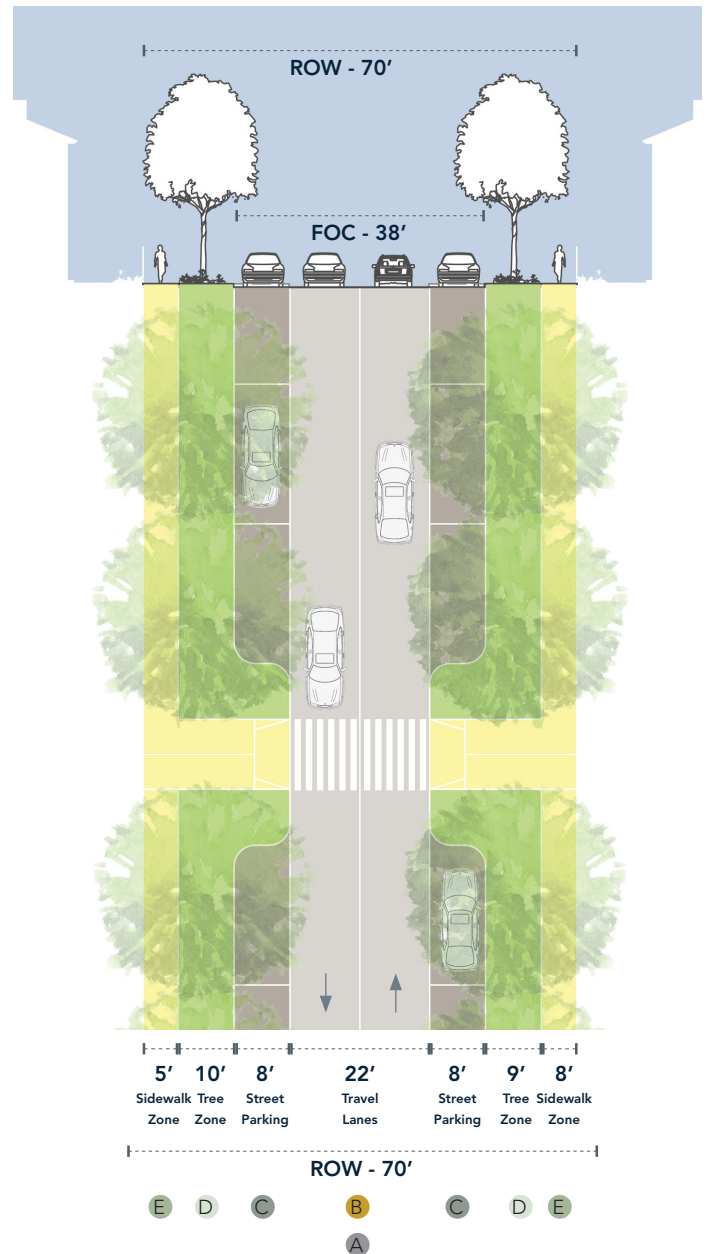
Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. Final configurations and alignments will be defined during the site plan development application process.

RESIDENTIAL COLLECTOR

The Residential collector serves as the spine of the neighborhood and connects residences to the rest of the transportation system of the City.

Street Standards

A	Right-of-Way Width	70'
B	Travel Lanes	22' total
C	Parking Lanes	8' wide on street parking
D	Tree Zone	Trees 30' on Center, 4" Caliper
E	Sidewalk Zone	8' Trail on one side and 5' sidewalk on the opposite
	Tree Species permitted	Monterrey Oak, Bald Cypress, Red Oak, Red Maple



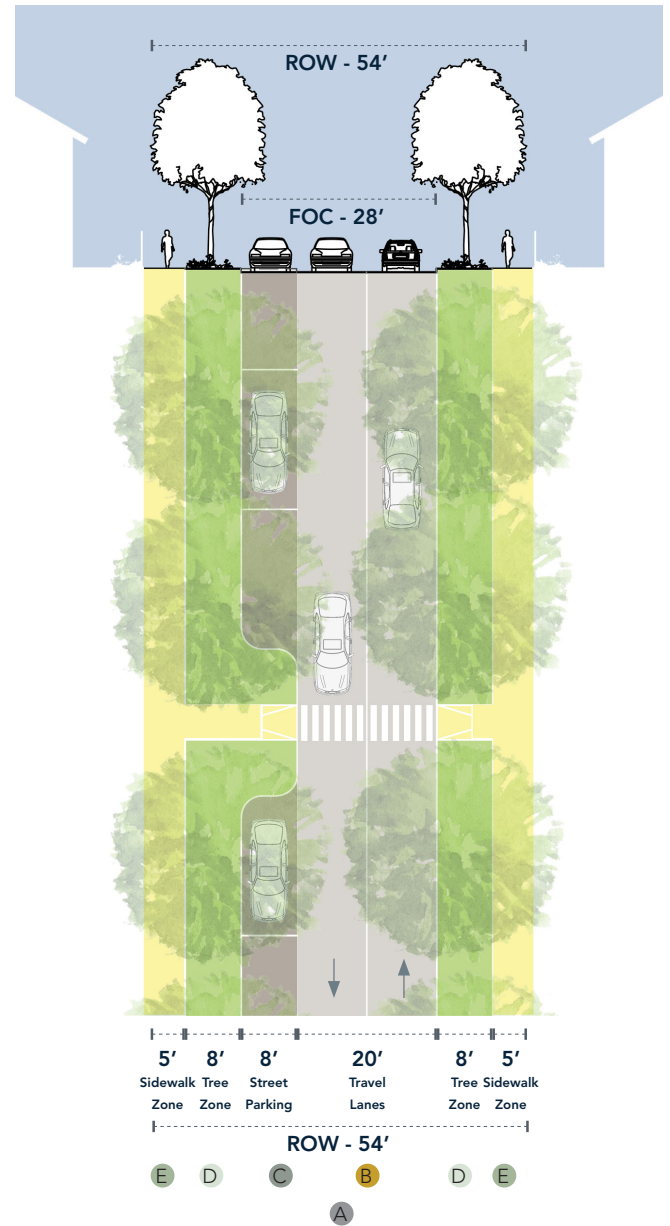
RESIDENTIAL STREET

These streets are intended to provide access to the lots and operate at lower speeds, providing access to the collector street.

Street Standards

A	Right-of-Way Width	54'
B	Travel Lanes	20' total
C	Parking Lanes	8' wide
D	Tree Zone	Trees 30' on Center, 4" Caliper
E	Sidewalk Zone	5' clear walking zone
	Tree Species permitted	Monterrey Oak, Bald Cypress, Red Oak, Red Maple

Note: Where open space is adjacent to the residential street the tree zone may be expanded and the sidewalk replaced with an 8' walking trail.



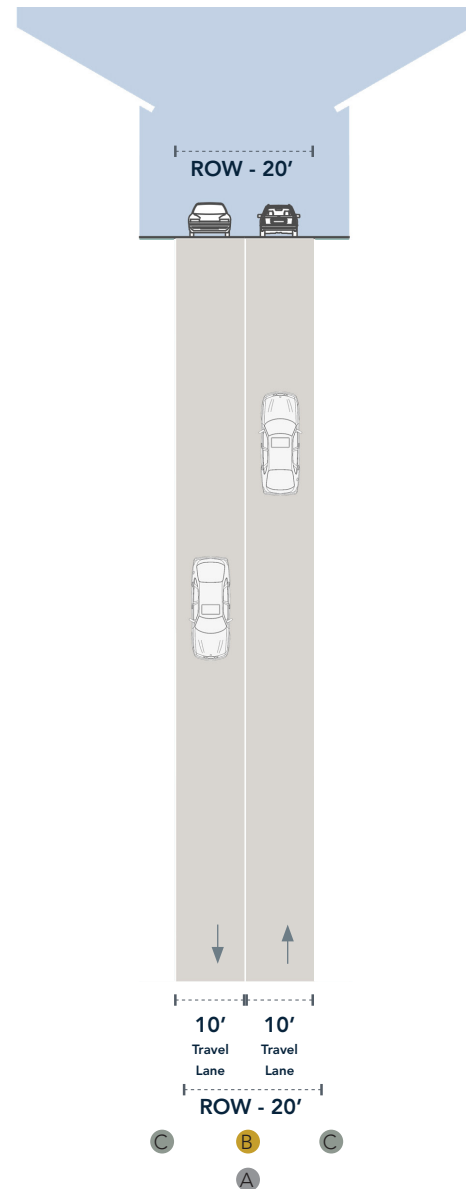
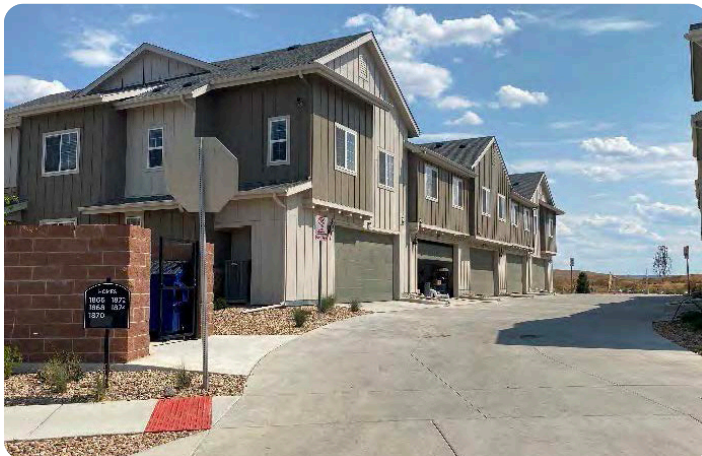
ALLEY

Alleys are pathways that provide rear access to parking garages and service areas. They are designed for vehicular access and waste collection while offering a less congested and quieter environment compared to other streets. Surface parking is not encouraged or permitted in alleys.

Street Standards

- | | | |
|---|--------------------|-----------|
| A | Right-of-Way Width | 20' |
| B | Travel Lanes | 20' total |

Note: If the Alley needs to be used for fire access, the ROW will be 25'



5. Common Open Spaces

PASSIVE PARKS

The passive park is made up of floodplain and riparian zones and is intended for passive recreation and wildlife viewing. These are informal spaces that may include trails and walking paths but are largely left in a natural state.

ACTIVE PARKS



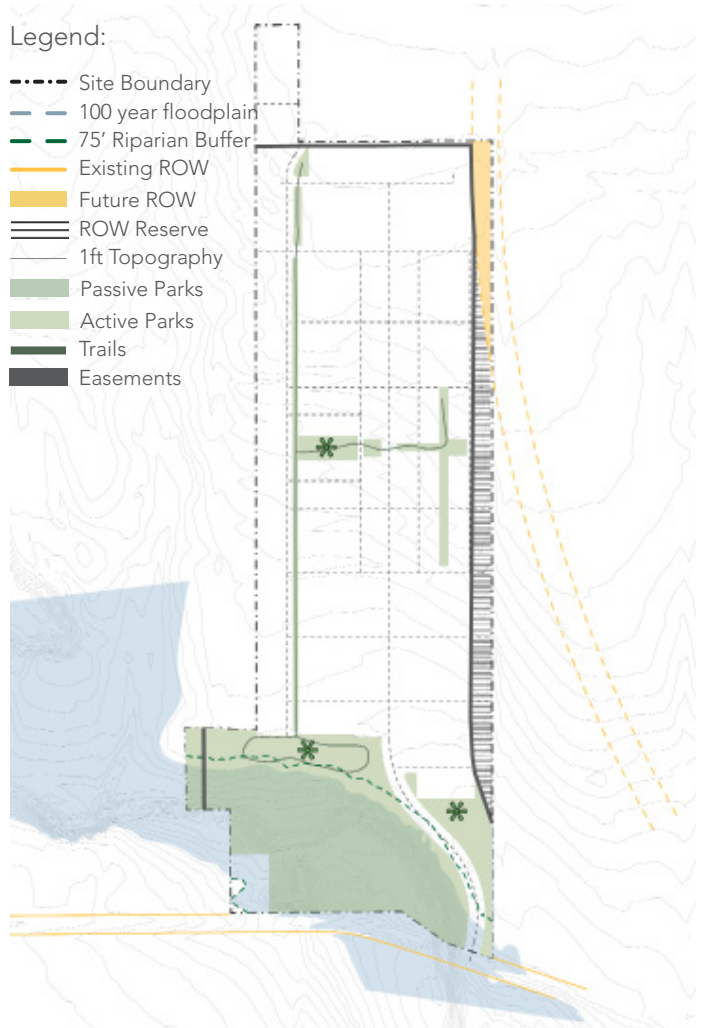
Active parks are spread throughout the site and serve as a gathering place for social and recreational purposes. Active parks are developed with amenities and landscaped areas. All active parks will be maintained and operated by the HOA.

TRAILS

Trails are primarily natural linear open spaces for walking and biking, that serve to enhance connectivity between open space types and the residential uses.

Legend:

- Site Boundary
- 100 year floodplain
- 75' Riparian Buffer
- Existing ROW
- Future ROW
- ROW Reserve
- 1ft Topography
- Passive Parks
- Active Parks
- Trails
- Easements



Amenities:

An internal, private network of amenities will be provided within the community.

Required amenities within active HOA maintained parks include:

- Pavilion
- Playscape
- Trails (Min. .75 mile)

In addition to required amenities at least 3 of the following amenities are required within Active Parks:

- Plaza
- Turf area
- Flex use lawn
- Picnic area, communal dining
- Seating
- Bathrooms
- Shade sails, structures or pavilion
- Dog park
- Sports court
- Signage
- Pedestrian amenities (drinking fountain, bike racks etc)
- Bird blind
- Hammock grove
- Trail gateway
- Pathways
- Pond
- Splash Pad
- Exercise Equipment
- Additional play equipment
- Outdoor Games
- Other recreational and park amenities as approved by the Director.

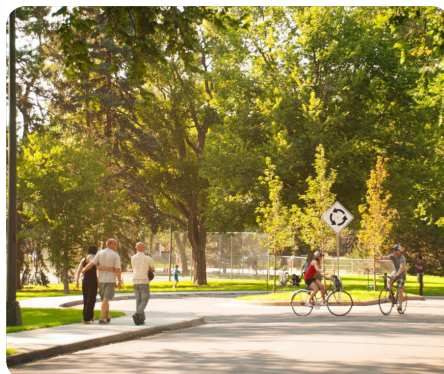
PASSIVE PARKS



ACTIVE PARKS



TRAILS



6. Supplemental Standards

A. Landscaping

Landscape standards shall comply with the City of Hutto Landscape Standards Section 10.407 of the Unified Development Code 2020, except where modified by this PUD.

B. Lighting

Lighting standards shall comply with the Outdoor Lighting Standards Section 10.409 of the Unified Development Code 2020.

C. Signage

Signage shall comply with the City of Hutto Signage Standards Section 10.410 of the Unified Development Code 2020.

D. Fencing

Fencing shall comply with the City of Hutto fencing standards in Section 10.408 of the Unified Development Code 2020 with the following exception:

- Fences within the side or rear yard adjacent to a street, park, or trail must be no more than 3.5 ft. (42 in.) tall and at least 50% transparent.
- Acceptable types / materials of all fences are wood, wood frame, wire, ornamental, picket (wood, plastic), ranch (wood, plastic), privacy (wood, plastic), masonry, shrubbery hedge.

SITE METRICS	
Total Site Area	87.8 acres

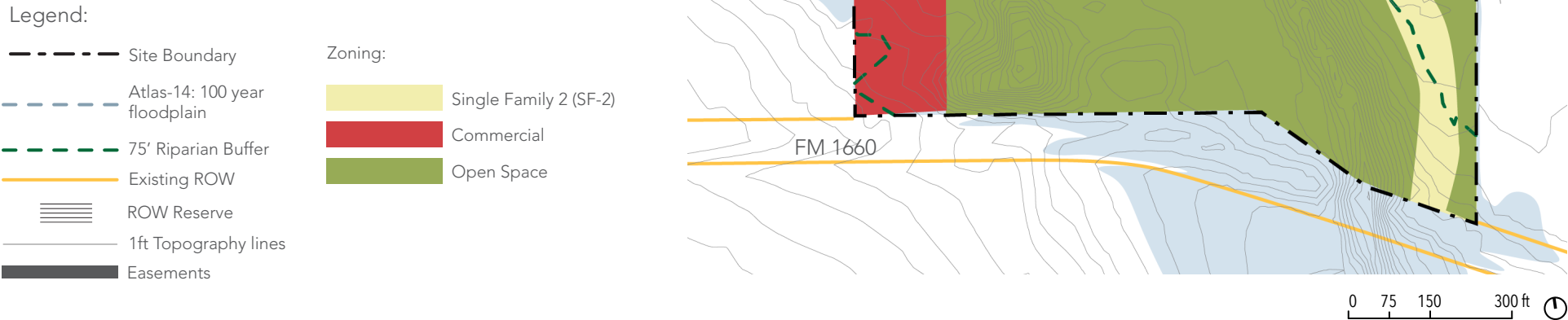
LAND USE SUMMARY TABLE		
	Acres	Max Units
Single Family 2 (SF-2)	66.5	520
Commercial	1	
Open Space	15	
Right of Way	5.3	
TOTAL	87.8	520

General Notes

- All maximum allowable densities are subject to the Traffic Impact Analysis (TIA).
- Maximum residential units are consistent with the Meadow Brook SER.
- In order to achieve a diversity in for-sale homeownership opportunities, access to each lot may be provided from a public street, or public alley.
- The following activities and structures are permitted within the 75’ riparian zone:
 - Entrance Road
 - Commercial Structure
 - Trail construction

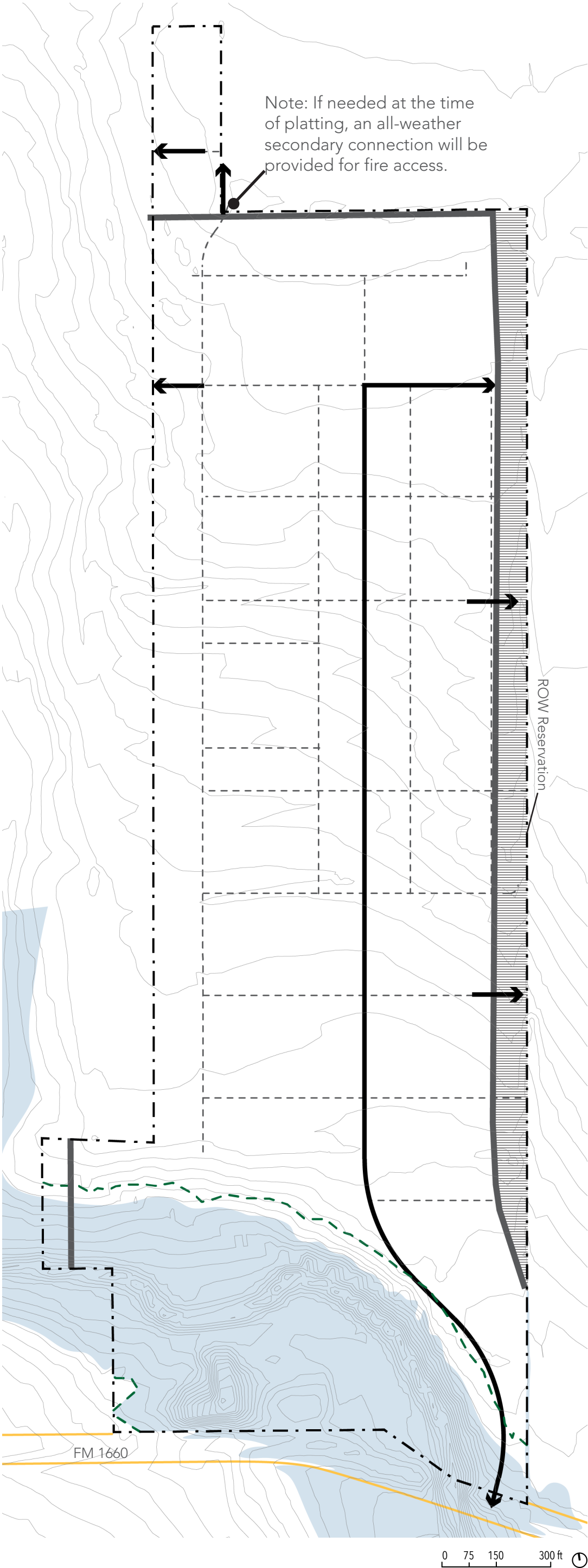
All residential lots and associated structures and amenities will be located outside of the riparian zone.

