



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, November 5, 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 November 5, 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 September 3, 2024.
- 4.2. Consideration and acceptance of the 2025 submittal calendar in accordance with Texas HB3699.
- 4.3. Consideration and possible action to disapprove the proposed Lidell Walker Phase 3 Final Plat, 62.678 acres, more or less, of land, 192 residential lots, three open space lots, two drainage easement/open space and one park lot, located on County Road 132.
- 4.4. Consideration and possible action to disapprove the proposed Lidell Walker Phase 4 Final Plat, 27.473 acres, more or less, of land, 139 residential lots and 1 open space lot, located on County Road 132.

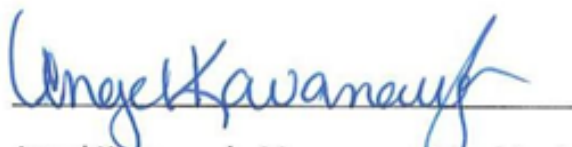
5. AGENDA ITEMS

- 5.1. Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 140 S FM 1660, to allow a funeral home in the SD-A (Special District) zoning district.
- 5.2. Conduct a public hearing and possible recommendation to City Council for a Specific Use Permit property known as 2599 Innovation Boulevard, Lot 1 Block A of the Ironwood Subdivision, to allow a Data Center in the LI (Light Industrial) zoning district. (Ashley Bailey)

6. **DEVELOPMENT SERVICES DIRECTOR REPORT**
7. **ADJOURNMENT**
8. **CERTIFICATION**

I certify that this notice of the November 5, 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 November 1, 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 September 3, 2024.
Meeting: Tuesday, November 5, 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 9.3.2024 (2)



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, September 3, 2024 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting was called to order at 7:00 PM

2. ROLL CALL

Planning and Zoning commissioners not in attendance were Tony Wertz and Cheryl Stewart

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 September 3, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There was no public comment

4. CONSENT AGENDA

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 6, 2024.

August 6, 2024 minutes approved and signed

- 5.2. Consideration and possible action on the proposed Heritage Mill South Subdivision Revised Preliminary Plat, 187.21 acres, more or less, of land, 679 residential lots, located off of FM 1660 South.

Agenda item 5.2 was approved with conditions about the ROW reserve that was done on the original preliminary plat, motion passed 5 Ayes to 0 Nays.

- 5.3. Conduct a public hearing and consider possible recommendation to City Council for the zoning change request for the properties known as 2277 and 2315 Limmer Loop, 2.0 acres each lot, more or less, of land, located on the north side of Limmer Loop, west of Ed Schmidt Blvd., from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district.

Public hearing opened at 7:18 PM and closed at 7:19 PM with Jen Henderson speaking in favor of the applicant's representative. General questions on the Limmer Loop ROW width, and the property behind the tract. A motion to approve was made by

Commissioner Sherrod, seconded by Vice Chair Boyer. Motion passed 5 Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley updated commissioners on the APATX conference that is on 10.16.24-10.18-24

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the September 3, 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 August 30, 2024 before 5:00 P.M.

Planning and Zoning Commission Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and acceptance of the 2025 submittal calendar in accordance with Texas HB3699.
Meeting: Tuesday, November 5, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

Submittal calendars are attached for adoption in accordance with HB3699 for the end of 2024 through 2025. With the recent change in state law, cities are now provided statutory authority to adopt a calendar to provide predictability within the platting process.

One major change is keeping the October 2025 Planning and Zoning Commission date as the second Tuesday to better accommodate National Night Out.

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval of the submittal calendar.

FISCAL NOTES:

None with this item.

POLICY IMPLICATIONS:

Compliance with HB3699.

ATTACHMENTS:

1. 2025 Plat Submittal Calendar
2. 2025 Zoning Submittal Calendar

2025

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

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

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

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

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

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

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

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

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

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

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

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

2025 Subdivision Application Submittal Schedule

New Submittals	Denial Response Submittals	First Available P&Z Meeting
1/6/2025	1/21/2025	2/4/2025
2/3/2025	2/18/2025	3/4/2025
3/10/2025	3/25/2025	4/8/2025
4/7/2025	4/22/2025	5/6/2025
5/5/2025	5/20/2025	6/3/2025
6/9/2025	6/24/2025	7/8/2025
7/7/2025	7/22/2025	8/5/2025
8/4/2025	8/19/2025	9/2/2025
9/15/2025	9/30/2025	10/14/2025
10/6/2025	10/21/2025	11/4/2025
11/3/2025	11/18/2025	12/2/2025
12/8/2025	12/23/2025	1/6/2026
City Holiday – City Offices Closed		
Subdivision Application Submittal Date		
Subdivision Denial Response Submittal Date		
Planning & Zoning Commission Meeting Date		
Planning and Zoning Meeting Dates are only for complete applications subject to HB3167 and HB3699		
HB3167 and HB3699 submittals/resubmittals are accepted by NOON on the day indicated. Applications requesting a waiver to HB3167 and HB3699 may resubmit on any Monday by NOON.		

2025

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

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

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

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

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

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

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

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

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

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

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

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

2025 Zoning Application Submittal Calendar

Submittal Date	Target P&Z Mtg.	Target CC Mtg.
1/6/2025	2/4/2025	3/6/2025
2/3/2025	3/4/2025	4/3/2025
3/3/2025	4/8/2025	5/1/2025
4/7/2025	5/6/2025	6/5/2025
5/5/2025	6/10/2025	7/3/2025
6/9/2025	7/1/2025	8/7/2025
7/7/2025	8/5/2025	9/4/2025
8/4/2025	9/2/2025	10/2/2025
9/15/2025	10/7/2025	11/6/2025
10/6/2025	11/4/2025	12/4/2025
11/3/2025	12/2/2025	1/8/2026
12/8/2025	1/6/2026	2/5/2026
City Holiday – City Offices Closed		
Zoning Application Submittal Date		
Planning & Zoning Commission Meeting Date		
City Council Meeting Date		

Submittals are accepted by NOON on the day indicated. Resubmittals can be submitted on any Monday by NOON. See application for submittal requirements.

All applicants must schedule an intake meeting to submit and incomplete applications will not be accepted. Please contact the Development Services Department at (512) 759-5973 or planning@huttotx.gov to schedule an appointment. All fees are due at the time of submittal.

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Lidell Walker Phase 3 Final Plat, 62.678 acres, more or less, of land, 192 residential lots, three open space lots, two drainage easement/open space and one park lot, located on County Road 132.
Meeting: Tuesday, November 5, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 3 Final Plat consists of 192 residential lots, three open space lots, two drainage easement/open space and one park lot, located on County Road 132, generally located north of County Road 132 and west of County Road 133. The approved Preliminary Plat consists of 1,097 residential lots, 24 open space/drainage lots and two amenity lots. The tract was annexed into the City of Hutto on September 16, 2021, Ordinance O-2021-060. The property was 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 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 Traffic Impact Analysis.

The Final Plat is subject to HB 3167 approval.

STAFF REVIEW:

The 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

4.3.



POLICY IMPLICATIONS:

ATTACHMENTS:

1. Initial Staff Comments

Lidell Walker Ph 3 FP - Initial Submittal

11/1/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
jbyrum (john.byrum@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Todd Meaker (todd.meaker@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

LWPh3FP-Init-Plat(10-10-24).pdf

ENGINEERING REVIEW
Review is for general compliance only. Sole
responsibility for correctness remains with the
Engineer of Record.
X No Exceptions Taken
Revised, Revised and Resubmit.
10/31/2024

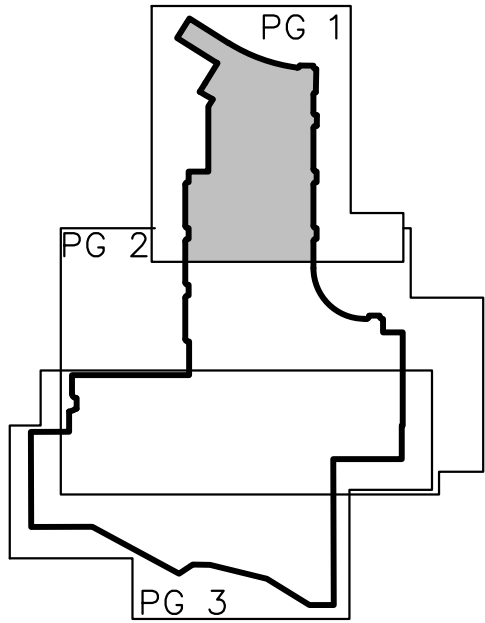
Provide drainage
study

Planning review by:
John Byrum
john.byrum@huttotx.gov
512-759-5974
DENIED
10/31/2024

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
MALIBU BEND	55 FT.	1,196 FT.
MANDEVILLE BEND	55 FT.	996 FT.
PICO STREET	55 FT.	672 FT.
CALPELLA RUN	55 FT.	672 FT.
SEABRIGHT AVENUE	70 FT.	1,472 FT.
INGLENOOK ROAD	55 FT.	600 FT.
LUCERNE ROAD	55 FT.	370 FT.
UNIVERSAL DRIVE	55 FT.	2,349 FT.
TOTAL LINEAR FEET		8,327 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	192	28.219 AC.
PARK	1	0.466 AC.
OPEN SPACE	3	0.364 AC.
DRAINAGE EASEMENT/OPEN SPACE	2	23.115 AC.
RIGHT-OF-WAY	-	10.514 AC.
TOTAL	198	62.678 AC.

SHEET LEGEND



show the scale of 1" = 100'

revise submittal date

SUBMITTED DATE: JUNE 12, 2023

OWNERS:

GBRK EDGEWOOD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024
TEL: (469) 573-6721

MERITAGE HOMES OF TEXAS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
12301 RESEARCH BLVD.
BUILDING 4 - 4TH FLOOR
AUSTIN, TEXAS 78759
TEL: (737) 309-5487

SURVEYOR:

BGE, INC.
101 W. LOUIS HENNA BLVD, STE 400
AUSTIN, TEXAS 78728
TEL: 512-879-0400

ENGINEER:

GRAY ENGINEERING, INC.
8834 N CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
TEL: 512-452-0371

LEGEND

D.E. DRAINAGE EASEMENT
DOC. DOCUMENT
D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
ESMT. EASEMENT
NO. NUMBER
NOS. NUMBERS
O.S. OPEN SPACE
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG. PAGE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
{ } RECORD INFORMATION VOLUME 309, PG. 269
< > RECORD INFORMATION VOLUME 866, PG. 661
● FOUND 1/2" IRON ROD
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
▲ CALCULATED POINT

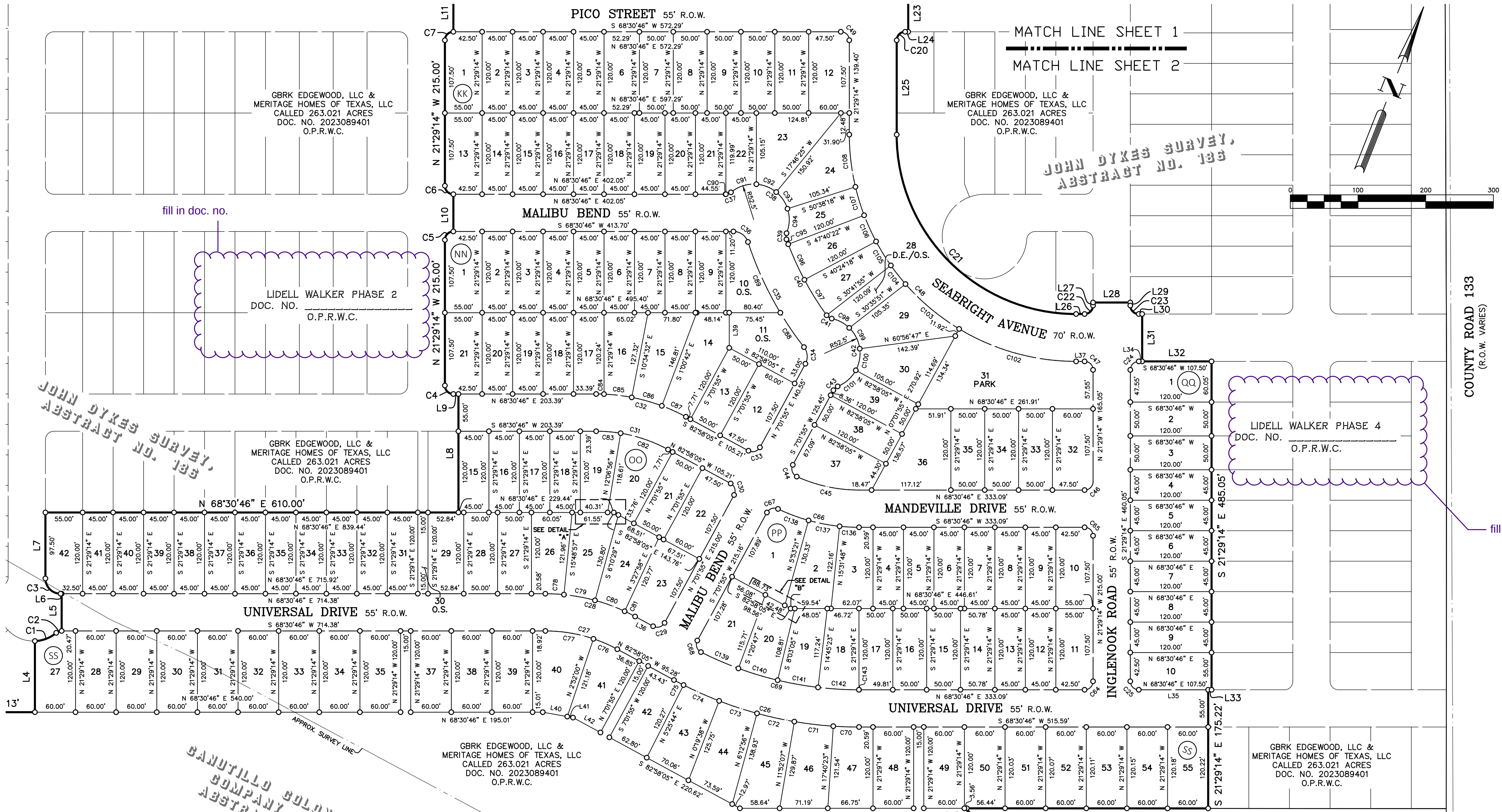
BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE 4203, NAD83. DISTANCES SHOWN
HEREON ARE IN SURFACE
COMBINED SCALE FACTOR = 0.999881158