- The 100-year floodplain shown hereon was calculated utilizing City of Hutto drainage criteria and represents a fully developed 100-year discharge utilizing ATLAS 14 flow rates. A formal drainage study will be provided to the City of Hutto for review with the Preliminary Plan application.



General Notes

- 1. Road alignments are conceptual and subject to change.
- 2. ROW reservation area and future connections to Hutto Arterial will be permitted in compliance with the terms set out in the Development Agreement.



Legend:

Site Boundary

Atlas-14: 100 year floodplain

75' Riparian Buffer

Existing ROW

ROW Reserve

Easements

1ft Topography lines

Streets:

Residential Collector

Streets / Alleys

Connections

COLUMNAR

LAND

LIONHEART

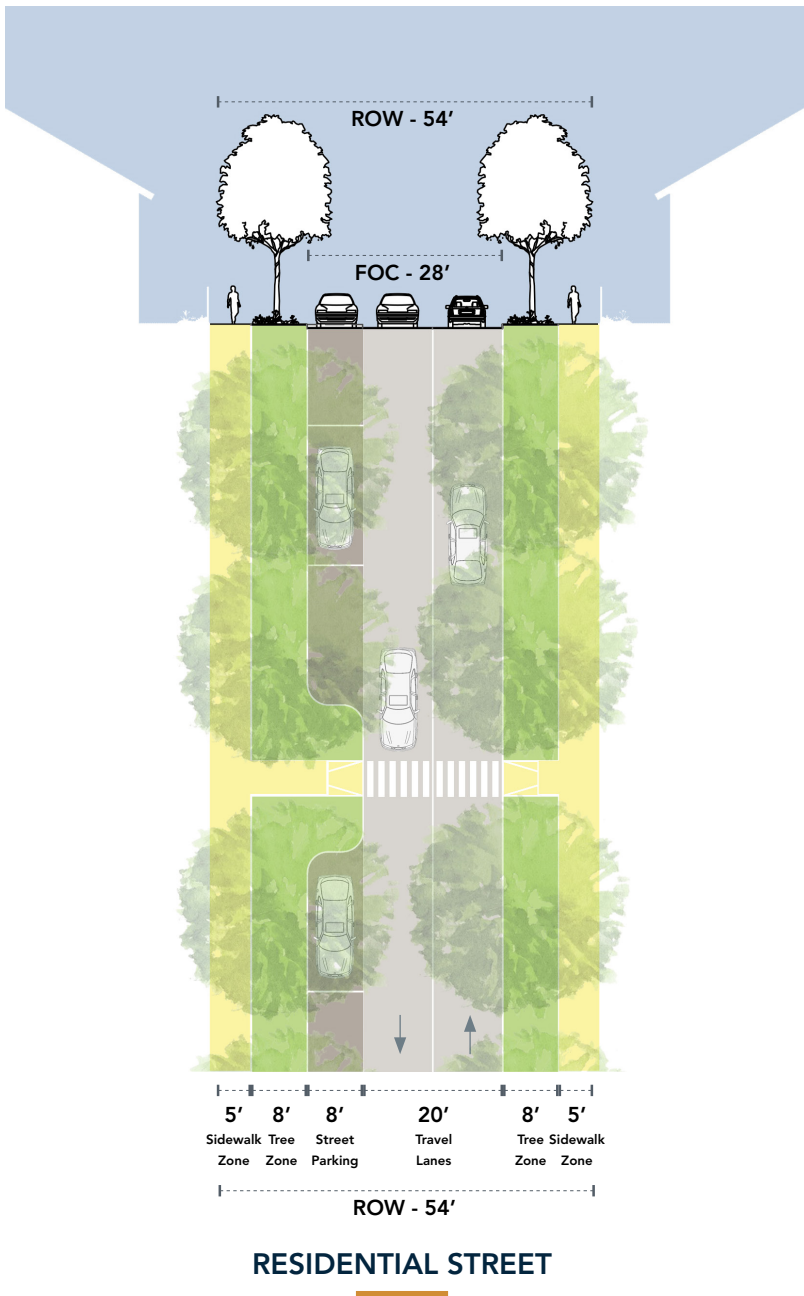
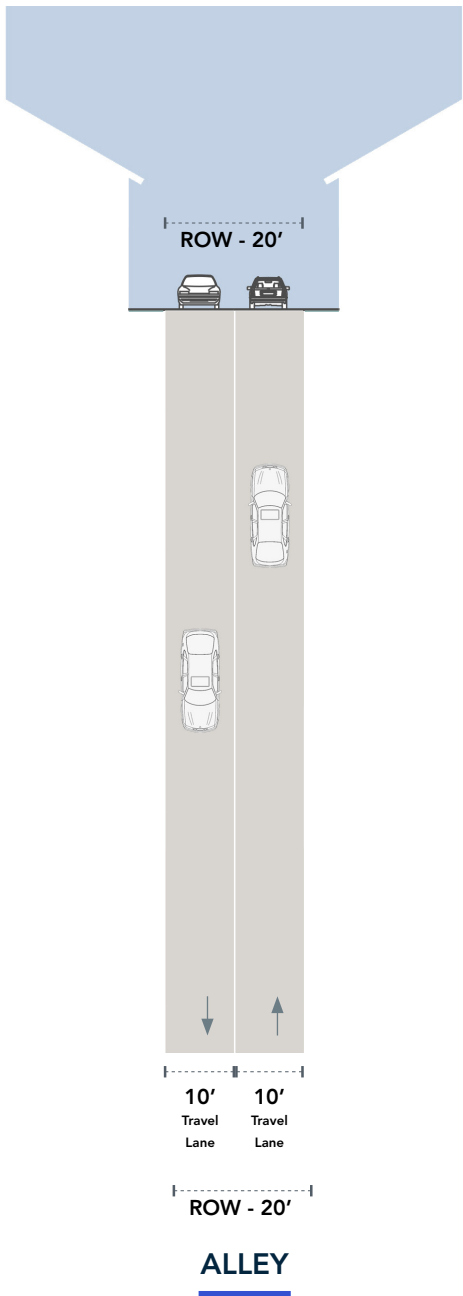
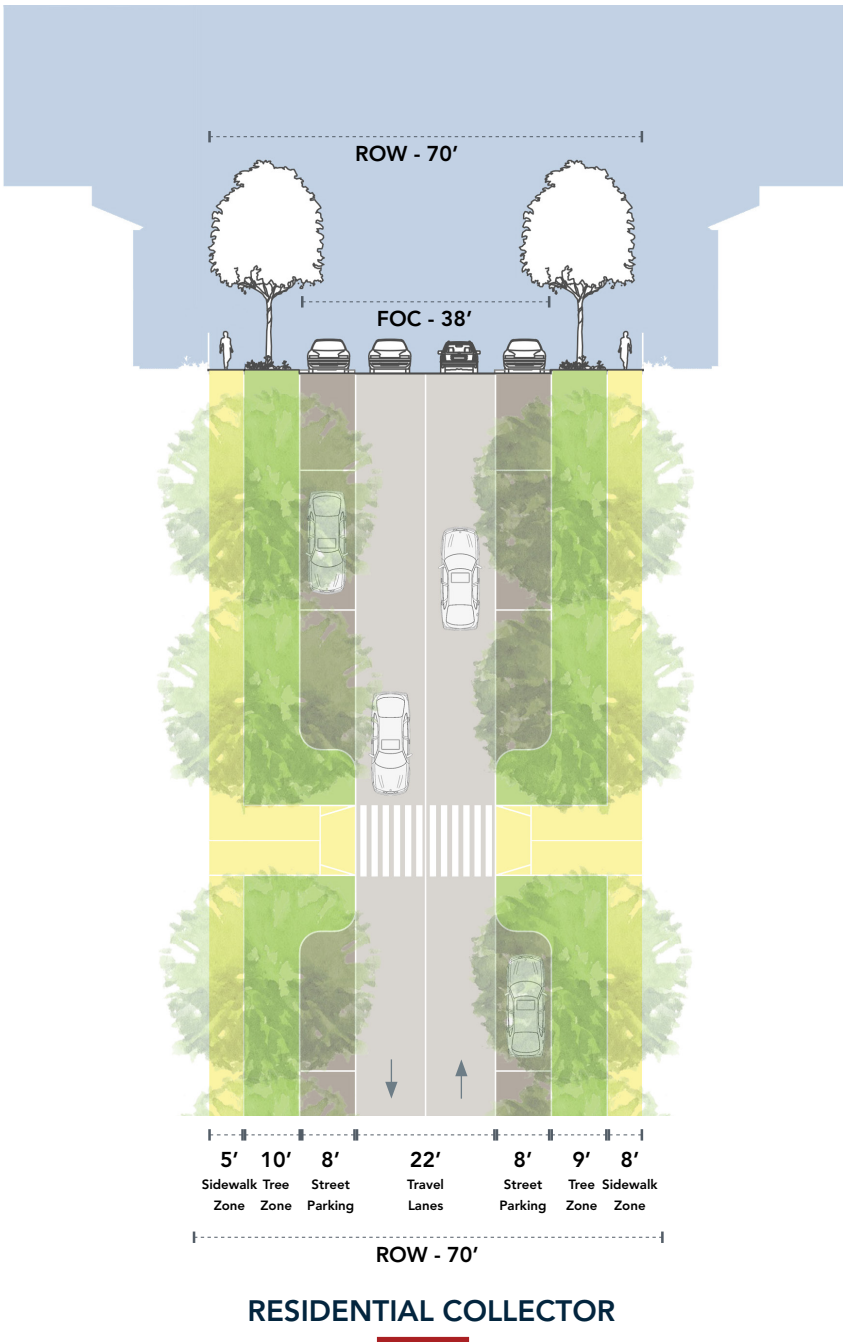
EXHIBIT B: MEADOW BROOK CIRCULATION PLAN

SUBMITTAL DATE: 05/17/2024

Page 165 of 235

General Notes

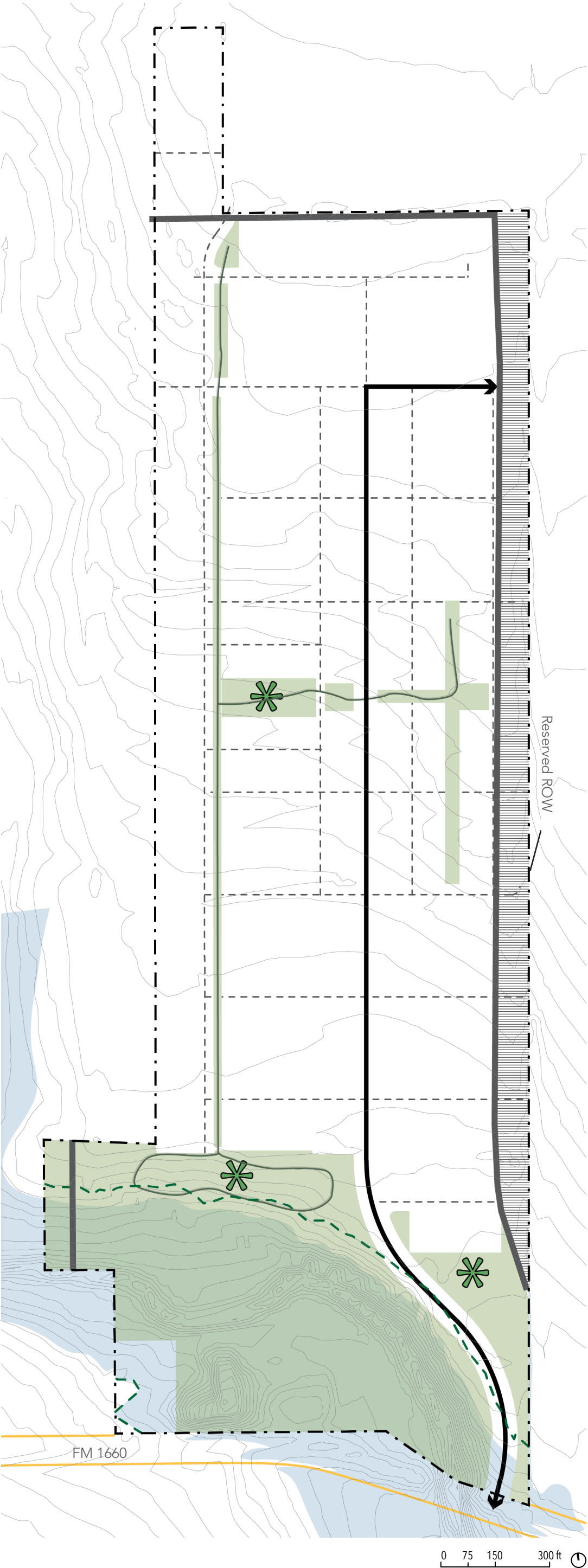
- 1. Road alignments are preliminary and subject to change.
- 2. Street trees are approximately 30’ O.C.
- 3. Following trees can be used consistently across street sections: Monterey Oak, Bald Cypress, Red Oak, Red Maple.
- 4. Where open space is adjacent to the residential street the tree zone may be expanded and the sidewalk replaced with an 8’ walking trail.
- 5. Driveway access to single family or two family dwelling units is permitted along the residential collector when spaced at least 45 feet apart measured from center to center.
- 6. If the Alley needs to be used for fire access, the ROW will be 25’.



REQUIRED PARKLAND	
Park Type	Min. Acres
Passive	10 acres
Active	5 acres
TOTAL	15 acres

General Notes

- The location, size, and orientation of active parks may change as long as the following standards are met:
 - An active park or trail is provided within 1/4 mile of each residence.
 - Required amenities identified in the Meadow Brook PUD are constructed.



Legend:

- Site Boundary
- Atlas-14: 100 year floodplain
- 75' Riparian Buffer
- Existing ROW
- ROW Reserve
- Easements
- 1ft Topography lines

Parks:

- Passive Parks
- Active Parks
- HOA Parks
- Trails
- Residential Collector
- Streets / Alleys

AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider a recommendation to City Council for the proposed Penske Planned Unit Development, 35.8 acres, more or less, of land, from Multi-family and an original zoning to PUD at the time of annexation, located on the west side of Innovation Blvd.
Meeting: Tuesday, July 2, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The property is approximately 35.8 acres north of the northwest corner of US79 and Innovation Blvd. The subject tract has an annexation development agreement remaining on a portion of the property, with the northern portion of approximately 16 acres having been annexed and zoned multi-family in 2021. The Future Land Use Map designates the area as Corridor Commercial, allowing for a higher intensity, autocentric use along the US79 and SH130 corridors. The property is bound by future right-of-way and the Eastern Williamson County Higher Education Center (EWCHEC) property to the north, Innovation Blvd. and existing light industrial/Titan Business Park on the east, undeveloped property not yet annexed on the south, and SH130 on the west. The developer proposes to create an automotive dealership and ancillary uses across two phases of development.

SUMMARY OF REQUEST:

The developer's team and City staff have collaborated on the attached Planned Unit Development (PUD) zoning to address deviations from the base Light Industrial zoning, which allows for automotive sales and repair under Class 1 Large Item Sales and Rental designation. In lieu of security fencing around the dealership, bollards or decorative fencing will be allowed. An exhibit illustrating the potential fence types is included within the PUD document. The ancillary uses, such as a potential full service body shop, car wash, and fueling station are only allowed in conjunction with the dealership. Thus, without the dealership, those uses are not allowed by-right on the track. The repair provisions proposed in the PUD allow for automotive repair and service, rapid repair services to prepare vehicles for resale including scratch and dent repair as well as general service work. The bodyshop use allowance, including heavy maintenance activities such as engine overhauls, vehicle painting with paint booths, body work will have to be conducted inside a building with any inoperable cars being stored behind a masonry wall.

An important aspect of the proposal is the construction and the ultimate dedication of the extension of the Schnieder Blvd right-of-way at the northern edge of the development. In addition, the northbound frontage road along the tract will be constructed to provide for additional access. Other deviations, such as the use fully occurring inside a structure, are further outlined in the attached PUD document and grant the minimum needed deviations to develop two dealerships and the supporting uses across 38 acres.

AGENDA ITEM REPORT

5.2.



There are existing uses in the vicinity, like EWCHEC, zoned single-family despite being developed with more suitable for commercial districts. For that reason, staff is supporting the request to reduce the bufferyard requirement to the north, along the extension of Schneider Blvd.