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

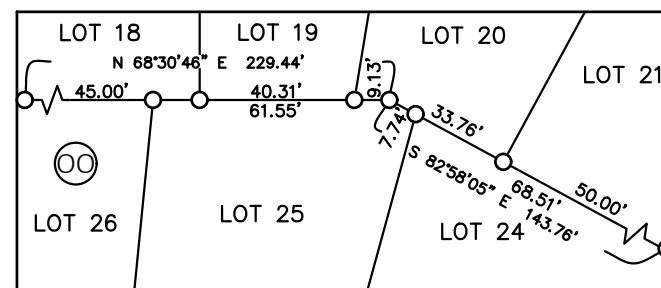
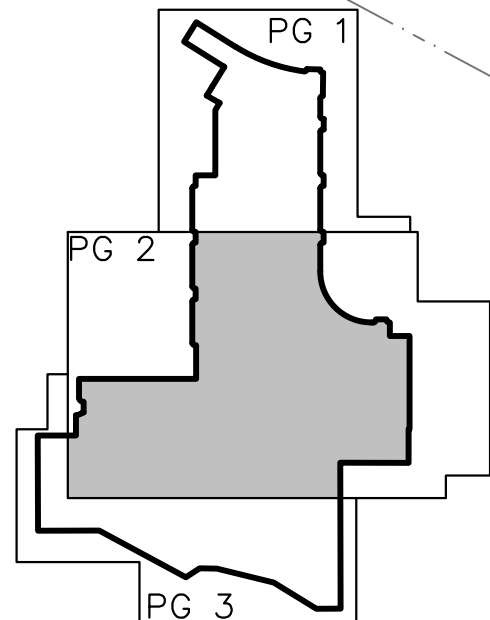
\\bgeinc\data\TDC\Projects\WyoMaker\11665-00-Lidell-Walker-Ph-3\SV\04-Finals\Drawings\Plot\11665-00-Lidell-Walker-Ph-3.dwg, 10/4/2024 9:13 AM, Matthew Misak



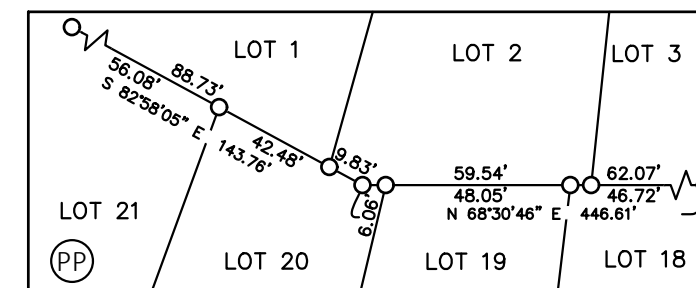
FINAL PLAT
LIDELL WALKER
PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693
AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

SHEET LEGEND



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

\\bgeinc\data\TDC\Projects\WyoMaker\11695-00-Lidell-Walker-Ph-3\SV\04-Final\Drawings\Plot\11695-01-Lidell-Walker-Ph3.dwg, 10/4/2024 9:13 AM, Matthew Misak

MUSTANG CREEK,
PHASE 1
DOC. NO. 2020111349
O.P.R.W.C.

MUSTANG CREEK, PHASE 8
DOC. NO. 2022091992
O.P.R.W.C.
LOT 107, BLOCK B

N 21°39'45" W 495.52'

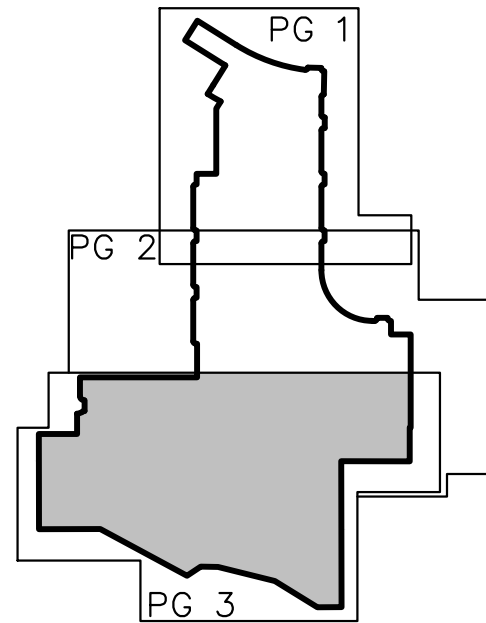
LIDELL WALKER PHASE 1
DOC. NO. _____
O.P.R.W.C.
GBRK EDGEWOOD, LLC &
MERITAGE HOMES OF TEXAS, LLC
CALLED 263.021 ACRES
DOC. NO. 2023089401
O.P.R.W.C.

fill in doc. no.