STAFF REVIEW:

32 property owners within 600' were notified of the request. Staff has received one response in favor at the time of the published packet.

The PUD request meets the PUD criteria as outlined below:

The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.

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

The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.

The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.

The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.

The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.

The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.

PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Staff finds that the proposed PUD meets the intent of all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC. Therefore, staff recommends that the Commission recommend approval of the proposed district to City Council with the following condition:

1. A Traffic Impact Analysis and Drainage Study shall be submitted and approved prior to Preliminary Plat submittal.

FISCAL NOTES:

Not applicable to this application.

AGENDA ITEM REPORT

5.2.



POLICY IMPLICATIONS:

Not applicable to this application.

ATTACHMENTS:

1. Penske_PUD_Newspaper_Map
2. LOI
3. Penske Hutto PUD Ord - Revision 1 FINAL
4. Exhibit D - Perimeter Bollards (6-25-24)
5. PUD Exhibit
6. PUD Exhibits to Plan (revised-1)
7. DA Res-R-12-05-17-9B3-Avery(38.54ac)

Penske PUD



SH
130

R623723

R623722

R457895

ALLIANCE BLVD

79

0 750 1,500 3,000

Feet

This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

PUD STATEMENT OF INTENT – PENSKE HUTTO

PAG West, LLC (the “**Applicant**”) is under contract to purchase slightly more than 35 acres in Hutto and such property is defined in the accompanying Master Application, Annexation Application, and PUD Zoning Change Application (collectively, the “**Applications**”). Part of the property is currently within the City of Hutto, and a portion is outside of the city limits. The Applicant will be developing the property in phases as two automotive dealerships and accompanying repair shops. This Statement of Intent is to provide additional information and context with to the Applications.

Intent: The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.

Penske: The Penske Hutto PUD is consistent with the spirit of community, neighborhood and other application land use and development plans. Hutto Soar 2040 recommends this property for commercial corridor use, and the Applicant’s use will achieve the goal of meeting the needs of both local and regional residents and being located along a high volume roadway at a high volume intersection. The incorporation of high volume sale of parts and services will generate large amounts of sales tax revenue.

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

Penske: The Penske Hutto PUD will not adversely affect land with significant historical, cultural, recreational, or aesthetic value. There are existing industrial uses across Innovation Boulevard, which are compatible with the proposed automotive dealerships. The property is currently undeveloped. It has been used for agricultural purposes in the most recent past. Thus, no significant historic, cultural, or natural features remain.

Intent: The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.

Penske: The Property will be developed into a first-class automobile dealership consistent with the landscaping plans and concept plan attached. Additionally, Penske’s land uses are not heavy consumers of water and wastewater.

Intent: The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.

Penske: These uses are consistent with the Future Land Use Map, and the benefits of development will outweigh any negative impacts. The Penske Hutto PUD will give benefits by providing jobs and opportunities for Penske citizens to purchase automobiles.

Intent: The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.

Penske: The Penske Hutto PUD allows for auto-oriented land uses at the periphery of the city, preserving interior tracts for more compact, pedestrian-friendly development opportunities. The attached architectural and design standards ensure that development is consistent with Hutto's desired character of the built environment.

Intent: The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.

Penske: The Penske Hutto PUD will be served by adequate facilities including streets, fire protection, water and sanitation. The proposed uses require minimal consumption of water and wastewater services compared to other retail and commercial uses.

Intent: The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.

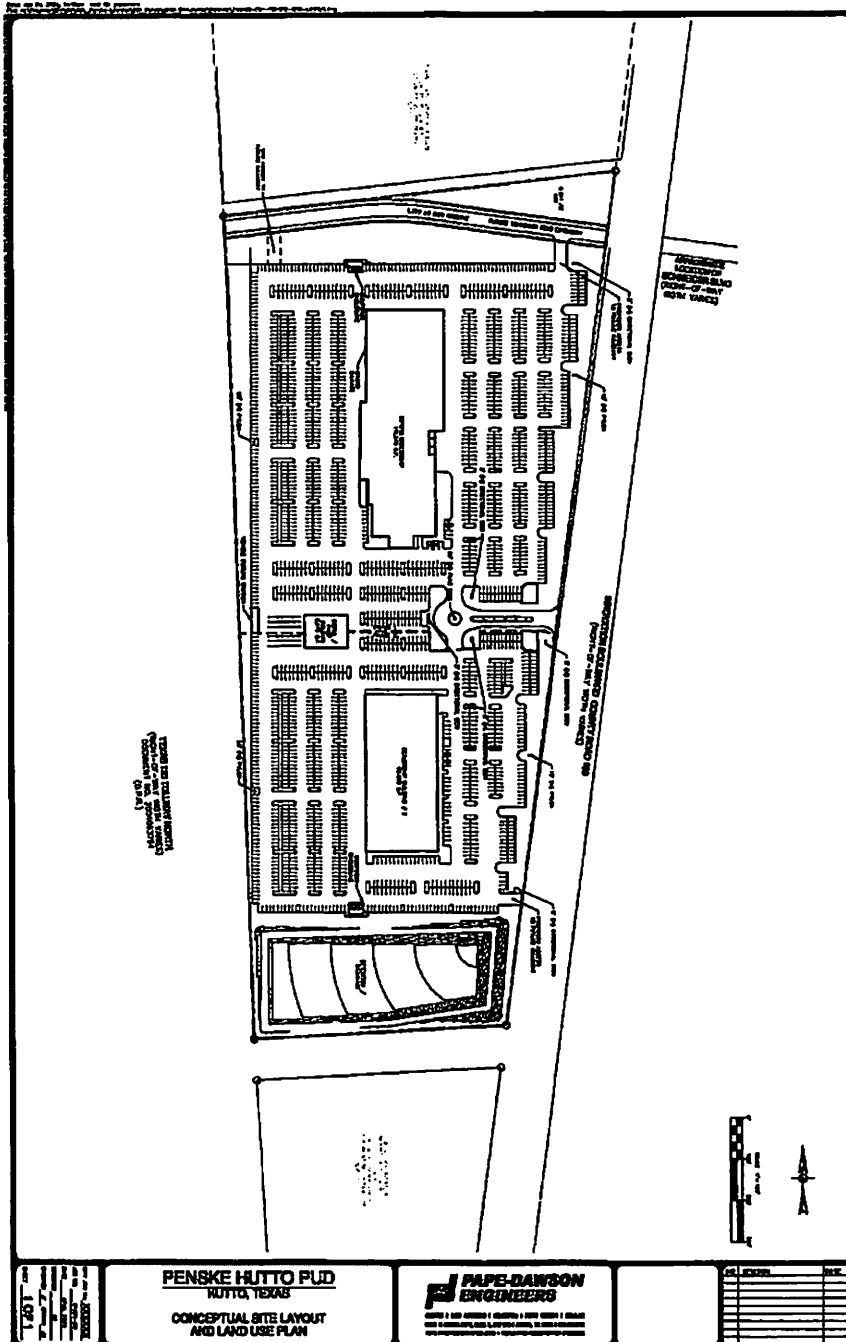
Penske: The Penske Hutto PUD does not significantly burden existing infrastructure, public improvements, and services. These uses are consistent with the Future Land Use Map and Hutto Soars 2040.

Intent: PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Penske: Exhibit A provides a development plan and conceptual layout.

EXHIBIT A

DEVELOPMENT/CONCEPT PLAN



Development Standards

Penske Hutto PUD

1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as “Penske Hutto Planned Unit Development Ordinance” and may be cited as “Penske Hutto PUD” or the “PUD.”

1.2 Purpose

Penske Hutto PUD consists of approximately 35.8 acres located in Hutto, Williamson County, Texas, and more particularly described on **Exhibit A** attached to this PUD Ordinance.

This PUD is intended to accommodate the development of two automotive dealerships and associated accessory uses, including automotive mechanical repair, automotive cosmetic repair, and auto-related services. Development is anticipated to occur in two phases, and a future right-of-way dedication to the City of Hutto for the extension and connection of Schneider Boulevard to State Highway 130 Tollway is a component of the Development Plan.

1.3 Applicability and Base Zoning

The base zoning district for this PUD is LI (Light Industrial) District. For purposes of zoning and development, the Penske Hutto PUD shall regulate the development of the subject property. Development standards and conditions not specifically covered by the PUD shall be regulated by the City of Hutto Unified Development Code (UDC) in effect on the date of adoption of this ordinance. In instances of conflict, the Penske Hutto PUD shall take precedence over the UDC.

1.4 Intent

The Penske Hutto PUD is consistent with the spirit of the community, neighborhood, and other applicable land use and development plans. *Hutto Soar 2040* recommends this property for commercial corridor use, and the proposed use will achieve the goal of meeting the needs of both local and regional residents and being located along a high traffic volume roadway. Anticipated sales of parts and services will generate a significant amount of sales tax revenue for the City of Hutto.

The Penske Hutto PUD will not adversely affect land with significant historical, cultural, recreational, or aesthetic value. There are existing commercial and industrial uses across Innovation Boulevard, which are compatible with the proposed automotive dealerships. Furthermore, the subject property is adjacent to the Texas State Technical

College campus, which creates synergy opportunities between the school and industry. The property is currently undeveloped. It has been used for agricultural purposes in the most recent past. Thus, no significant historic, cultural, or natural features remain.

The Penske Hutto PUD will be developed in a manner that considers environmental features and aesthetics, resulting in a harmonious design that is appropriate and compatible with existing and proposed land uses. The proposed uses are not heavy consumers of water and wastewater utility services.

These uses are consistent with the Future Land Use Map, and the benefits of development outweigh any negative impacts. The Penske Hutto PUD development benefits the Hutto community by providing jobs, services, and the opportunity for Hutto citizens to purchase automobiles locally.

The Penske Hutto PUD allows for auto-oriented land uses to be located at the periphery of the city, preserving interior tracts for more compact, pedestrian-friendly development opportunities. The site and building designs are consistent with Hutto's desired character for the built environment.

The Penske Hutto PUD will be served by adequate facilities including streets, fire protection, water, and sanitation. Automotive dealerships result in minimal water and wastewater services compared to many other retail and commercial uses.

The Penske Hutto PUD does not significantly burden existing infrastructure, public improvements, and City services. Proposed land uses are consistent with the *Future Land Use Map* and *Hutto Soar 2040* plans.

A conceptual layout and design of the proposed development is provided as **Exhibit B**. The design incorporates features such as four-sided architecture, building offsets, shade awnings, building overhangs that function to enhance the aesthetic, provide shade, and minimize heat effect. Landscaping will be primarily of drought-tolerant, native plant materials that are well-suited to this locale. The intent is to create a project that is compatible with surrounding properties, the comprehensive plan, and the community at-large.

1.5 Compatibility with the Future Land Use Map

The Future Land Use Map of the Hutto Soar 2040 comprehensive plans proposes Corridor Commercial uses for this site. Commercial Corridors consist of non-residential land uses that meet the needs of both local and regional residents. Uses are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue. Commercial Corridors often consist of traditional or suburban commercial development with large surface parking lots that front a major roadway or highway. These corridors rely upon automobile accessibility and exposure.

1.6 Severability

If one or more of the provisions contained in this PUD is deemed invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other provision of the PUD.

1.7 Amendments

Technical, site planning, or engineering considerations that meet the intent of this PUD may call for minor deviations from the approved PUD. The Development Services Director may approve administratively minor deviations from the approved PUD to accommodate flexibility in design when consistent with the original intent of the PUD approval. In instances where no specific criteria for granting a modification are specified, an administrative approval may be granted for dimensional deviations of 10 percent or less of the specific standard. The request for an amendment to the PUD shall not subject the entire PUD to a new public hearing, but only that portion of the PUD necessary to rule on the specific issue requiring the relief.

2. DEVELOPMENT PLAN and LAND USES

2.1 Conceptual Site Layout and Land Use Plan

A conceptual site layout and land use plan is provided as **Exhibit B**. It is intended to convey the general plan for development, site improvements, and phasing. The Toyota Dealership is anticipated to be the first portion of the property to development in conjunction with the detention pond. A later phase will be the development of a second dealership. Per the City of Hutto Mobility Master Plan, the extension of Schneider Boulevard is planned as a Major Collector. The site layout anticipates a future right-of-way dedication for this roadway.

2.2 Site Plan

Detailed site development plans will be submitted with each site plan application proposing site improvements. This PUD does not constitute final plat or site plan approval. The exact locations and specifications for the building, structures, parking, landscaping, and other improvements shall be determined as site development permits are submitted and approved as being consistent with the intent and provisions of this PUD Ordinance.

2.3 Permitted Uses

The permitted uses allowed within the boundaries of the Penske Hutto PUD shall include all of the list of uses of the LI (Light Industrial) District permitted by right subject to performance standards for the use, uses permitted by right subject to conditions for the use in that district, and uses considered subject to specific use permit review, except as modified in Section 3 Land Use Standards and Section 4 Site Design Standards specified below.

2.4 Automotive Dealership Use

The primary use anticipated with this PUD is Automotive Dealership, which is classified in the UDC as Class 1 Large Item Sales and Rental. This use is described as vehicles for sale or rent to general consumer markets, and includes autos, vans, light trucks, sport utility vehicles, golf carts, neighborhood electric vehicles, motorcycles, personal watercraft, small off-road vehicles, and automobile, truck, and motorcycle parts, accessories, and after market items.

3. LAND USES STANDARDS

This PUD is intended to accommodate the development of two automotive dealerships and Development is anticipated to occur in two phases, and a future right-of-way dedication to the City of Hutto for the extension and connection of Schneider Boulevard to State Highway 130 Tollway is a component of the Development Plan.

Automotive Dealership Standards

The base zoning of LI (Light Industrial) District and certain requirements of the Unified Development Code are not conducive for development of a modern, full-service, automotive dealership. The following standards are applicable to development of an automotive dealership use and may include certain associated accessory uses, including automotive mechanical repair, automotive cosmetic repair, and auto-related services. If the site is developed as a non-automotive dealership use, the requirements of the LI (Light Industrial) District and Unified Development Code are applicable. The following standards are applicable only in conjunction with an automotive dealership use.

3.1 Indoor Location

Given the large vehicle inventory and nature of the business in general, automotive dealership uses shall be exempt from UDC Section 10.304.2.1 requiring all use must be performed entirely inside a permanent structure.

3.2 Principal Uses

As indicated in the Conceptual Site Layout and Land Use Plan, accessory automotive services are anticipated. Some of which may occur within separate structures. Automotive dealership use shall be exempt from UDC Section 10.304.2.2 allowing only one principal use on a lot.

3.3 Car Wash

Car wash facilities that serve as an accessory use to an automotive dealership are not required to be screened and buffered with masonry walls because the proposed intervening right-of-way at the northern portion of the PUD boundary provides a separation from the adjacent tract owned by the East Williamson County Higher Education Center that is currently zoned SF-1 (Single-Family) District but is proposed for future expansion of the educational facility.

3.4 Gas Station

Vehicle fueling with a fuel tank up to 10,000 gallons that are incidental and accessory to automotive dealership uses shall be permitted when operated in conjunction with an automotive dealership use only. Stand-alone gas stations serving the general public are not permitted.

3.5 Large Item Sales and Rental: Class 1

Vehicles intended for sale or rent shall not be limited to a gross vehicle weight of less than 7,500 pounds.

3.6 Retail Store

Automotive dealership uses may include a Retail Store component that is secondary to the dealership.

3.7 Vehicle Minor Repair Facility

Automotive dealership uses may include a Vehicle Minor Repair Facility even when parcels are next to residential zoning districts. The right-of-way dedication at the northern portion of the PUD boundary will provide a separation from the adjacent tract owned by the East Williamson County Higher Education Center that is currently zoned SF-1 (Single-Family) District but is proposed for future expansion of the educational facility. A Vehicle Minor Repair Facility associated with an automotive dealership use shall be permitted rapid repair services to prepare vehicles for resale including scratch and dent repair as well as engine tune-ups, lubrication, brake repair, air conditioning service, tire sales and installation, car washing, detailing, and polishing.

3.8 Vehicle Major Repair Facility

- Vehicle Major Repair Facility use including heavy maintenance activities such as engine overhauls, vehicle painting with paint booths, body or fender work, and welding shall be permitted with this PUD notwithstanding the Gateway Overlay designation. In the case of a body shop use, the conditions prescribed under Section 10.308.10.3 of the UDC shall be applicable. Inoperable vehicles must be enclosed behind a 6-foot-high masonry (stone, brick, decorative CMU, or similar material) screening wall.
- Major vehicle repairs must be conducted indoors or inside the screening walls.

4. SITE DESIGN STANDARDS

4. Perimeter Security Fencing

For automotive dealership uses, perimeter security fencing is permitted and optional. Minimal metal pipe fencing or bollards with landscaping are allowed. Masonry screening is not required for outdoor storage areas classified as vehicle inventory for sale or lease. In addition to screening and fencing alternatives specified in Section 10.408 of the UDC, automotive dealership uses may provide fence types that are generally compliant with **EXHIBIT D** to allow for increased site and vehicle inventory visibility.

4.3 Service Area Screening from Residential

The proposed intervening right-of-way at the northern portion of the PUD boundary will provide a separation from the adjacent tract currently zoned SF-1 (Single-Family) District. Automotive dealership and complementary uses shall be exempt from UDC Section 10.403.13 requiring wing walls, landscape screens, changes in building orientation, and/or other architectural elements to buffer drive-through aisles and mechanical commercial uses within 150 feet from a residential district. **4.4**

Service Area Screening from Roadway

Screening of service entrances from view from streets including the S.H. 130 Tollway and Schneider Boulevard is not required for automotive dealership use if the design generally conforms to the building elevations of **EXHIBIT C** that includes architectural features such as building offsets, windows door awnings, and varying façade materials.

4.5 Siting and Orientation

Siting and orientation design standards of UDC Section 10.403.8 are not applicable if the site is developed as an automotive dealership. Parking and access for automotive dealerships shall be allowed to generally comply with the parking and access layout as shown on **EXHIBIT B**.

4.6 Parking Ratios

The minimum and maximum parking ratios prescribed in UDC Section 10.405 shall be applicable to office, service, and non-inventory parking only. Vehicle inventory storage, as shown on **EXHIBIT B**, shall have no minimum or maximum parking requirement.

4.7 Parking Space Location

Automotive dealership uses are exempt from the requirements of UDC Section 10.405.8.2 requiring non-corner lots to have 40% of parking spaces and corner lots to have 30% of parking spaces located behind the front building line.