FINAL PLAT LIDELL WALKER PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693
AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

SHEET LEGEND



36
DRAINAGE EASEMENT/
OPEN SPACE

N

fill in doc. no.

fill in doc. no.

fill in doc. no.

MATCH LINE SHEET 2
MATCH LINE SHEET 3

CHARLES MERVIN WALKER
AND GRACE E. WALKER
REMAINDER OF A CALLED 105.75 ACRES
VOLUME 484, PAGE 331 D.R.W.C.

JOHN DYKES SURVEY,
ABSTRACT NO. 186
CANUTILLO COLONY DITCH
COMPANY SURVEY,
ABSTRACT NO. 693

CHARLES MERVIN WALKER
AND GRACE E. WALKER
REMAINDER OF A CALLED 105.75 ACRES
VOLUME 484, PAGE 331 D.R.W.C.



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

SHEET 3 OF 7

\\bgeinc\data\TDC\Projects\WyoMaker\11685-00-Lidell-Walker_Ph3.dwg, 10/4/2024, 9:13 AM, Matthew Misick

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
9	CC	6,566	R
10	CC	5,400	R
11	CC	5,400	R
12	CC	5,400	R
13	CC	5,400	R
14	CC	5,951	R
15	CC	8,964	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	DD	13,132	R
2	DD	8,221	R
3	DD	7,538	R
4	DD	6,996	R
5	DD	8,613	R
6	DD	9,244	R
7	DD	6,000	R
8	DD	6,000	R
9	DD	6,000	R
10	DD	8,965	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	II	6,566	R
2	II	5,400	R
3	II	5,400	R
4	II	5,400	R
5	II	5,400	R
6	II	6,275	R
7	II	6,000	R
8	II	6,000	R
9	II	6,000	R
10	II	6,000	R
11	II	6,000	R
12	II	7,166	R
13	II	7,166	R
14	II	6,000	R
15	II	6,000	R
16	II	6,000	R
17	II	6,000	R
18	II	6,000	R
19	II	6,275	R
20	II	5,400	R
21	II	5,400	R
22	II	5,400	R
23	II	5,400	R
24	II	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	KK	6,566	R
2	KK	5,400	R
3	KK	5,400	R
4	KK	5,400	R
5	KK	5,400	R
6	KK	6,275	R
7	KK	6,000	R
8	KK	6,000	R
9	KK	6,000	R
10	KK	6,000	R
11	KK	6,000	R
12	KK	7,166	R
13	KK	6,566	R
14	KK	5,400	R
15	KK	5,400	R
16	KK	5,400	R
17	KK	5,400	R
18	KK	5,400	R
19	KK	5,400	R
20	KK	5,400	R
21	KK	5,400	R
22	KK	4,959	R
23	KK	8,781	R
24	KK	8,341	R
25	KK	5,250	R
26	KK	6,012	R
27	KK	6,213	R
28	KK	3,922	D/O.S.
29	KK	8,149	R
30	KK	8,161	R
31	KK	20,286	PARK
32	KK	7,166	R
33	KK	6,000	R
34	KK	6,000	R
35	KK	6,000	R
36	KK	10,142	R
37	KK	8,136	R
38	KK	6,000	R
39	KK	5,617	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	NN	6,566	R
2	NN	5,400	R
3	NN	5,400	R
4	NN	5,400	R
5	NN	5,400	R
6	NN	5,400	R
7	NN	5,400	R
8	NN	5,400	R
9	NN	5,400	R
10	NN	6,070	O.S.
11	NN	7,981	O.S.
12	NN	7,166	R
13	NN	6,000	R
14	NN	8,657	R
15	NN	7,842	R
16	NN	6,503	R
17	NN	5,401	R
18	NN	5,400	R
19	NN	5,400	R
20	NN	5,400	R
21	NN	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
15	OO	5,400	R
16	OO	5,400	R
17	OO	5,400	R
18	OO	5,400	R
19	OO	5,988	R
20	OO	7,394	R
21	OO	6,000	R
22	OO	7,166	R
23	OO	7,622	R
24	OO	7,138	R
25	OO	7,292	R
26	OO	6,504	R
27	OO	6,000	R
28	OO	6,000	R
29	OO	6,341	R
30	OO	1,800	O.S.
31	OO	5,400	R
32	OO	5,400	R
33	OO	5,400	R
34	OO	5,400	R
35	OO	5,400	R
36	OO	5,400	R
37	OO	5,400	R
38	OO	5,400	R
39	OO	5,400	R
40	OO	5,400	R
41	OO	5,400	R
42	OO	6,491	R