4.8 Handicap Accessible Parking Spaces

The required number of handicapped designated parking spaces prescribed in UDC 10.405.9.3 shall apply only to the number of required parking spaces for the use. Vehicle storage and display parking spaces shall be excluded for the purposes of calculating the number of required handicap accessible parking spaces.

5. ARCHITECTURAL DESIGN

5.1 Building Elevation

EXHIBIT C provides a conceptual representation of the proposed building design for Phase 1. Detailed architectural plans will occur with future development permit applications.

5.2 Accessory Building Height

The maximum height of an accessory building shall be 25 feet.

5.3 Vehicle Service Bay Overhead Doors

Vehicle service bay overhead doors associated with an automotive dealership use are permitted to face the northern property line despite the East Williamson County Higher Education Center property being zoned SF-1 (Single-Family) District. Proposed overhead doors provide high-speed, quiet functionality for securing drive aisles through buildings.

6. LANDSCAPING

6.1 Landscape and Irrigation Plan

The conceptual site layout and land use plan provided as **Exhibit B** shows the general provision for site and parking lot landscaping and tree plantings. Detailed landscape and irrigation plans will be submitted with each site plan application proposing site improvements. The use of xeriscaping and shade canopies in lieu of tree plantings are encouraged. The use of synthetic turf shall be permitted as an option on a limited basis within the site.

6.2 Buffer Yards

The proposed intervening right-of-way at the northern portion of the PUD boundary will provide a separation from the adjacent tract currently zoned SF-1 (Single-Family) District and used for Instructional Facility use by the East Williamson County Higher Education Center. Automotive dealership and accessory uses shall provide buffer yard enhancements that consist of the following:

- 10-foot-wide planting area.
- Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of buffer yard.

6.3 Minimum Landscaped Area

For automotive dealership uses, a minimum of 10% of the total area being developed for that use shall be landscaped. Areas around the perimeter of the detention facility may count toward the minimum landscape area requirement.

6.4 Parking Lot Landscape Islands

For automotive dealership uses, interior parking rows shall provide landscape islands at rates and intervals generally proposed on **Exhibit B**.

7. OUTDOOR LIGHTING

7.1 Light Pole Height

The maximum height of a light pole for parking areas, pedestrian areas, and drive aisles is 20 feet. Automotive dealership uses are encouraged to implement light reduction measures such as fifty (50) percent cut-off and/or motion sensing activation after 10 PM until sunrise.

8. SIGNS

8.1 Master Sign Package

A master sign package shall be provided at the time of development review of building plans for each phase.

8.2 Proposed Signage

Exhibit B provides a conceptual site layout for proposed sign types and standards. A maximum of two 50-foot pylon signs with a sign area up to 200 square feet (one for each automotive dealership) shall be allowed within the PUD boundary along the Texas 130 Tollway. A maximum of two 15-foot pylon signs with a sign area of up to 75 square feet (one for each automotive dealership) shall be allowed along Innovation Boulevard in lieu of freestanding monument signs.

8.3 Directional Signage

In addition to placement at curb cut locations, directional signage shall be permitted within the site to efficiently direct consumers to various service needs. Directional signage shall be allowed with a maximum height of 5 feet and a maximum area of 15 square feet.

8.4 Flagpole

A flagpole shall be allowed to serve as an entry feature for the two automotive dealerships. The maximum height of the flagpole shall not exceed 80 feet. The maximum size of the flag shall not exceed 375 square feet.

Penske Hutto PUD

EXHIBIT D: Perimeter Fencing Alternatives

Open Fence

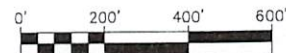
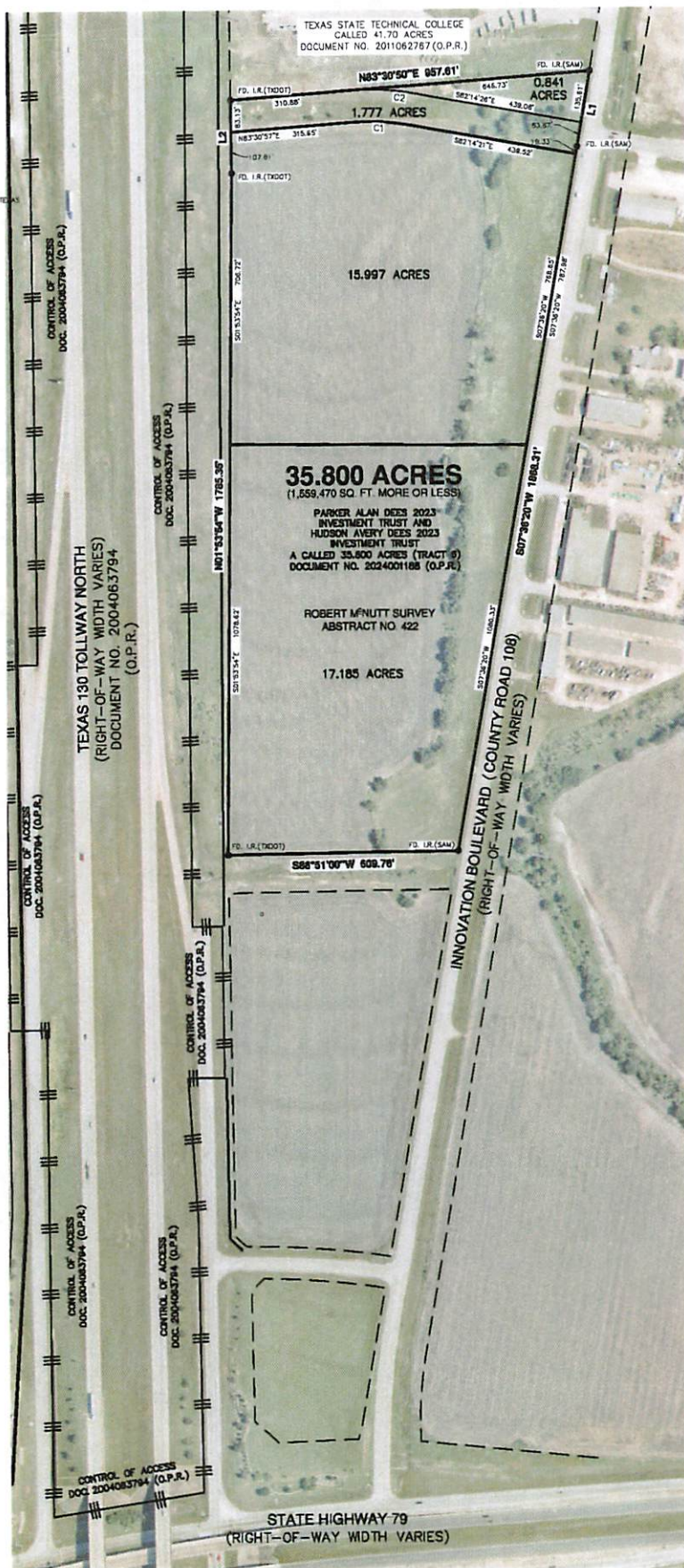


Bollards



(TXDOT)	TXDOT ALUMINUM CAP
(B/A)	BAKER/HOLEN CAP
	IRON ROD (CAP NOTED)

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 200'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S07°25'17"W	199.28
L2	N03°09'00"W	190.74

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	883.50'	014°14'43"	589°21'42"E	169.50'	169.93'
C2	266.50'	014°14'23"	589°21'40"E	190.02'	190.51'

PUD EXHIBIT

A 35.800 ACRE TRACT (TRACT 6) RECORDED IN DOCUMENT NO.
2024001188 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,
TEXAS SITUATED IN THE ROBERT M^CNUTT SURVEY ABSTRACT NO. 422



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10001 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.5711
TDSI FIRM REGISTRATION #479 | TDSI FIRM REGISTRATION #479

AVERY RANCH CO. - HUTTO TRACTS PUD

JOB NO. **59010-19**
DATE JULY 2023
CHECKED BY AS DRAWN BY AS
CIVIL JOB NO.
REFERENCE:
SHEET **1** OF **1**

FIELD NOTES

FOR

A 35.800 ACRE TRACT OF LAND SITUATED IN THE ROBERT M^CNUTT SURVEY, ABSTRACT NO. 422, WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 35.800 ACRE TRACT (TRACT 6) OF LAND IN TRUSTEE DISTRIBUTION DEED TO PARKER ALAN DEES 2023 INVESTMENT TRUST AND HUDSON AVERY DEES 2023 INVESTMENT TRUST, RECORDED IN DOCUMENT NO. 2024001188 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 35.800 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a TXDOT Type II concrete monument found on a point in the east right-of-way line of Texas 130 Tollway North, said point being the southwest corner of a called 41.70 acre tract of land in deed to Texas State Technical College, recorded in Document No. 2011062767 of said Official Public Records, same being the northwest corner of said 35.800 acre tract, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE departing the east right-of-way line of said Texas 130 Tollway North, with the south boundary line of said 41.70-acre tract, same being the north boundary line of said 35.800 acre tract, **N 83°30'50" E** for a distance of **957.61 feet** to an iron rod with cap stamped "SAM" found on a point in the west right-of-way line of said Innovation Boulevard, said point being the southeast corner of said 41.70-acre tract, same being the northeast corner of said 35.800 acre tract, for the northeast corner hereof;

THENCE with the west right-of-way of said Innovation Boulevard, same being the east boundary line of said 35.800 acre tract, the following two (2) courses and distances:

1. **S 07°25'17" W** for a distance of **199.28 feet** to an iron rod with cap stamped "SAM" found, for an angle point hereof, and
2. **S 07°36'20" W** for a distance of **1868.31 feet** to an iron rod with cap stamped "SAM" found at a point on the intersection of the west right-of-way line of said Innovation Boulevard with the north right-of-way line of an unnamed street, said point being the southeast corner of said 35.800 acre tract, for the southeast corner hereof;

THENCE departing the west right-of-way line of said Innovation Boulevard with the north right-of-way line of said unnamed street, same being the south boundary line of said 35.800 acre tract, **S 86°51'00" W** for a distance of **609.76 feet** to a TXDOT Type II concrete monument found at a point on the intersection of the north right-of-way line of said unnamed street with the east right-of-way line of said Texas 130 Tollway North, said point being the southwest corner of said 35.800 acre tract, for the southwest corner hereof;

THENCE with the east right-of-way line of said Texas 130 Tollway North, same being the west boundary line of said 35.800 acre tract, the following two (2) courses and distances:

1. **N 01°53'54" W** for a distance of **1785.35 feet** to a TXDOT Type II concrete monument found, for an angle point hereof,
2. **N 03°09'00" W** for a distance of **190.74 feet** to the **POINT OF BEGINNING** and containing 35.800 acres of land in Williamson County, Texas. said tract being described in accordance with an exhibit prepared under Job No. 59010-19 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: April 2, 2024

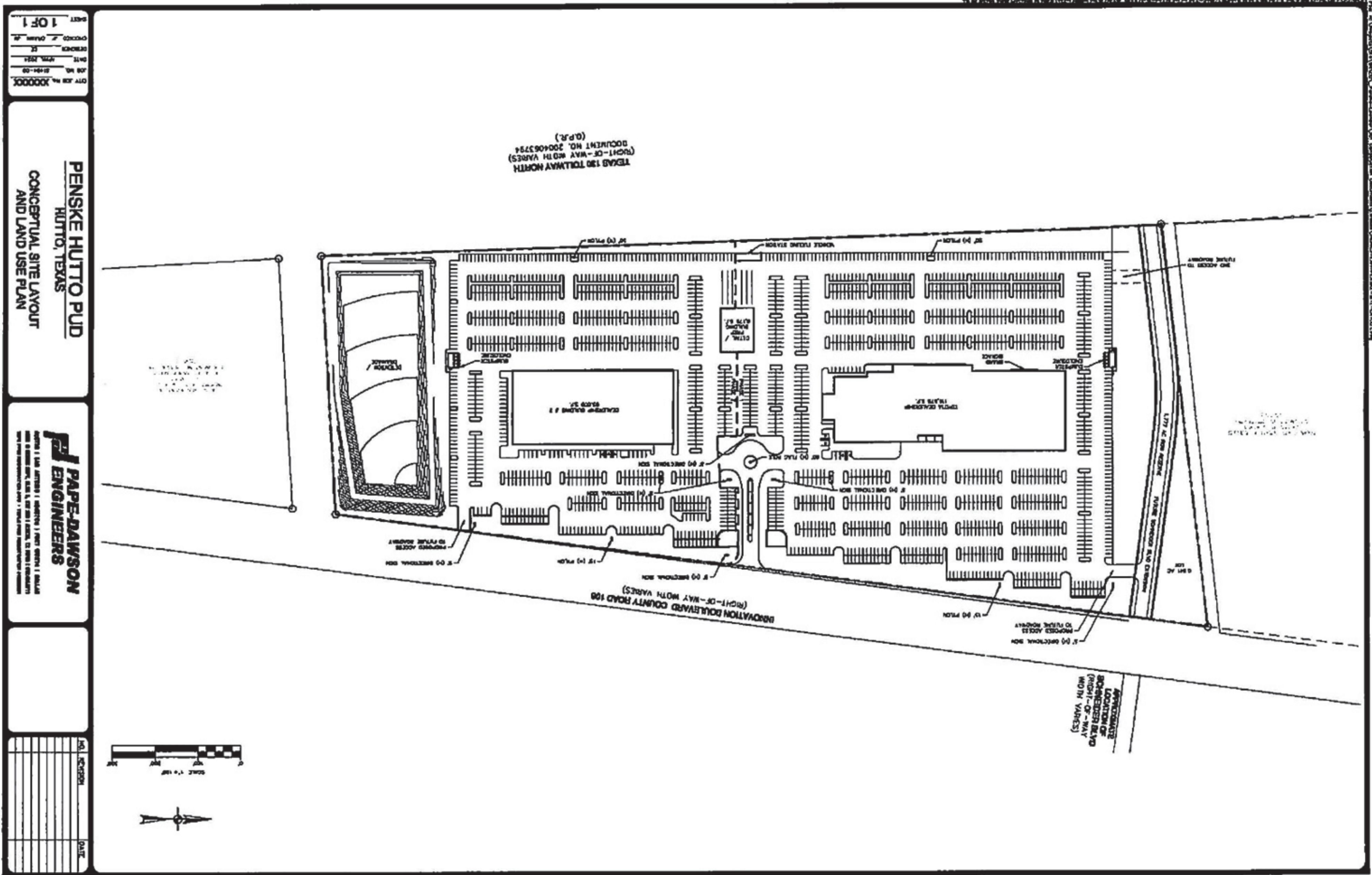
JOB No.: 59010-19

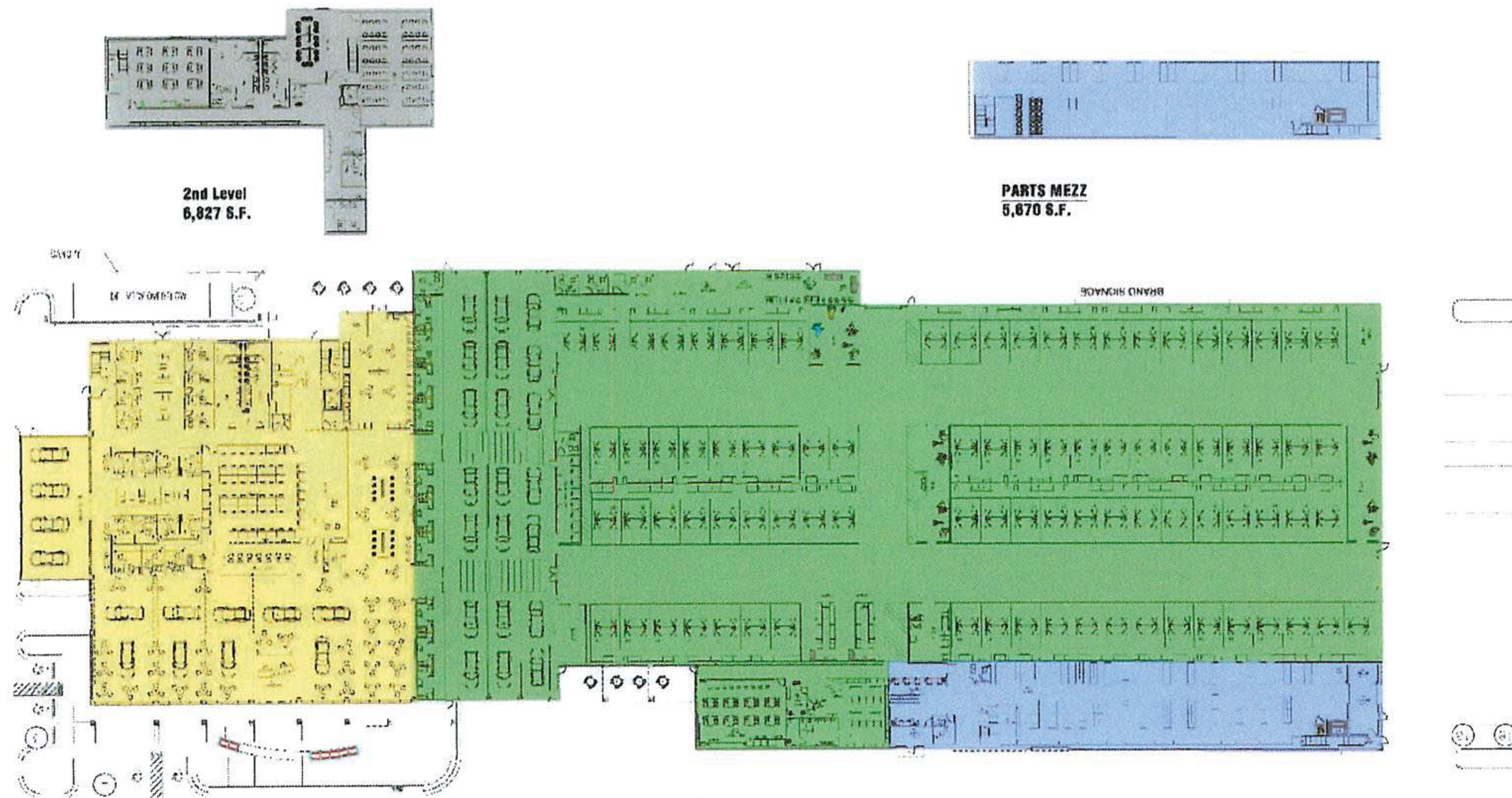
DOC.ID.: H:\Survey\SURVEY19\19-59010\Word\Hutto Tracts\FN59010-19_35.800ac_PUD.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01

PUD Development Plan





Building Stats

(87) lifts
 (2) Alignments
 (20) Service Writers + (1) CSI + (1) Mgr
 (28) Sales Desks
 (7) Sales Managers
 (1) GM
 (1) SALES GM
 (16) F&I - including manager
 (4) Car Delivery
 (52) BDC
 (27+) Service Drive
 (0) Detail Bays
 (1) Car Wash
 (1) Photo Booth

(8) Service Call Center
 (1) Service Call Center Mgr

Areas

	SALES	23,142 S.F.
	PARTS	13,406 S.F. (Includes 2nd parts mezz)
	SERVICE	68,200 S.F.
	SUPPORT	6,827 S.F.
	Detail Bldg	8,175 S.F.
Total		110,750 S.F.