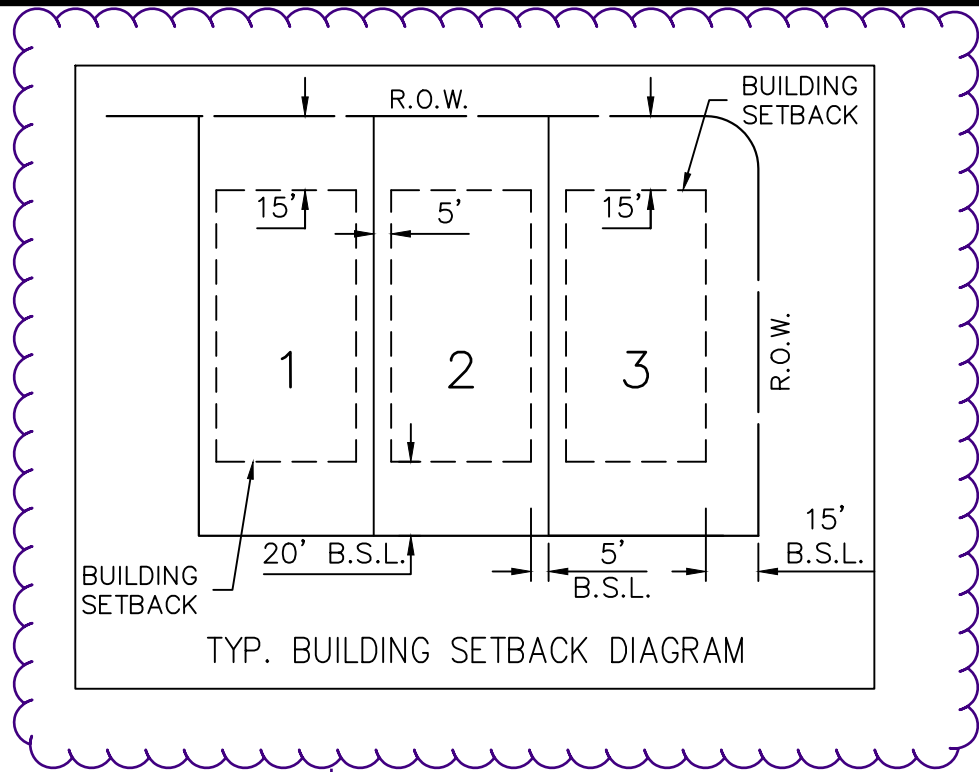
LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	PP	9,115	R
2	PP	7,309	R
3	PP	6,711	R
4	PP	5,400	R
5	PP	5,400	R
6	PP	5,400	R
7	PP	5,400	R
8	PP	5,400	R
9	PP	5,400	R
10	PP	6,566	R
11	PP	6,566	R
12	PP	5,400	R
13	PP	5,400	R
14	PP	6,094	R
15	PP	6,000	R
16	PP	6,000	R
17	PP	6,000	R
18	PP	6,383	R
19	PP	6,120	R
20	PP	6,022	R
21	PP	7,614	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	QQ	7,173	R
2	QQ	6,000	R
3	QQ	6,000	R
4	QQ	5,400	R
5	QQ	5,400	R
6	QQ	5,400	R
7	QQ	5,400	R
8	QQ	5,400	R
9	QQ	5,400	R
10	QQ	6,566	R

LEGEND	
TYPE	TYPE
R	RESIDENTIAL
O.S.	OPEN SPACE
D/O.S.	DRAINAGE/OPEN SPACE
PARK	PARK

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
27	SS	6,848	R
28	SS	7,200	R
29	SS	7,200	R
30	SS	7,200	R
31	SS	7,200	R
32	SS	7,200	R
33	SS	7,200	R
34	SS	7,200	R
35	SS	7,200	R
36	SS	1,002,958	D/O.S.
37	SS	7,200	R
38	SS	7,200	R
39	SS	7,200	R
40	SS	8,669	R
41	SS	7,793	R
42	SS	7,336	R
43	SS	7,794	R
44	SS	8,639	R
45	SS	8,623	R
46	SS	8,048	R
47	SS	7,547	R
48	SS	7,200	R
49	SS	7,200	R
50	SS	7,201	R
51	SS	7,203	R
52	SS	7,205	R
53	SS	7,208	R
54	SS	7,210	R
55	SS	7,212	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
6	Y	6,216	R
7	Y	6,234	R
8	Y	6,234	R
9	Y	6,234	R
10	Y	6,234	R
11	Y	6,234	R
12	Y	6,234	R
13	Y	6,234	R
14	Y	9,049	R



label which are front
and rear setbacks on
the diagram

FINAL PLAT LIDELL WALKER PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693
AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

\\bgeinc\data\TDC\Projects\WyoMaker\11695-00-Lidell-Walker_Ph3.dwg, 10/4/2024, 9:14 AM, Matthew Misak

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	34.39'	52.50'	37°31'55"	N 47°33'49" E	33.78'
C2	8.66'	12.50'	39°42'54"	S 48°39'19" W	8.49'
C3	35.34'	22.50'	90°00'00"	S 66°29'14" E	31.82'
C4	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C5	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C6	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C7	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C8	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C9	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C10	78.29'	1,185.00'	3°47'08"	S 81°39'23" E	78.28'
C11	446.99'	1,010.00'	25°21'25"	N 87°33'28" E	443.35'
C12	18.25'	12.50'	83°38'00"	N 63°18'14" W	16.67'
C13	19.43'	12.50'	89°03'26"	S 66°00'57" E	17.53'
C14	5.65'	1,130.00'	0°17'11"	N 69°18'44" E	5.65'
C15	4.62'	1,185.00'	0°13'25"	N 69°16'51" E	4.62'
C16	19.83'	12.50'	90°52'47"	S 23°57'10" W	17.81'
C17	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C18	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C19	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C20	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C21	416.26'	265.00'	90°00'00"	S 66°29'14" E	374.77'
C22	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C23	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C24	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C25	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C26	284.96'	572.50'	28°31'08"	N 82°46'20" E	282.03'
C27	110.75'	222.50'	28°31'08"	S 82°46'20" W	109.61'
C28	138.13'	277.50'	28°31'08"	S 82°46'20" W	136.70'
C29	19.63'	12.50'	90°00'00"	N 52°01'55" E	17.68'
C30	19.63'	12.50'	90°00'00"	N 37°58'05" W	17.68'
C31	110.75'	222.50'	28°31'08"	S 82°46'20" W	109.61'
C32	138.13'	277.50'	28°31'08"	S 82°46'20" W	136.70'
C33	19.63'	12.50'	90°00'00"	N 52°01'55" E	17.68'
C34	26.12'	22.50'	66°30'26"	N 26°13'19" W	24.68'
C35	176.87'	510.00'	19°52'11"	S 49°32'26" E	175.98'
C36	28.23'	22.50'	71°52'53"	N 75°32'47" W	26.41'
C37	8.66'	12.50'	39°42'54"	N 48°39'19" E	8.49'
C38	139.44'	52.50'	152°10'26"	N 75°06'55" W	101.92'
C39	9.24'	12.50'	42°19'59"	S 20°11'41" E	9.03'
C40	127.32'	455.00'	16°02'00"	S 49°22'40" E	126.91'
C41	9.24'	12.50'	42°19'59"	S 78°33'40" E	9.03'
C42	134.21'	52.50'	146°28'28"	N 26°29'25" W	100.54'
C43	8.66'	12.50'	39°42'54"	S 26°53'22" W	8.49'
C44	20.53'	12.50'	94°05'08"	S 40°00'40" E	18.30'
C45	94.88'	222.50'	24°26'00"	N 80°43'46" E	94.17'
C46	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C47	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C48	526.22'	335.00'	90°00'00"	S 66°29'14" E	473.76'
C49	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C50	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C52	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C53	84.53'	227.50'	21°17'22"	S 10°50'33" E	84.05'
C54	19.42'	12.50'	88°59'41"	N 44°41'42" W	17.52'
C55	195.00'	1,185.00'	9°25'43"	S 84°28'41" E	194.78'
C56	510.81'	1,130.00'	25°54'00"	N 87°17'11" E	506.47'
C57	20.91'	12.50'	95°49'24"	N 26°25'28" E	18.55'
C58	18.45'	12.50'	84°34'01"	N 63°46'14" W	16.82'
C59	269.54'	1,185.00'	13°01'57"	N 80°27'44" E	268.96'
C60	18.92'	12.50'	86°43'18"	S 43°37'04" W	17.16'
C61	65.47'	172.50'	21°44'39"	S 10°36'54" E	65.07'
C62	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C63	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C64	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C65	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C66	123.80'	277.50'	25°33'42"	N 81°17'37" E	122.78'
C67	18.99'	12.50'	87°02'33"	S 50°33'11" W	17.22'
C68	20.01'	12.50'	91°41'52"	S 38°49'01" E	17.94'
C69	242.25'	517.50'	26°49'16"	N 81°55'24" E	240.04'
C70	38.11'	572.50'	3°48'50"	N 70°25'11" E	38.10'
C71	58.00'	572.50'	5°48'17"	N 75°13'45" E	57.97'
C72	56.48'	572.50'	5°39'11"	N 80°57'28" E	56.46'
C73	58.84'	572.50'	5°53'18"	N 86°43'43" E	58.81'
C74	57.52'	572.50'	5°45'22"	S 87°26'57" E	57.49'
C75	16.02'	572.50'	1°36'11"	S 83°46'11" E	16.02'
C76	38.44'	222.50'	9°53'54"	N 87°55'03" W	38.39'
C77	72.31'	222.50'	18°37'14"	S 77°49'23" W	71.99'
C78	27.47'	277.50'	5°40'17"	S 71°20'55" W	27.46'
C79	46.69'	277.50'	9°38'27"	S 79°00'17" W	46.64'
C80	46.69'	277.50'	9°38'27"	S 88°38'44" W	46.64'
C81	17.27'	277.50'	3°33'57"	N 84°45'04" W	17.27'
C82	74.36'	222.50'	19°08'51"	S 87°27'29" W	74.01'
C83	36.39'	222.50'	9°22'18"	S 73°11'55" W	36.35'
C84	11.61'	277.50'	2°23'53"	S 69°42'43" W	11.61'
C85	41.23'	277.50'	8°30'49"	S 75°10'03" W	41.20'
C86	46.32'	277.50'	9°33'50"	S 84°12'23" W	46.27'
C87	38.96'	277.50'	8°02'37"	N 86°59'24" W	38.93'
C88	61.70'	510.00'	6°55'55"	S 56°00'34" E	61.67'
C89	115.16'	510.00'	12°56'16"	S 46°04'28" E	114.92'
C90	8.66'	12.50'	39°42'54"	N 48°39'19" E	8.49'
C91	40.32'	52.50'	43°59'57"	S 50°47'50" W	39.33'
C92	32.05'	52.50'	34°58'37"	N 89°42'53" W	31.55'
C93	30.11'	52.50'	32°51'53"	N 55°47'38" W	29.70'
C94	36.96'	52.50'	40°20'00"	N 19°11'42" W	36.20'
C95	7.67'	455.00'	0°57'58"	S 41°50'39" E	7.67'
C96	57.71'	455.00'	7°16'04"	S 45°57'40" E	57.68'
C97	61.94'	455.00'	7°47'58"	S 53°29'41" E	61.89'
C98	29.64'	52.50'	32°20'39"	N 83°33'19" W	29.25'
C99	35.12'	52.50'	38°19'46"	N 48°13'06" W	34.47'
C100	32.96'	52.50'	35°58'26"	N 11°04'00" W	32.42'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C101	36.49'	52.50'	39°49'37"	N 26°50'01" E	35.76'
C102	181.52'	335.00'	31°02'46"	N 84°02'09" E	179.31'
C103	103.73'	335.00'	17°44'28"	S 71°34'14" E	103.32'
C104	35.02'	335.00'	5°59'20"	S 59°42'20" E	35.00'
C105	41.61'	335.00'	7°06'58"	S 53°09'11" E	41.58'
C106	42.49'	335.00'	7°16'04"	S 45°57'40" E	42.46'
C107	44.00'	335.00'	7°31'30"	S 38°33'53" E	43.97'
C108	77.85'	335.00'	13°18'54"	S 28°08'41" E	77.68'
C109	6.75'	227.50'	1°42'03"	S 20°38'12" E	6.75'
C110	40.87'	227.50'	10°17'40"	S 14°38'21" E	40.82'
C111	36.90'	227.50'	9°17'40"	S 04°50'41" E	36.86'
C112	116.71'	1,185.00'	5°38'35"	S 86°22'14" E	116.66'
C113	54.70'	1,130.00'	2°46'25"	S 81°09'02" E	54.70'
C114	54.86'	1,130.00'	2°46'54"	S 83°55'42" E	54.85'
C115	54.86'	1,130.00'	2°46'54"	S 86°42'35" E	54.85'
C116	54.86'	1,130.00'	2°46'54"	S 89°29'29" E	54.85'
C117	54.86'	1,130.00'	2°46'54"	N 87°43'37" E	54.85'
C118	54.86'	1,130.00'	2°46'54"	N 84°56'43" E	54.85'
C119	54.86'	1,130.00'	2°46'54"	N 82°09'49" E	54.85'
C120	54.86'	1,130.00'	2°46'54"	N 79°22'55" E	54.85'
C121	72.08'	1,130.00'	3°39'18"	N 76°09'50" E	72.07'
C122	48.89'	1,010.00'	2°46'25"	S 81°09'02" E	48.89'
C123	49.03'	1,010.00'	2°46'54"	S 83°55'42" E	49.03'
C124	49.03'	1,010.00'	2°46'54"	S 86°42'35" E	49.03'
C125	49.03'	1,010.00'	2°46'54"	S 89°29'29" E	49.03'
C126	49.03'	1,010.00'	2°46'54"	N 87°43'37" E	49.03'
C127	49.03'	1,010.00'	2°46'54"	N 84°56'43" E	49.03'
C128	49.03'	1,010.00'	2°46'54"	N 82°09'49" E	49.03'
C129	49.03'	1,010.00'	2°46'54"	N 79°22'55" E	49.03'
C130	54.85'	1,010.00'	3°06'42"	N 76°26'07" E	54.85'
C131	48.64'	1,185.00'	2°21'07"	N 75°07'19" E	48.64'
C132	49.17'	1,185.00'	2°22'39"	N 77°29'12" E	49.17'
C133	49.17'	1,185.00'	2°22'39"	N 79°51'52" E	49.17'
C134	49.17'	1,185.00'	2°22'39"	N 82°14'31" E	49.17'
C135	73.38'	1,185.00'	3°32'52"	N 85°12'17" E	73.37'
C136	28.85'	277.50'	5°57'26"	N 71°29'29" E	28.84'
C137	46.69'	277.50'	9°38'27"	N 79°17'26" E	46.64'
C138	48.26'	277.50'	9°57'49"	N 89°05'34" E	48.20'
C139	60.34'	517.50'	6°40'49"	S 88°00'22" E	60.30'
C140	60.56'	517.50'	6°42'18"	N 85°18'04" E	60.53'
C141	60.56'	517.50'	6°42'18"	N 78°35'46" E	60.53'
C142	60.60'	517.50'	6°42'34"	N 71°53'20" E	60.57'
C143	0.19'	517.50'	0°01'16"	N 68°30'46" E	0.19'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 68°22'16" W	126.23'
L2	S 69°33'22" W	90.18'
L3	S 35°07'34" W	85.65'
L4	N 21°29'14" W	105.04'
L5	N 21°29'14" W	55.00'
L6	S 68°30'46" W	1.53'
L7	N 21°29'14" W	97.50'
L8	N 21°29'14" W	175.00'
L9	S 68°30'46" W	7.50'
L10	N 21°29'14" W	55.00'
L11	N 21°29'14" W	55.00'
L12	N 21°29'14" W	55.00'
L13	N 68°30'46" E	107.50'
L14	N 10°38'36" E	43.22'
L15	N 21°29'14" W	6.14'
L16	S 68°30'46" W	70.00'
L17	S 21°29'14" E	95.01'
L18	S 20°49'52" E	55.00'
L19	N 68°30'46" E	4.50'
L20	S 21°29'14" E	55.00'
L21	S 68°30'46" W	4.50'
L22	N 68°30'46" E	4.50'
L23	S 21°29'14" E	55.00'
L24	S 68°30'46" W	4.50'
L25	S 21°29'14" E	139.40'
L26	N 68°30'46" E	12.50'
L27	N 21°29'14" W	4.50'
L28	N 68°30'46" E	55.00'
L29	S 21°29'14" E	4.50'
L30	N 68°30'46" E	5.00'
L31	S 21°29'14" E	70.00'
L32	N 68°30'46" E	102.50'
L33	S 68°30'46" W	5.00'
L34	S 68°30'46" W	5.00'
L35	N 68°30'46" E	102.50'
L36	S 82°58'05" E	30.24'
L37	S 68°30'46" W	12.50'
L38	N 21°29'14" W	89.40'
L39	N 21°29'14" W	51.91'
L40	N 78°38'52" E	36.83'
L41	N 78°38'52" E	8.52'
L42	S 82°58'05" E	46.19'