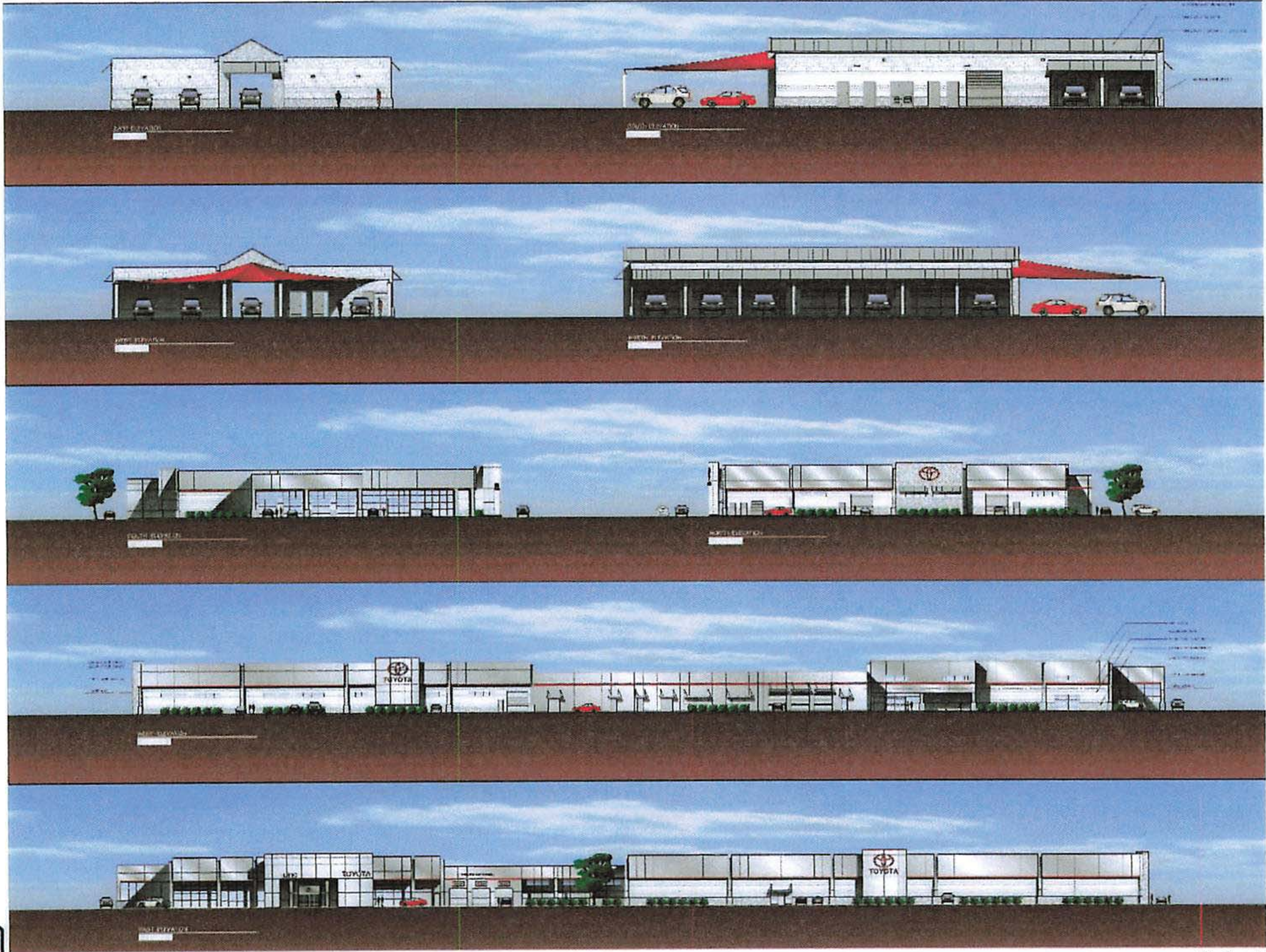
Hutto, TX
 2/9/2024 4:44 PM



US SCALE: 1/8"=1'-0"

U.S. Patent & Trademark Office, Toyota Motor Sales, U.S.A., Inc.

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE PENSKE AUTOMOTIVE GROUP.



TOYOTA ELEVATIONS

DRAWING SCALE: 1/32" = 1'-0"

Hutto, TX

3/15/2024 10:21 AM

Toyota Dealership Sign Standards

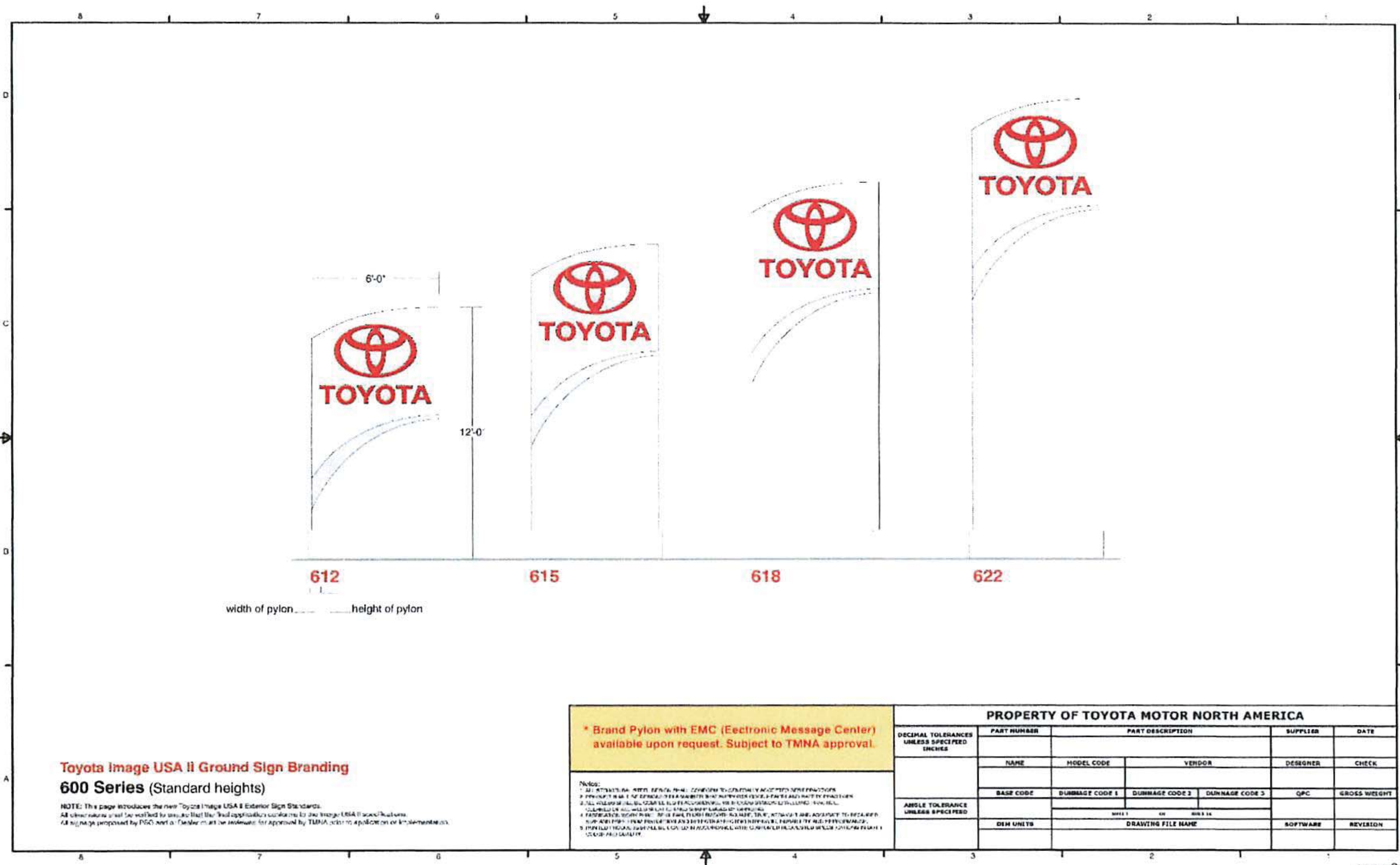
Sign Branding Catalog



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October 2021



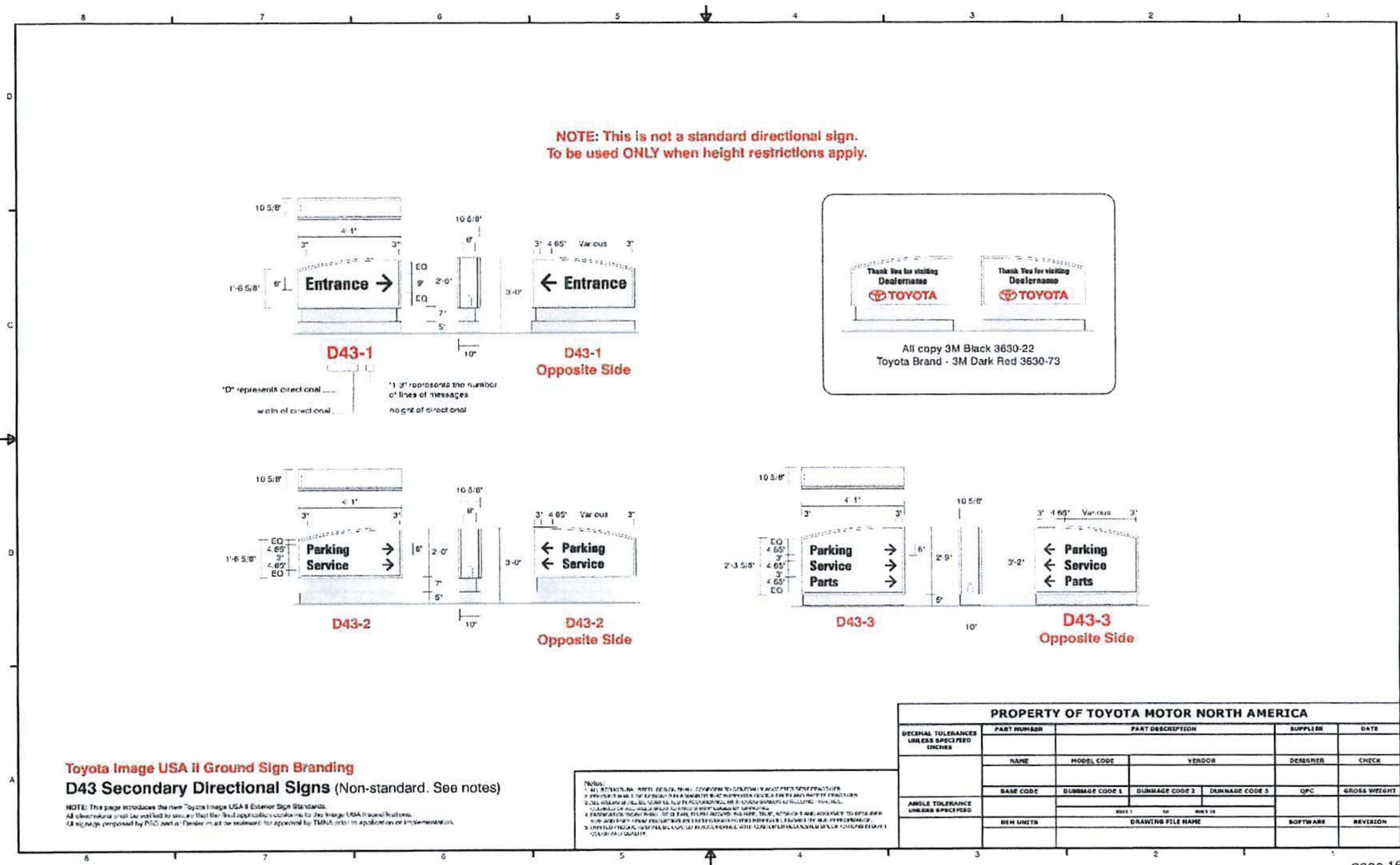
Toyota Image USA II Ground Sign Branding
600 Series (Standard heights)

NOTE: This page introduces the new Toyota Image USA II Exterior Sign Standards.
All dimensions shall be verified by the final application contractor to the Image USA II sign/structure.
All signage proposed by PGO and/or Vendor must be reviewed for approval by TMNA prior to application or implementation.

* Brand Pylon with EMC (Electronic Message Center)
available upon request. Subject to TMNA approval.

Notes:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES TO THE NEAREST 1/4" UNLESS OTHERWISE SPECIFIED.
2. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE SIGN AND NOT TO THE FACE OF THE SIGN.
3. THE DIMENSIONS OF THE SIGN SHALL BE GIVEN TO THE CENTER OF THE SIGN AND NOT TO THE FACE OF THE SIGN.
4. DIMENSIONS OF THE SIGN SHALL BE GIVEN TO THE CENTER OF THE SIGN AND NOT TO THE FACE OF THE SIGN.
5. DIMENSIONS OF THE SIGN SHALL BE GIVEN TO THE CENTER OF THE SIGN AND NOT TO THE FACE OF THE SIGN.
6. DIMENSIONS OF THE SIGN SHALL BE GIVEN TO THE CENTER OF THE SIGN AND NOT TO THE FACE OF THE SIGN.

PROPERTY OF TOYOTA MOTOR NORTH AMERICA							
DECIMAL TOLERANCES UNLESS SPECIFIED INCHES	PART NUMBER		PART DESCRIPTION			SUPPLIER	DATE
	NAME	MODEL CODE	VENDOR		DESIGNER	CHECK	
	BASE CODE	DIMENSION CODE 1	DIMENSION CODE 2	DIMENSION CODE 3	QPC	GROSS WEIGHT	
ANGLE TOLERANCE UNLESS SPECIFIED	DRAWING FILE NAME						
	DIN UNITS	DRAWING FILE NAME					REVISION





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RESOLUTION NO. R-12-05-17-9B3

A RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HUTTO AND JOHN S. AVERY, TRUSTEE, ET AL, FOR 38.54 ACRES, MORE OR LESS OF LAND, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", AND ATTACHED HERETO; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the purpose of this Agreement is to comply with all requirements of Sections 43.035 and 212.172 of the Texas Local Government Code pertaining to the annexation of property into the Hutto city limits, and;

WHEREAS, both parties agree that in consideration of the mutual promises stated herein, that the property will not be annexed by the City of Hutto so long as 1) the property continues to receive an agricultural exemption from the Williamson County Central Appraisal District, and 2) no action is taken by the Owner or his assigns to file a subdivision plat or any related development document regarding the property. If one or more of the above circumstances occur, the City is authorized to commence proceedings to annex all or some of the property, and;

WHEREAS, as consideration for the City foregoing annexation proceedings as described above, the Owner hereby authorizes the City to enforce all regulations and planning authority of the City, except for any regulations which interfere with Owner's use of the property for agricultural purposes, wildlife management or timber production, and;

WHEREAS, both parties agree that upon annexation of the property by the City, the City shall, within 30 days of the effective date of the annexation, initiate an initial zoning of the property conforming with the land use designation for the Property as shown on the most recent amendment of City's Growth Guidance Plan.

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

that the Hutto City Council authorizes the City Manager of Hutto to execute a Development Agreement between the City of Hutto and John S. Avery, Trustee, et al, for the property described in **Exhibit "A"**, a copy of same being attached hereto and incorporated herein for all purposes.

RESOLVED on this the 17th day of the month **May, 2012**.

THE CITY OF HUTTO, TEXAS


Debbie Holland, Mayor

ATTEST:


Christine Martinez, City Secretary



STATE OF TEXAS

§ ANNEXATION DEVELOPMENT

§ AGREEMENT WITH

COUNTY OF WILLIAMSON

§ JOHN S. AVERY, TRUSTEE, ET AL.

This is an ANNEXATION DEVELOPMENT AGREEMENT by and between THE CITY OF HUTTO, TEXAS ("City") and JOHN S. AVERY, individually and as Trustee of the John S. Avery Exempt Trust, CHARLES N. AVERY, III, individually and as Trustee of the Charles N. Avery, III Exempt Trust, A. NELSON AVERY, individually and as Trustee of the A. Nelson Avery Exempt Trust, and LUCILLE CHRISTINA AVERY FELL, individually and as Trustee of the Lucille Christina Avery Fell Exempt Trust ("Owner", whether one or more).

WHEREAS, Owner is owner of that certain 38.54 acre tract of land more particularly described in Exhibit "A", attached hereto (the "Property"), and;

WHEREAS, the City intends to annex the property, and;

WHEREAS, pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, the City and the Owner desire to enter into this Annexation Development Agreement (the "Agreement"); and

WHEREAS, the Owner and the City acknowledge that this agreement is binding upon the City and the Owner and their respective successors and assigns, and;

WHEREAS, this Development Agreement is to be recorded in the Official Records of Williamson County, Texas.

NOW THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the City and Owner hereby agree as follows:

A. PURPOSE

The purpose of this Agreement is to comply with all requirements of Sections 43.035 and 212.172 of the Texas Local Government Code pertaining to the annexation of property into the Hutto city limits (or extraterritorial jurisdiction).

B. GENERAL TERMS AND CONDITIONS

1. Both parties agree that in consideration of the mutual promises stated herein, that the Property will not be annexed by the City of Hutto so long as (1) the Property continues to receive an agricultural exemption from the Williamson County Central Appraisal District (the "Ag Exemption"), except for existing single-family residential use, and (2) no action is taken by the Owner or his assigns to file a "final" subdivision plat or any related development document (the "Development Documents") regarding to some or

all of the Property. If one or more of the above circumstances occur, the City is authorized to commence proceedings to annex the portions of the Property which are either affected by the removal of the Ag Exemption, or which are the subject of the Development Documents. It is expressly understood and agreed that the Owners may develop the Property in phases and that the City of Hutto will only annex those portions of the Property which are included within "final" subdivision plats.