FINAL PLAT

LIDELL WALKER

PHASE 3

A SUBDIVISION OF 62.6

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 62.678 ACRE TRACT OF LAND OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 263.021 ACRE TRACT OF LAND AS CONVEYED TO GRBK EDGEWOOD, LLC AND MERITAGE HOMES OF TEXAS, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 62.678 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at the northwest corner of the remaining portion of a called 105.75 acre tract of land as conveyed to Charles Mervin Walker and Grace E. Walker by warranty deed recorded in Volume 484, Page 331 of the Deed Records of Williamson County, Texas, at an interior corner of the above described 263.021–acre tract, for an interior corner and POINT OF BEGINNING of the herein described tract;

THENCE, with a northeasterly line of said 263.021–acre tract and the southwesterly line of said Walker remainder tract, S 21°37’44” E a distance of 759.92 feet to 1/2–inch iron rod with cap stamped ‘BGE INC’ set for the southeast corner of the herein described tract;

THENCE, leaving the southwesterly line of said Walker remainder tract, over and across said 263.021–acre tract, S 68°22’16” W a distance of 126.23 feet to 1/2–inch iron rod with cap stamped ‘BGE INC’ set for angle point;

THENCE, continuing over and across said 263.021–acre tract, N 79°55’05” W a distance of 260.42 feet to 1/2–inch iron rod with cap stamped ‘BGE INC’ set for angle point;

THENCE, continuing over and across said 263.021–acre tract, S 82°22’10” W a distance of 304.52 feet to 1/2–inch iron rod with cap stamped ‘BGE INC’ set for angle point;

THENCE, continuing over and across said 263.021–acre tract, S 69°33’22” W a distance of 90.18 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 35°07’34” W a distance of 85.65 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 83°08’58” W a distance of 513.50 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an angle point;

THENCE, continuing over and across said 263.021–acre tract, S 68°20’15” W a distance of 318.44 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set on the southwesterly line of said 263.021–acre tract and northeasterly line of Lot 107, Block B of Mustang Creek, Phase 8 a subdivision as recorded in Document Number 2022091992 of the Official Public Records of Williamson County, Texas for the southwest corner of the herein described tract;

THENCE, with the southwesterly line of said 263.021–acre tract and northeasterly line of said Lot 107, Block B, N 21°39’45” W a distance of 495.52 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for the most westerly corner of the herein described tract;

THENCE, leaving the northeasterly line of said Lot 107, Block B, over and across said 263.021–acre tract, N 68°28’41” E a distance of 199.13 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 105.04 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at the beginning of a non–tangent curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 34.39 feet, having a radius of 52.50 feet, a central angle of 37°31’55” and a chord which bears N 47°33’49” E a distance of 33.78 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of reverse curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 8.66 feet, having a radius of 12.50 feet, a central angle of 39°42’54” and a chord which bears N 48°39’19” E a distance of 8.49 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°30’46” W a distance of 1.53 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 35.34 feet, having a radius of 22.50 feet, a central angle of 90°00’00” and a chord which bears N 66°29’14” W a distance of 31.82 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 97.50 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30’46” E a distance of 610.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 175.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°30’46” W a distance of 7.50 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00’00” and a chord which bears N 66°29’14” W a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 215.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00’00” and a chord which bears N 23°30’46” E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 55.00 to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at the beginning of a non–tangent cure to the right, for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00’00” and a chord which bears N 66°29’14” W a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 215.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00’00” and a chord which bears N 23°30’46” E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at the beginning of a non–tangent cure to the right, for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00’00” and a chord which bears N 66°29’14” W a distance of 17.68 feet to 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 215.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00’00” and a chord which bears N 23°30’46” E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W 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;