2. As consideration for the City foregoing annexation proceedings as described above, the Owner hereby authorizes the City to enforce all regulations and planning authority of the City, except for any regulations which interfere with Owner's use of the Property for agricultural purposes, wildlife management or timber production.

3. The Owner agrees that the City's AG - Agricultural zoning requirements apply to the Property, and that the Property shall only be used for AG zoning uses until such time as the Property is annexed into the City of Hutto. Upon such annexation, the Property will be entitled to be zoned for land uses that are consistent with the official City of Hutto Comprehensive Plan in effect on the date hereof and such other uses as may be agreed upon by the City of Hutto and the Owners.

4. The Owner acknowledges that if Owner or any successor or assign violates any condition of this Agreement, then in addition to the City's other remedies, such act will constitute a petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the direction of the Council. The Owner and any successors or assigns agrees that such annexation shall be voluntary and the Owner hereby consents to such annexation as though a petition for such annexation had been tendered by the Owner, his successors or assigns.

5. Both parties agree that upon annexation of the Property by the City, the City shall, within 30 days of the effective date of the annexation, initiate an initial zoning of the Property conforming to the land use designation for the Property as shown on the most recent amendment of City's Comprehensive Plan.

C. MISCELLANEOUS PROVISIONS

1. Actions Performable. The City and the Owner agree that all actions to be performed under this Agreement are performable in Williamson County, Texas.

2. Governing Law. The City and Owner agree that this Agreement has been made under the laws of the State of Texas in effect on this date, and that any interpretation of this Agreement at a future date shall be made under the laws of the State of Texas.

3. Severability. If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be

void; but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.

4. Complete Agreement. This Agreement represents a complete agreement of the parties and supersedes all prior written and oral matters related to this agreement. Any amendment to this Agreement must be in writing and signed by all parties. This Agreement runs with the land and shall bind the Property for a term of fifteen years, unless amended by the parties.

5. Exhibits. All exhibits attached to this Agreement are incorporated by reference and expressly made part of this Agreement as if copied verbatim.

6. Notice. All notices, requests or other communications required or permitted by this Agreement shall be in writing and shall be sent by (i) telecopy, with the original delivered by hand or overnight carrier, (ii) by overnight courier or hand delivery, or (iii) certified mail, postage prepaid, return receipt requested, and addressed to the parties at the following addresses:

City of Hutto

City Manager
401 West Front Street
Hutto, Texas 78634
Williamson County
Phone: (512) 759-4031

Owner

John S. Avery, Trustee et al.
400 East Main Street
Round Rock, Texas 78664
Williamson County
Phone: (512) 255-5288

7. Force Majeure. Owner and the City agree that the obligations of each party shall be subject to force majeure events such as natural calamity, fire or strike or inclement weather.

8. Conveyance of Property. Any person who sells or conveys any portion of the Property shall, prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City.

9. Continuity. This Agreement shall run with the Property and be binding on all successors and grantees of Owner.

10. Survival after Termination. This Agreement shall survive termination to the extent necessary to allow the City to implement the provisions of Section 4, above.

11. Signature Warranty Clause. The signatories to this Agreement represent and warrant that they have the authority to execute this Agreement on behalf of the County and Owner, respectively.

SIGNED as of this 23rd day of April, 2012.

CITY OF HUTTO, TEXAS

David Mitchell

David Mitchell

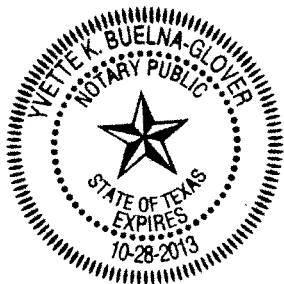
Interim City Manager, City of Hutto, Texas

THE STATE OF TEXAS }

COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the 23rd day of April, 2012, by David Mitchell, Interim City Manager, City of Hutto, Texas.

Seal



Yvette K. Buelna-Glover
Notary Public, State of Texas

John S. Avery

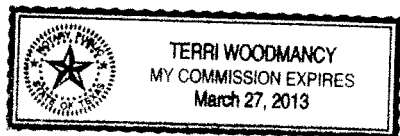
John S. Avery, individually and as Trustee
of the John S. Avery Exempt Trust

THE STATE OF TEXAS }

COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the 9 day of April, 2012, by John S. Avery, individually and as Trustee of the John S. Avery Exempt Trust.

Seal



Terri Woodmancy
Notary Public, State of Texas

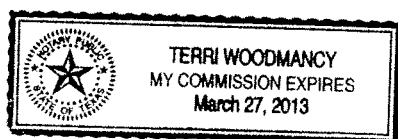
Charles N. Avery, III
Charles N. Avery, III, individually and as
Trustee of the Charles N. Avery, III Exempt
Trust

THE STATE OF TEXAS }

COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the 9 day of April, 2012, by Charles N. Avery, III, individually and as Trustee of the Charles N. Avery, III Exempt Trust.

Seal



Terri Woodmancy
Notary Public, State of Texas

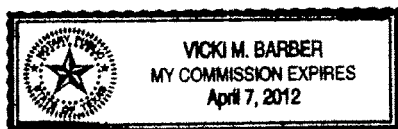
A. Nelson Avery
A. Nelson Avery, individually and as
Trustee of the A. Nelson Avery Exempt
Trust

THE STATE OF TEXAS }

COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the 28 day of March, 2012, by A. Nelson Avery, individually and as Trustee of the A. Nelson Avery Exempt Trust.

Seal



Vicki M. Barber
Notary Public, State of Texas

Lucille Christina Avery Fell, individually
and as Trustee of the Lucille Christina
Avery Fell Exempt Trust

THE STATE OF TEXAS }

COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____, 2012, by Lucille Christina Avery Fell, individually and as Trustee of the Lucille Christina Avery Fell Exempt Trust.

Seal

Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the _____ day of _____, 2012, by Charles N. Avery, III, individually and as Trustee of the Charles N. Avery, III Exempt Trust.

Seal

Notary Public, State of Texas

A. Nelson Avery, individually and as
Trustee of the A. Nelson Avery Exempt
Trust

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the _____ day of _____, 2012, by A. Nelson Avery, individually and as Trustee of the A. Nelson Avery Exempt Trust.

Seal

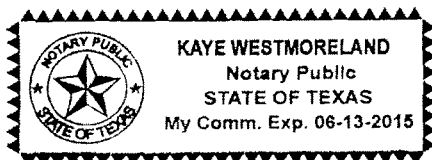
Notary Public, State of Texas

Lucille Christina Avery Fell
Lucille Christina Avery Fell, individually
and as Trustee of the Lucille Christina
Avery Fell Exempt Trust

THE STATE OF TEXAS }
COUNTY OF Bexar }

This instrument was acknowledged before me on the 2nd day of April, 2012, by Lucille Christina Avery Fell, individually and as Trustee of the Lucille Christina Avery Fell Exempt Trust.

Seal



Kaye Westmoreland

Notary Public, State of Texas

EXHIBIT "A"

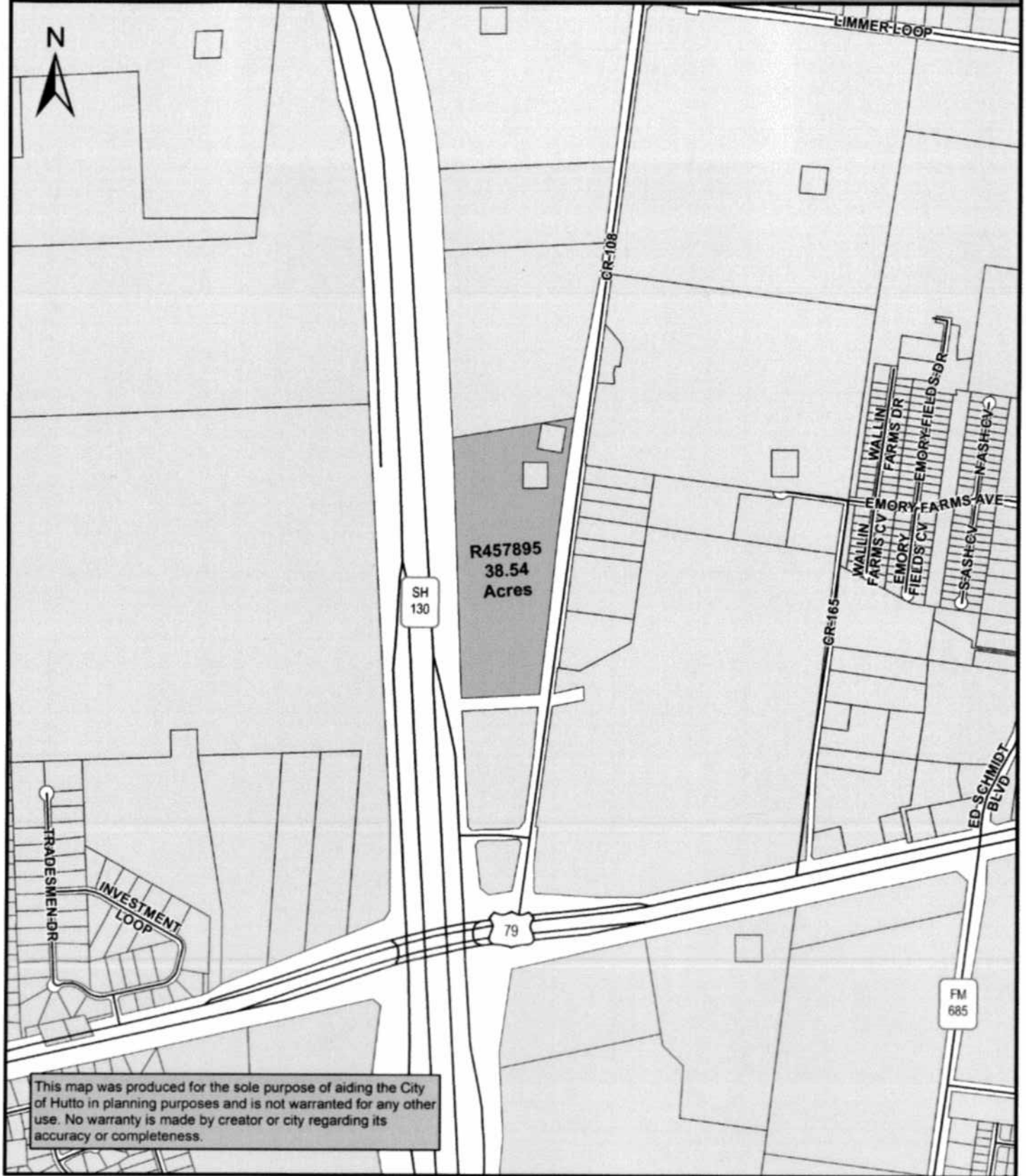
LEGAL DESCRIPTION:

AVERY 3C (R457895):

38.54 ACRES, MORE OR LESS, OF LAND, SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, SAID LAND BEING A PORTION OF THAT CERTAIN FIRST TRACT, CALLED 180.0 ACRES, AS CONVEYED TO ANDREW J. NELSON BY DEED AS RECORDED IN VOLUME 24, PAGE 419, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN TRACT OF LAND, CALLED 218¹/₁₀ ACRES, AS CONVEYED TO MRS. HEDWIG NELSON BY DEED AS RECORDED IN VOLUME 85, PAGE 566, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

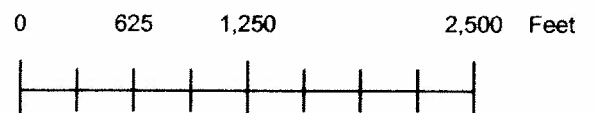
Avery 3 C

EXHIBIT "A"



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

Map Document: (K:\SITE LOCATION MAPS\2012 Site Location Maps\Annexation_Maps\Avery_3_C.mxd)
1/24/2012 -- 4:19:22 PM



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2012058574

Nancy E. Rister

07/25/2012 11:37 AM

MARIA \$44.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

AGENDA ITEM REPORT

5.3.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider a recommendation to City Council for the proposed Stromberg Planned Unit Development, 372.121 acres, more or less, of land, from Agricultural/Single-Family - Rural to Planned Unit Development, located south of CR 132.
Meeting: Tuesday, July 2, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

This property is currently in the city limits and zoned agriculture/single-family - rural after being annexed in 2019. This property is directly south of the City's 'MegaSite' Industrial Business Park, which is in various stages of development. The initial zoning is established through a zoning map amendment (rezoning), which is processed at the same time as the annexation. Initial zoning must conform to the comprehensive plan, and, at the time of annexation the existing zoning was in conformance with the Comprehensive Plan. It is important to note this project has an approved Future Land Use Map amendment (attached) that was approved prior to the Hutto SOAR 2040 plan adoption and 'Complete Neighborhood' classification.

SUMMARY OF REQUEST:

The applicant wishes to rezone the property to a Planned Unit Development (PUD) allowing for single-family, multi-family, and non-residential to allow for future development via two different development scenarios allowed within the proposed PUD. Zoning map amendment requests must be consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans. The two proposed development scenarios allow for the developer to have some flexibility due to the current market conditions and both are either in conformance with the approved FLUM amendment approved in 2021 or closer to conforming to the Hutto SOAR 2040 Future Land Use Map 'Complete Neighborhood' classification. This property is directly south of the City's 'MegaSite' Industrial Business Park, which is in various stages of development. The development scenario will be chosen with the traffic impact analysis, drainage study, and preliminary plat submission.

The development will utilize a majority of the existing UDC standards currently adopted. However, the PUD will go above the UDC minimum standards and provide for native and adaptive/ xeric-plantings to conserve water within the development, wider sidewalks along major arterials and within 100ft of commercial uses (or a potential school site in scenario one), an internal trail system connecting land uses within the development to sidewalks and different land uses, and signalized pedestrian crossings across major collectors and arterials for safer pedestrian crossing within the development. The development also proposes minimum driveways lengths to ensure driveways accommodate parking without obstructing pedestrian connection.

AGENDA ITEM REPORT

5.3.



The first development scenario proposes a 90/10 split between residential and non-residential/commercial development. The PUD allows for a 10% administrative density change within those two districts, but would not allow for the 10% commercial property to be removed from the development proposal. The residential development includes a mix of single-family detached (65%), townhomes (25%), and multi-family (10%) with commercial uses fitting into the neighborhood and general commercial districts. Scenario one could accommodate a school site if needed and as referenced within the PUD, although a site and agreement with the ISD would not occur until the development scenario is finalized.

The second development scenario proposes a 50/50 mix of residential and nonresidential uses within the tract, with the addition of light-industrial at the northern end of the tract as a potential transition from the MegaSite with commercial and residential uses and attainable housing options as contemplated with the Hutto SOAR 2040 plans. The future Carl Stern Blvd right-of-way serves as the east/west delineation and for higher density residential along the south side of the right-of-way, allowing for higher density residential to buffer the lower density residential from the higher intensity uses. Data centers are proposed as an allowed by-right use in the PUD with additional setbacks and buffering from residential uses. The buffer exhibit within the PUD illustrates the minimum distance between residential and a potential data center use, which is over 120ft of right-of-way plus additional landscape and building setbacks, mimicking the setbacks currently required in the UDC. In addition, any substations required for a data center use will provide a solid, masonry fence at a height to conceal the substation and no shorter than 6ft in height.

The scenarios closely follow the Unified Development Code development requirements as adopted, with only a few deviations, as follows:

Zoning	Description	UDC Citation	UDC Standard	PUD Replacement Standard
SF-1	Village	10.403.3	Alley loaded not permitted	Alley loaded permitted
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall
SF-2	Two to Four Household	10.403.3	Lot Area (min.) = 4,500 s.f.	Lot Area (min.) = 3,120 s.f.
			Lot width at building line (min.) = 45 ft.	Lot width at building line (min.) = 26 ft

AGENDA ITEM REPORT

5.3.



		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall . Garages for 26 ft lot widths will be single car garages.
MF	Multiple Household	10.403.4.2	Spacing between bldgs. (min.) = 20 ft.	Spacing between bldgs. (min.) = 10 ft.
			Bldg. height (max.) = 35 ft.; 45 ft. along freeways, arterials, major non-residential collectors	Bldg. height (max.) = 50 ft. / 4 stories
		10.303.5	Max. Density = 14-20 dwelling units per acre	Max. Density = 30 dwelling units per gross acre

STAFF REVIEW:

32 property owners within 600' were notified of the request. Staff has received one response in favor at the time of the published packet.

The PUD request meets the PUD criteria as outlined below:

The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.

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

The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.

The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.

The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.

The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.

The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or

AGENDA ITEM REPORT

5.3.



suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.

PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Staff finds that the proposed PUD meets the intent of all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC. Therefore, staff recommends that the Commission recommend approval of the proposed district to City Council with the following conditions:

1. "Will" shall be replaced with "shall" throughout the document when referencing a development standard.
2. A Traffic Impact Analysis and Drainage Study shall be submitted and approved prior to Preliminary Plat submittal.

FISCAL NOTES:

No fiscal impacts with this application.

POLICY IMPLICATIONS:

No policy implications with this application.

ATTACHMENTS:

1. Stromberg_PUD_Map
2. Stromberg PUD Document_REV 2024-06-04
3. FLUM Stromberg Development Concept
4. Complete Neighborhoods Snapshot
5. Wright Stromberg PUD Support

Stromberg PUD



CR-134

R020555

R020702

R020545

R020697

CR-132

FM-3349

0 2,500 5,000

Feet

This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

The Stromberg PUD

City of Hutto, Texas
Planned Unit Development

Attachment D
PUD Development Standards

June 4, 2024

Developer:
WMV Hutto 390 DE, LLC
3310 N. Capital of Texas Highway, Suite 202
Austin, TX 78746

Prepared by:
Gray Engineering
8834 N Capital of Texas Hwy #140
Austin, TX 78759

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A. GENERAL PROVISIONS

1. Title

This ordinance is known as The Stromberg Planned Unit Development Ordinance and may be cited as “The Stromberg PUD” or “Stromberg PUD”.

2. Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Plan. Any aspects not specifically mentioned or altered by this Plan shall be regulated by the Unified Development Code of the City of Hutto, Texas (the “UDC”) in effect on the date of adoption of this ordinance.

3. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4. Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor modifications from the approved PUD. The Development Services Director may approve minor modifications if they promote flexibility in design and are consistent with the intent of the original PUD approval.

Modifications to the PUD shall be administered as follows:

Modifications of the Concept Plan pertaining to the mixture of alley-loaded and front-loaded product, roadway alignments, and changes in the density shown on the Concept Plan that do not increase the cumulative density of development on the Land by more than ten percent (10%), calculated by gross site area shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

Minor Modifications to the Concept Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Concept Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

5. Definitions

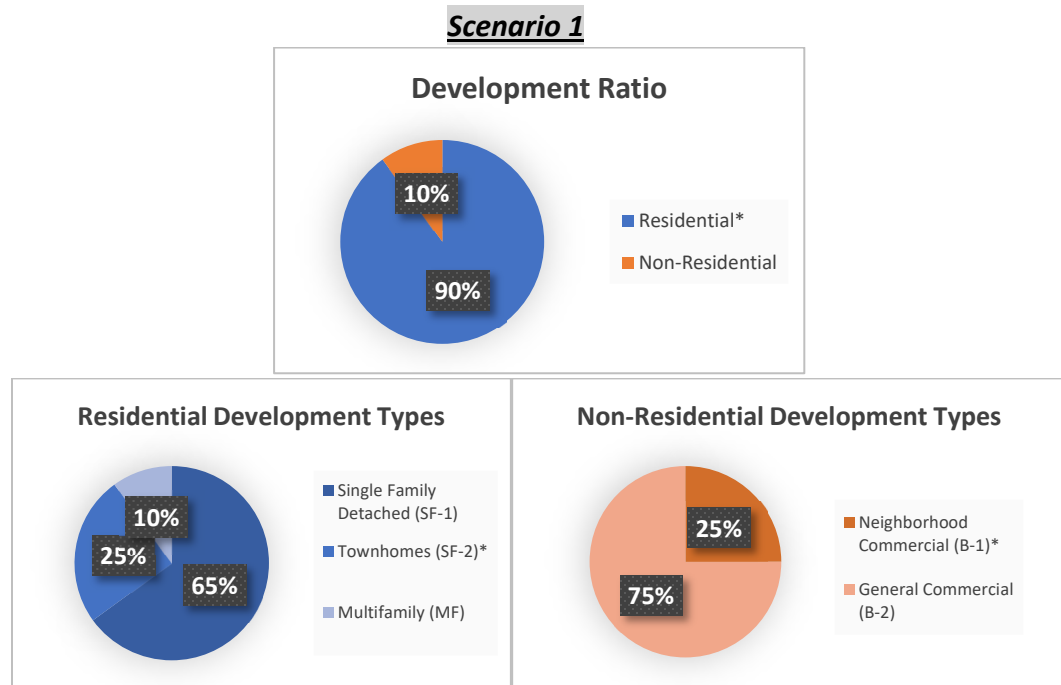
Definitions set forth in the UDC, including general abbreviations, terms definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

- “PUD Plan” or “Plan” – The Stromberg Planned Unit Development document.
- “Concept Plan” – The Stromberg Concept Plan or Development Plan as required in the City of Hutto’s PUD Zoning Change Application.

B. DEVELOPMENT PLAN AND LAND USES

1. Development Scenarios

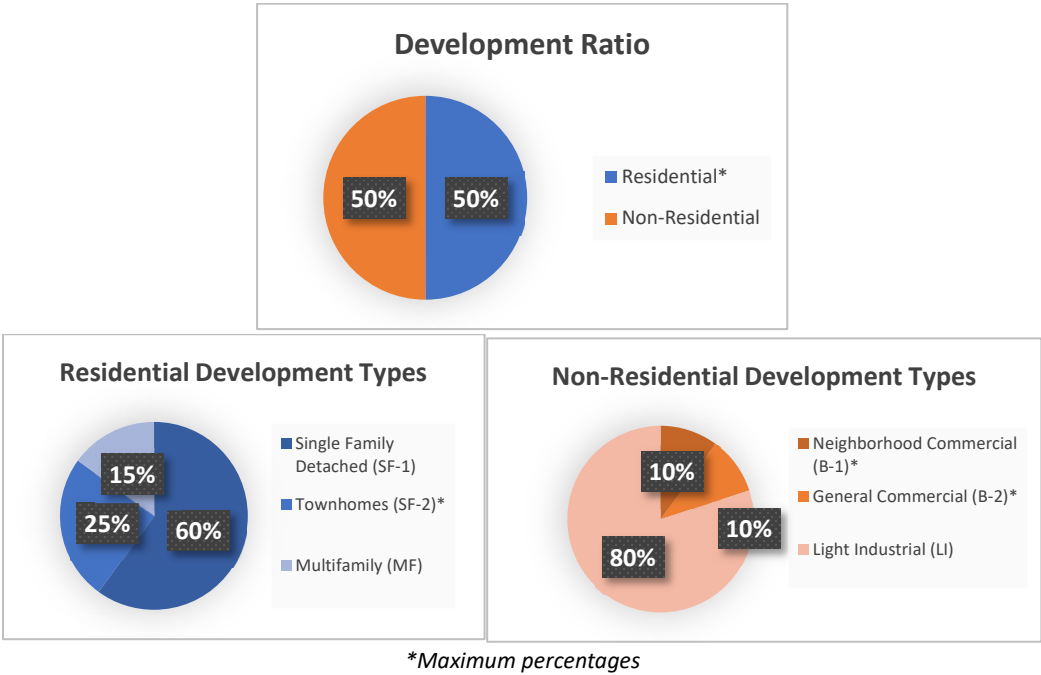
For the purpose of addressing any development regulation or conditions not modified within this PUD, the City of Hutto UDC base zoning districts shall be utilized for development requirements, as indicated in the scenarios presented in Exhibit B: The Stromberg Concept Plan. Exhibit B is conceptual in nature and is intended to convey the general vision for the development. Exhibit B demonstrates two different scenarios of Residential versus Non-Residential development. The purpose of the PUD is to seek flexible development and building standards that will accommodate a layout that allows for market-based outcomes. The Development Services Director may administratively approve modifications to this plan, as long as the general design intent and principles remain consistent with the language of this PUD.



**Maximum percentages*

Scenario 1 substantially conforms to approved Future Land Use Map (FLUM) amendment from 2021. The updated FLUM included in the Hutto SOAR 2040 Comprehensive Plan was created around the 2021 request and is still compliant and in effect to date.

Scenario 2



The Future Land Use Map (FLUM) as included in the Hutto SOAR 2040 Comprehensive Plan shows Heavy Industrial and Neighborhood uses on either side of CR 132. Scenario 2 as presented in this PUD provides for a transitional opportunity between Heavy Industrial and Neighborhood through the incorporation of Light Industrial on the north side of the Stromberg project. As such, Scenario 2 substantially conforms to the spirit of the FLUM and will not warrant the need for a FLUM amendment.

Charts above are representative of land use percentages.

2. Residential Land Use

The Stromberg PUD is an amenitized development with the Residential portion of the development being comprised of a combination of detached single-family and townhome units, as well as attached and detached multi-family units.

Residential base zoning districts to be allowable as indicated in Exhibit B: Single Household: SF-1, Village (for 45’ lots); Single Household: SF-1, Alley Load, Cul-de-Sac, Detached Garage (for 50’ lots); Single Household: SF-1, Medium Density (for 60’ lots and amenity area); Two-to-Four Household: SF-2 (for townhomes); and Multiple Household: MF (for attached and detached multi-family).

Within the Multifamily (MF) portion of the project, at least three (3) of the amenities described below will be incorporated:

- Community pool
- Barbeque area(s)
- Children's playground
- Social gathering area with fire pit
- Community center outfitted with a gathering space for community and/or private events.

Both the attached and detached single-family units will have individual entries and private, fenced yard areas.

The Residential portion of the project is intended to be used for a unique mix of housing products with a maximum density of 6 dwelling units per gross acre for the SF-1 development areas (a maximum of 60% of the SF-1 lots can be 45' in width, a maximum of 40% of the SF-1 lots can be 50' in width and a minimum of 20% of the lots onsite can be 60' & 70' in width), 17 dwelling units per gross acre for the SF-2 development areas, and a maximum density of 30 dwelling units per gross acre for the multi-family portion.

3. Non-Residential Land Use

The Non-Residential portion of the project is intended to be used for a unique mix of commercial and industrial uses. Commercial uses are intended to be located along the major thoroughfares and at the perimeter of the development.

Non-Residential base zoning districts to be allowable as indicated in Exhibit B: Local/ Neighborhood Commercial: B-1; General Commercial: B-2; and Light Industrial: LI.

4. Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, light industry uses, institutional and civic uses, temporary uses, and accessory uses.

C. DEVELOPMENT STANDARDS

1. Unified Development Code PUD Standard Table

Table 1. Unified Development Code PUD Standard Table

Zoning	Description	UDC Citation	UDC Standard	PUD Replacement Standard
SF-1	Village	10.403.3	Alley loaded not permitted	Alley loaded permitted
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall
SF-2	Two to Four Household	10.403.3	Lot Area (min.) = 4,500 s.f.	Lot Area (min.) = 3,120 s.f.
			Lot width at building line (min.) = 45 ft.	Lot width at building line (min.) = 26 ft

		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall. Garages for 26 ft lot widths will be single car garages.
MF	Multiple Household	10.403.4.2	Spacing between bldgs. (min.) = 20 ft.	Spacing between bldgs. (min.) = 10 ft.
			Bldg. height (max.) = 35 ft.; 45 ft. along freeways, arterials, major non-residential collectors	Bldg. height (max.) = 50 ft. / 4 stories
		10.303.5	Max. Density = 14-20 dwelling units per acre	Max. Density = 30 dwelling units per gross acre

2. Prohibited Land Uses

The Stromberg PUD will allow the residential uses with development standards as described in this document. The Stromberg PUD will allow commercial and retail uses permitted under the B-1 and B-2 zoning designations, except as prohibited in the following land use list.

Prohibited B-1 and B-2 Land Uses:

- Commercial and Retail Uses (10.304.6)
 - Nightclub
- Accessory Uses (10.304.10)
 - Wind energy system

The Stromberg PUD will allow industrial uses permitted under the LI zoning designation, except as prohibited in the following land use list.

Prohibited LI Land Uses:

- Commercial and Retail Uses (10.304.6)
 - Adult oriented use
- Accessory Uses (10.304.10)
 - Wind energy system
- Smokestacks
- Solar farms
- Concrete batch plant
- Rock crushing site
- Mining and extraction
- Petrochemical industries
- Rubber refining
- Primary metal or related industries
- Junkyard

3. Dog Park Facility

At least one (1) dog park shall be provided (privately owned and maintained) within the boundaries of the Stromberg PUD. The dog park(s) may be located fully within one or more of

the multi-family developments and/or elsewhere on the Property. If the dog park is located within an easement, no structures other than a fence will be allowed to be constructed. The dog park(s) will be privately owned and maintained. Signage will be provided within any Dog Park Facility alleviating the City of any potential liability. The signage will indicate that Residents are to proceed at their own risk.

4. Trail System

The Stromberg PUD shall include an internal trail system to connect land use areas within the boundaries of the development. Any off-street trails may be connected to sidewalks to continue the connectivity of the overall development, as necessary and appropriate. It is anticipated that a pedestrian may be no more than a 10-minute walk from a commercial location within the development. The Trail System will be designed in accordance with Hutto's Parks Master Plan (further coordination with the City will be conducted with each phase of development to ensure compliance).

5. Site Design (10.404)

a. Sidewalks (10.403.9)

To increase pedestrian connectivity, sidewalks with a width of eight feet (8') will be required along both sides of major collectors and both sides of major arterial roadways adjacent to and within one hundred feet (100') of any commercial lot and/or the future school lot.

b. Internal Pedestrian Circulation for Multi-Family Component (10.403.10)

Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5 ft sidewalks shall be located adjacent to parking areas and minimum four-foot (4 ft) sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

c. Water Bodies and Retention (10.403.14)

Retention ponds will not be implemented as a part of the Stromberg PUD; therefore, this section of the Hutto Site Design Standards does not apply. Onsite detention will be provided as part of the Stromberg development. Detention ponds may include appropriate amenities with approval from City Engineer.

d. Parking and Access (10.405)

Table 2. Minimum Parking Requirements Table

Land Use Classification	Required Spaces (minimum)	Required Spaces (maximum)
The Stromberg PUD Detached/Attached MF Units	1 per 1 bedroom unit 1.5 per 2 bedroom unit 2 per 3 bedroom unit The total required spaces shall be increased by 5% to account for guest parking 2% of the parking spaces will be allocated as handicapped	2 per 1 bedroom unit 2.5 per 2 bedroom unit 3 per 3 bedroom unit The total required spaces shall be increased by 7% to account for guest parking 4% of the parking spaces will be allocated as handicapped

Dead end aisles may have no more than 30 parking spaces. Project will be compliant with the International Fire Code, Appendix D - Fire Apparatus Access Roads.

e. Pedestrian Crossings (10.610.2.4)

Signalized pedestrian crossings will be provided across major collectors and arterials to ensure safe pedestrian crossing. These crossings may range from a flashing beacon with pedestrian signage to pedestrian hybrid beacon crossings. Pedestrian signals or hybrid beacons will be used to allow for longer crossing times in shopping districts and/or mid-block crossings. Pedestrian crossings will be provided as each phase of development is completed along the major collectors and arterials.

6. Architectural Design (10.406)

a. Driveway Lengths

Whether located in front of or behind a single-family or townhome residence, driveway lengths should be sufficient to accommodate up to two (2) vehicles parked side by side without obstructing any pedestrian connection. The minimum dimensions for any residential driveway shall be 12' wide by 15' depth.

7. Landscaping (10.407)

The Stromberg PUD will comply with requirements of UDC Section 10.407 unless otherwise specified in this document. For any landscaping implemented within the Stromberg PUD, as required by the UDC or herein, Xeriscaping will be required.

a. Street Trees

Although the City of Hutto UDC does not currently enforce implementation of street trees, the Stromberg PUD will require vegetation along major thoroughfares as noted in Table 3 below. By specifying certain drought tolerant species from the City of Hutto approved plant list, the Stromberg PUD aims to achieve a higher level of aesthetic theming. Tree locations and final configuration will be determined during the site development plan stage.

Selected Native Tall Trees from Section 10.407.6.2 of the Hutto UDC: Blackjack Oak, Bur Oak, Pecan, Shumard Oak and Winged Elm (female only).

Selected Native Short Trees from Section 10.407.6.3 of the Hutto UDC: American Smoke Tree, Crape Myrtle, Desert Willow, Mountain Laurel and Possumhaw Holly.

Selected Native Shrubs from Section 10.407.6.4 of the Hutto UDC: Deer Muhly, Fragrant Sumac, Japanese Barberry, Texas Sage and Texas Sotol.

Table 3. Street Tree Table

Street Classification	Street Trees per Linear Feet of Frontage	Tree Criteria
Major Collector	1 tree per 75 linear feet	3 caliper inches measured 3' above final grade at base of tree
Major Arterial	1 tree per 120 linear feet	3 caliper inches measured 3' above final grade at base of tree

b. Required Landscaping: MF District

Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages.

Residential MF: 20%

The planting requirements listed in the chart below shall be required within the residential portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3in. caliper and 10' tall min.)	Native small trees (2 in. caliper and 8' tall min.)	Native shrubs (3 gallon or 18" tall min.)
MF Residential Units: Landscape required per individual unit	1 per unit	1 per unit	5 per unit

All Required Landscaping within an easement is subject to the approval of the owner of the easement. When in conflict, adjustments to the requirements above may be permitted by-right if required by the easement owner.

c. Required Landscaping: Non-Residential Districts (B-1, B-2 & LI)

Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages:

Commercial (B-1 & B-2): 15%

Light Industrial (LI): 10%

The planting requirements listed in the chart below shall be required within the commercial portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3in. caliper and 10' tall min.)	Native shrubs (3 gallon or 18" tall min.)
Commercial (B-1 & B-2)	1 per every 500 sf of landscaping required	2 per every 500 sf of landscaping required
Light Industrial (LI)	1 per every 500 sf of landscaping required	2 per every 500 sf of landscaping required

Two native small ornamental trees may be substituted for one native tall tree, not to exceed 50% of the required tall trees.

d. Parking Lot and Vehicular Use Screening

i. Requirements

1. Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10ft. deep.
2. Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
3. Landscape screening shall contain one (1) large tree per sixty (60) linear feet, or portion thereof, and a hedge not less than 3 ft. in height, at full maturity, for 75% of the right-of-way landscape screening area (linear footage), and 67% of the private property landscape screening area (linear footage).
4. In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area. Required parking lot landscaping may be counted toward the minimum landscaped area required.

- ii. Landscaping required under Section 7.b. & 7.c. above may be counted towards landscaping required in Section 7.d.i. above.
- iii. Unless otherwise stated in this PUD, no other landscaping requirements shall be required.
- iv. All Required Landscaping within an easement is subject to the approval of the owner of the easement. When requirements are in conflict, adjustments to the requirements above may be permitted by right if required by the easement owner.

e. Materials, Maintenance, and Replacement

i. Plant Materials

1. Plant choices must be based on the Central Texas ecological setting and site microclimate conditions. Plant choices must classify as drought-tolerant to fall within the xeriscaping category.
- ii. Maintenance:
 1. Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details.
 2. The applicant, landowner or successors must jointly be responsible for regular maintenance of all landscaping elements in good condition, including wood fencing, walls, or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds, and litter.
- iii. License Agreement
 1. A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage, or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced streetlights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls. The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.
- f. Irrigation
 - i. Automatic irrigation shall be provided on site in compliance with Section 10.407.7 of the UDC.
 - ii. Drip irrigation shall be provided for planting beds only and is not required for the irrigation of trees.

8. Data Center (10.308.13)

a. Required Bufferyards

Any Data Center use within the Light Industrial (LI) zoned portion of the project adjacent to a residentially zoned portion of the project shall provide a bufferyard with a minimum width equal to 1.5 ft for every one foot in building height of the Data Center. The bufferyard shall consist of one of the following:

- Proposed Arterial Street Section with a minimum of 30 ft. wide planting area (planting areas can be non-adjacent to each other as shown in the street cross section, below). Street trees will be provided as outlined in the section above to provide for a visual screen between land uses
- Buildings with a transitional use type (Multifamily)



b. Conditions

Subject to the Required Bufferyards as outlined above, Data Center development will be permitted by right as part of the Light Industrial (LI) zoning within this PUD. As such, Data Centers will be allowed a maximum height of 120 feet. Regardless of height, Data Centers shall be subject to the criteria applicable to all Industrial uses identified by the Unified Development Code, unless otherwise specified within this PUD.

c. Utility Substations

All substations will have a solid, masonry fence with a height sufficient to conceal the substation, but no shorter than 6ft in height. (10.408.5 of the UDC)

D. EXHIBITS

Exhibit A: Survey

Exhibit B: The Stromberg Concept Plan

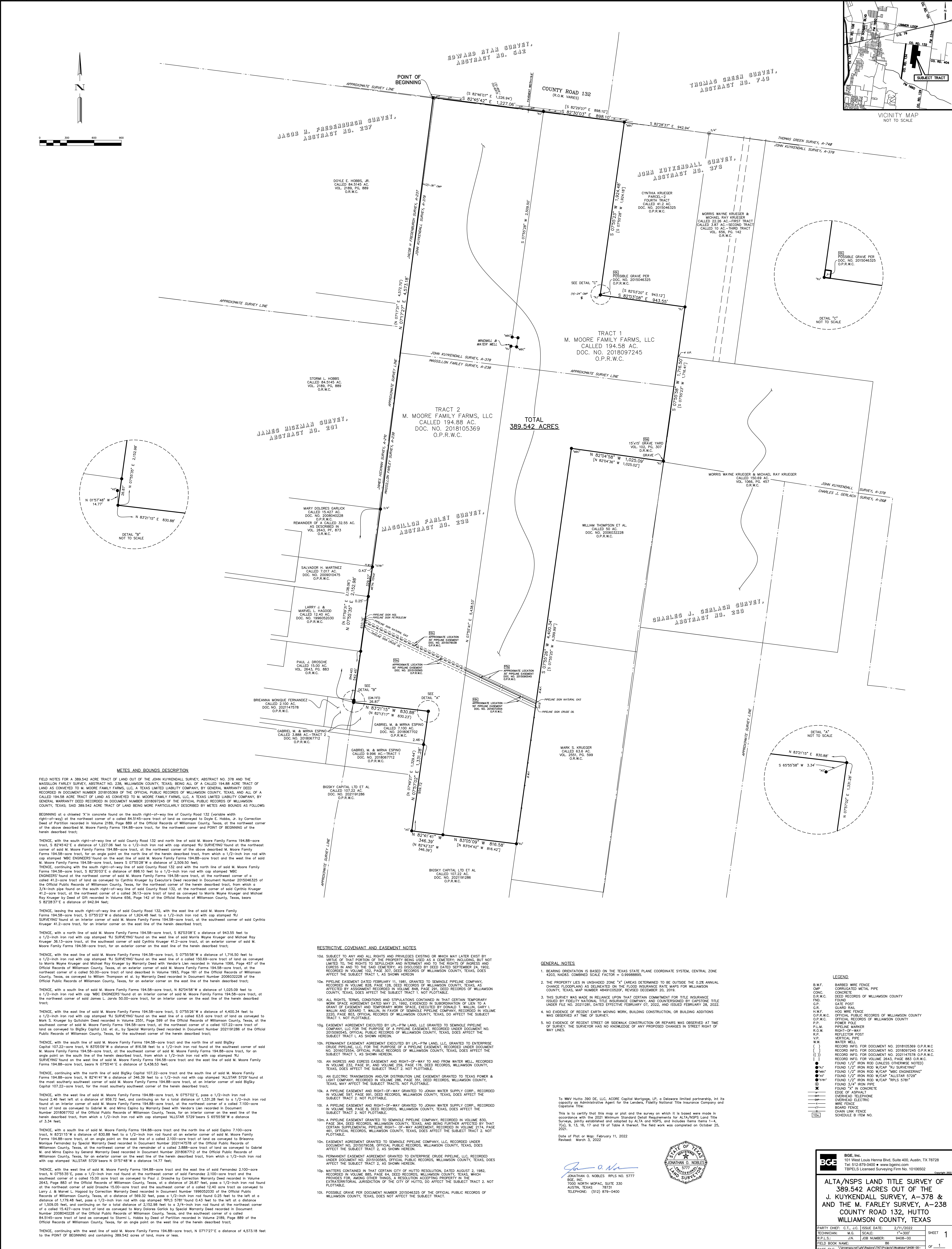
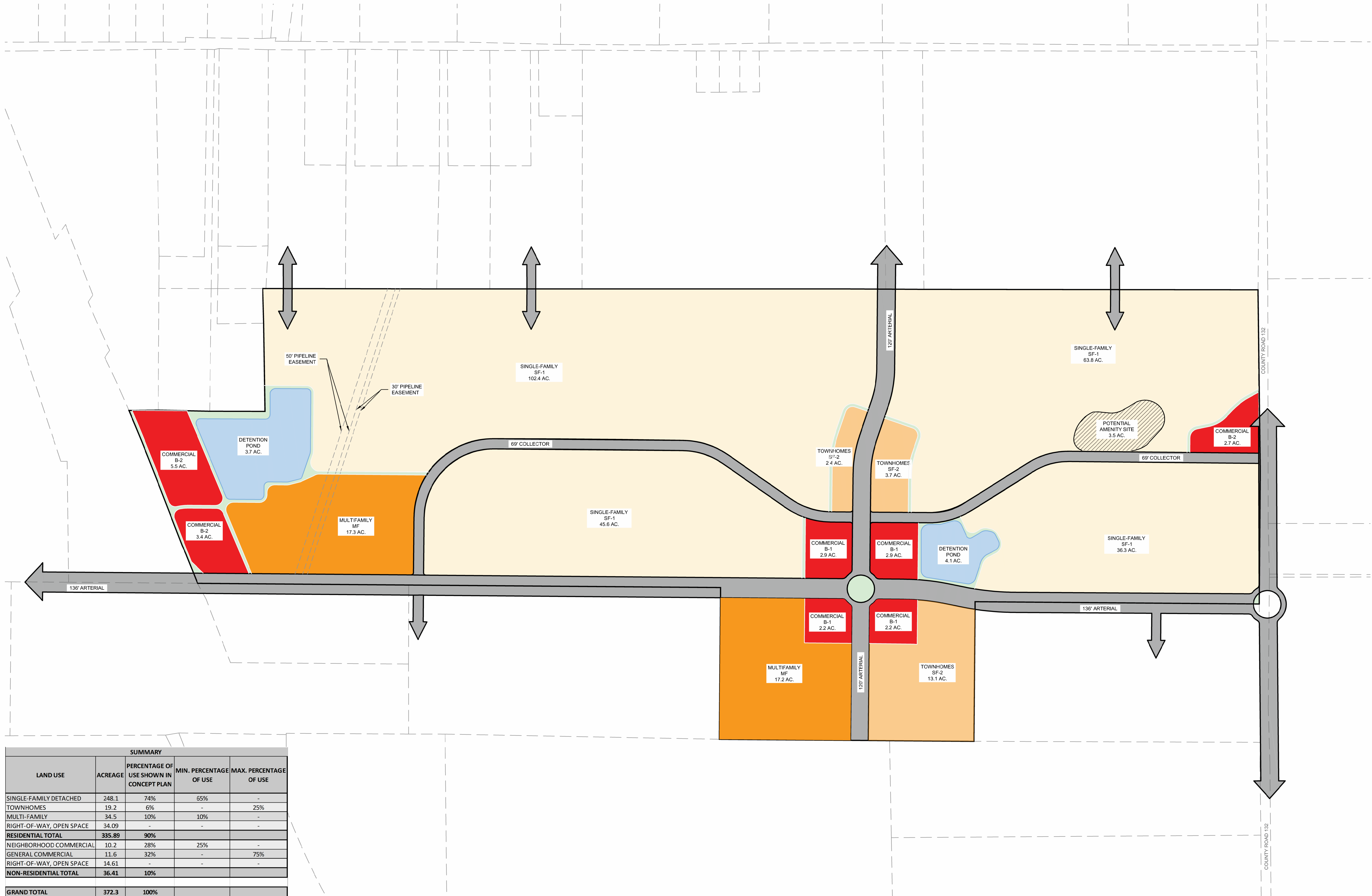
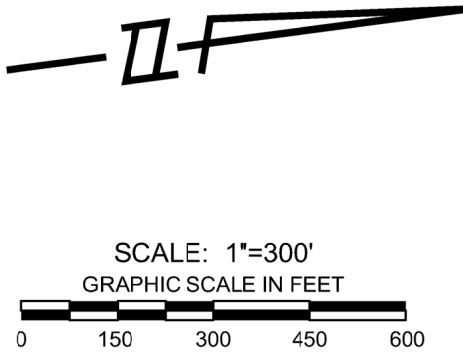


EXHIBIT B - STROMBERG CONCEPT PLAN

SCENARIO 1



SUMMARY				
LAND USE	ACREAGE	PERCENTAGE OF USE SHOWN IN CONCEPT PLAN	MIN. PERCENTAGE OF USE	MAX. PERCENTAGE OF USE
SINGLE-FAMILY DETACHED	248.1	74%	65%	-
TOWNHOMES	19.2	6%	-	25%
MULTI-FAMILY	34.5	10%	10%	-
RIGHT-OF-WAY, OPEN SPACE	34.09	-	-	-
RESIDENTIAL TOTAL	335.89	90%		
NEIGHBORHOOD COMMERCIAL	10.2	28%	25%	-
GENERAL COMMERCIAL	11.6	32%	-	75%
RIGHT-OF-WAY, OPEN SPACE	14.61	-	-	-
NON-RESIDENTIAL TOTAL	36.41	10%		
GRAND TOTAL	372.3	100%		

PROJECT NO. 240035
DATE: 05/24/2024

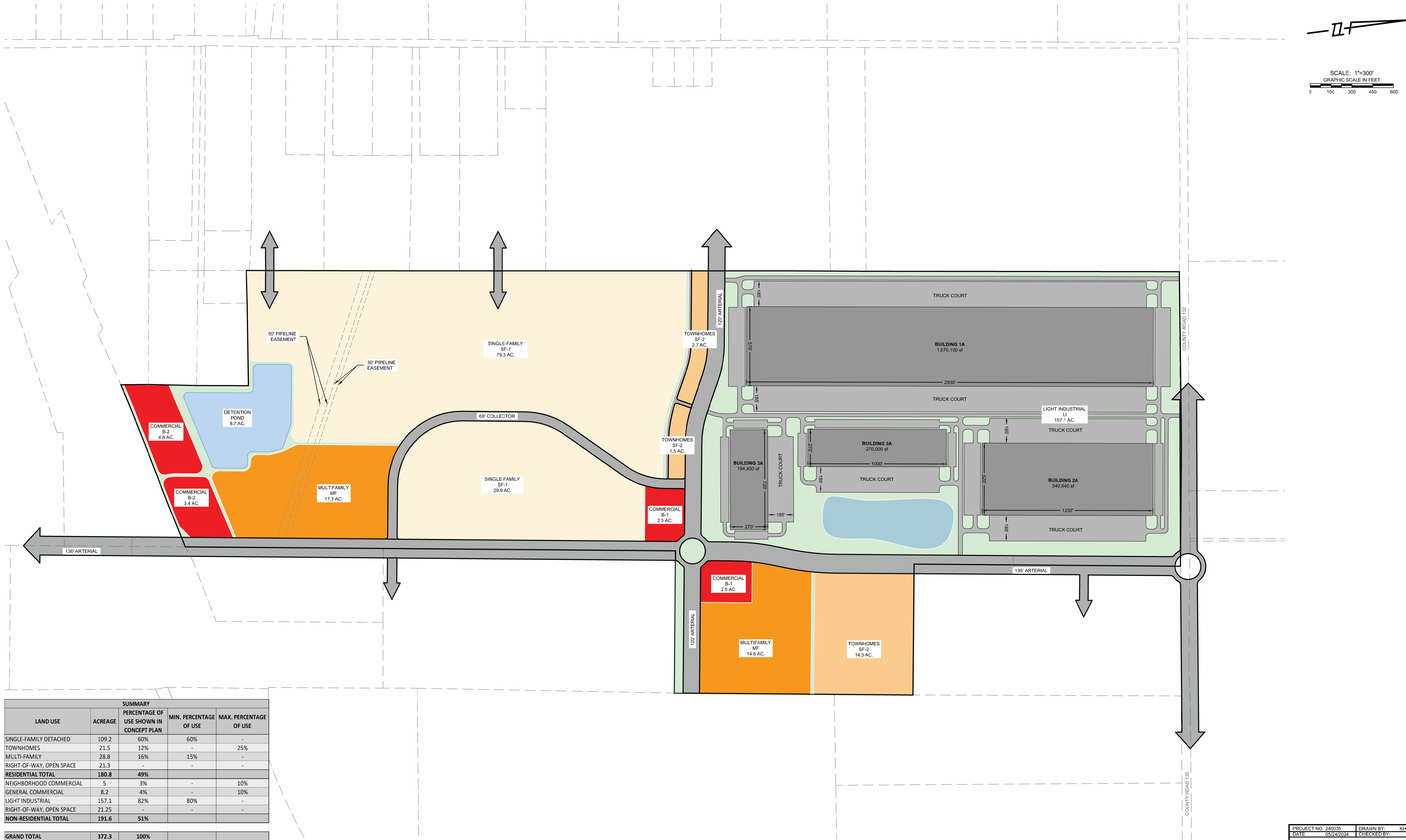
DRAWN BY: KH
CHECKED BY:

**GRAY**
ENGINEERING

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Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBP&L FIRM #23946

EXHIBIT B - STROMBERG CONCEPT PLAN

SCENARIO 2



LAND USE	ACREAGE	SUMMARY	
		PERCENTAGE OF USE SHOWN IN CONCEPT PLAN	PERCENTAGE OF USE
SINGLE-FAMILY DETACHED	109.2	60%	-
TOWNHOMES	21.5	12%	25%
MULTI-FAMILY	28.8	16%	-
RIGHT-OF-WAY, OPEN SPACE	21.3	-	-
RESIDENTIAL TOTAL	180.8	49%	
NEIGHBORHOOD COMMERCIAL	5	3%	10%
GENERAL COMMERCIAL	8.2	4%	10%
LIGHT INDUSTRIAL	157.1	82%	-
RIGHT-OF-WAY, OPEN SPACE	21.25	-	-
NON-RESIDENTIAL TOTAL	191.6	51%	
GRAND TOTAL	372.3	100%	

PROJECT NO. 240035
DATE: 05/24/2024

DRAWN BY: KH
CHECKED BY:

**GRAY**
ENGINEERING

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TBPELS FIRM #23946

COMPLETE NEIGHBORHOODS

PURPOSE AND CHARACTER

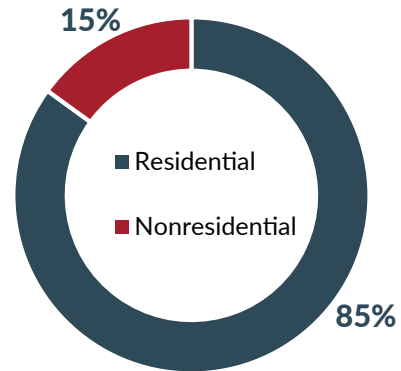
Complete Neighborhoods allow for mixed uses including residential, office, retail, and others uses. These uses are more likely to be horizontally mixed as opposed to vertical mixed-use. The density, intensity and scale are lower and more compatible with residential neighborhood land uses.

Single-family detached homes make up the majority of this land use category, although some townhomes, duplexes, missing middle, and small multifamily should be included to create diversity in housing choices and are good options to create transitions between complete neighborhoods and other more dense land use areas. A mixture of housing types allows people to stay in the neighborhood even as their housing needs change, promoting long-term stability.

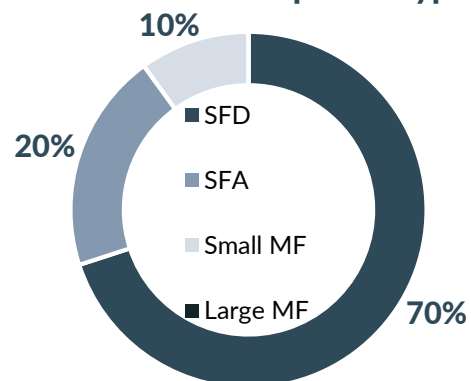
Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.



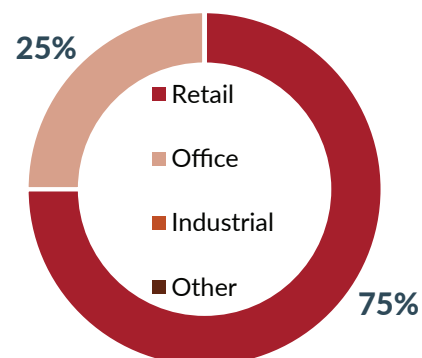
Development Ratio



Residential Development Types



Nonresidential Development Types



Density

4 to 12 units per acre
Avg. 3 jobs per acre

Intensity

Low to Medium

Scale

Low-Rise



Development Type	Appropriateness	Conditions
Single-Family Detached (SFD)	●●●●●	Appropriate overall.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●○	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Apartment House (3-4 units)	●●●●○	Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Can be appropriate with neighborhood-scale when adjacent to Neighborhood Activity Center. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur adjacent in other appropriate future land use categories.
Mixed-Use Urban, Neighborhood Scale	●●●●●	Appropriate in that it provides for retail, office, and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods. Promotes walkability and 10-minute neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	Not considered appropriate, but may occur in other adjacent future land use categories.
Shopping Center, Neighborhood Scale	●●●○○	While less preferred than mixed-use, this can provide retail and services at a scale compatible with and supportive of surrounding neighborhoods, promoting walkability and 10-minute neighborhoods.
Shopping Center, Community Scale	●○○○○	Not considered appropriate.
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all land use categories.

From: [Robyn Wright](#)
To: [Planning](#)
Subject: Response on zoning request for Stromberg Planned Unit Development
Date: Thursday, June 20, 2024 1:17:15 PM

Please see below - thanks!

Case Name: zoning request for Stromberg Planned Unit Development
Public Hearing Date: P&Z Commission-7/02/2024, City Council-7/11/2024
Name: Brett Rodgers
Address: 1325 CR 134, Hutto, TX 78634
Response: In Favor

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