THENCE, continuing over and across said 263.021–acre tract, N 68°30’46” E a distance of 107.50 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 339.87 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for angle point;

THENCE, continuing over and across said 263.021–acre tract, N 10°38’36” E a distance of 43.22 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at the beginning of a non–tangent curve to the right, for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 78.29 feet, having a radius of 1,185.00 feet, a central angle of 03°47’08” and a chord which bears N 81°39’23” W a distance of 78.28 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 10°14’11” E a distance of 175.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at the beginning of a non–tangent curve to the left, for the northwest corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 446.99 feet, having a radius of 1,010.00 feet, a central angle of 25°21’25” and a chord which bears N 87°33’28” E a distance of 443.35 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of reverse curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 18.25 feet, having a radius of 12.50 feet, a central angle of 83°38’00” and a chord which bears S 63°18’14” E a distance of 16.67 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” E a distance of 6.14 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30’46” E a distance of 70.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for the northeast corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” E a distance of 95.01 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;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.43 feet, having a radius of 12.50 feet, a central angle of 89°07’13” and a chord which bears S 66°00’57” E a distance of 17.53 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of compound curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 5.65 feet, having a radius of 1,130.00 feet, a central angle of 00°17’11” and a chord which bears N 69°18’44” E a distance of 5.65 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 20°49’52” E a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at beginning of a non–tangent curve to the left, for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 4.62 feet, having a radius of 1,185.00 feet, a central angle of 0°13’25” and a chord which bears S 69°16’51” W a distance of 4.62 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of compound curvature;

THENCE, along said curve to the left, an arc distance of 19.83 feet, having a radius of 12.50 feet, a central angle of 90°52’47” and a chord which bears S 23°57’10” W a distance of 17.81 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” E a distance of 213.51 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve 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 S 66°29’14” E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 68°30’46” E a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” 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;

THENCE, continuing over and across said 263.021–acre tract, S 68°30’46” W a distance of 4.50 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;

THENCE, continuing over and across said 263.021–acre tract, along said curve 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 S 23°30’46” W a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” E a distance of 215.00 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;

THENCE, continuing over and across said 263.021–acre tract, along said curve 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 S 66°29’14” E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 68°30’46” E a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” 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;

THENCE, continuing over and across said 263.021–acre tract, S 68°30’46” W a distance of 4.50 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;

THENCE, continuing over and across said 263.021–acre tract, along said curve 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 S 23°30’46” W a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” E a distance of 139.40 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;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 416.26 feet, having a radius of 265.00 feet, a central angle of 90°00’00” and a chord which bears S 66°29’14” E a distance of 374.77 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 68°30’46” E a distance of 12.50 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;

THENCE, continuing over and across said 263.021–acre tract, along said curve 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 23°30’46” E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 21°29’14” W a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for and exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30’46” 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;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” E a distance of 4.50 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;

THENCE, continuing over and across said 263.021–acre tract, along said curve 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 S 66°29’14” E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 68°30’46” E a distance of 5.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” E a distance of 70.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30’46” E a distance of 102.50 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” E a distance of 485.05 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°30’46” W a distance of 5.00 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29’14” E a distance of 175.22 feet to a 1/2–inch iron rod with cap stamped ‘BGE INC’ set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°32’53” W a distance of 356.44 feet to the POINT OF BEGINNING and containing 62.678 acres of land, more or less.



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

N:\bgeinc\data\TDC Projects\WyoMaker\11865-00-Lidell-Walker_Ph-3\SVA\04-Finals\Drawings\Plat\11865-01-Lidell-Walker_Ph3.dwg, 10/4/2024, 9:14 AM, Matthew Misk

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693
AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

FINAL PLAT
LIDELL WALKER
PHASE 3

\\bgeinc\data\TDC\Projects\WyoMaker\11865-00-Lidell-Walker-Ph-3\SV\04-Finals\Drawings\Plat\11865-01-Lidell-Walker-Ph3.dwg, 10/4/2024 9:14 AM, Matthew Misick

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK EDGEWOOD, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH _____, IT'S _____ AND MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ACTING HEREIN BY AND THROUGH _____, IT'S _____, OWNERS OF A CALLED 263.021 ACRE TRACT OF LAND ALL OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NUMBER 693, AND THE JOHN DYKES SURVEY, ABSTRACT NUMBER 186, OF WILLIAMSON COUNTY, TEXAS AS CONVEYED TO THEM BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 62.678 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LIDELL WALKER PHASE 3

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

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

GRBK EDGEWOOD, LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

MERITAGE HOMES OF TEXAS, LLC
12301 RESEARCH BLVD.
BUILDING 4 – 4TH FLOOR
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

FINAL PLAT LIDELL WALKER PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693
AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

I, TIMOTHY M. HOLLAND, 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.

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

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TX 78759

DATE

I, JONATHAN O. NOBLES, 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 ON APRIL 21, 2021.

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

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

DATE

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- 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)
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10970. WATER WILL BE AVAILABLE THROUGH JONAH SUD AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. WASTEWATER WILL BE PROVIDED THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 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 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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.

Add note stating TIF will be due based on Resolution
R-2021-147

- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, 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, IF NECESSARY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

20. THIS SUBDIVISION IS ZONED SF-1 VILLAGE.

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 57%.

23. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.

24. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR

DATE

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

RICHARD HUDSON, CHAIR

DATE

Bryan Lee is now the
chair

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.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Lidell Walker Phase 4 Final Plat, 27.473 acres, more or less, of land, 139 residential lots and 1 open space lot, located on County Road 132.
Meeting: Tuesday, November 5, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 4 Final Plat consists of 139 residential lots and one park lot, located on County Road 132, generally located north of County Road 132 and west of County Road 133. The approved Preliminary Plat consists of 1,097 residential lots, 24 open space/drainage lots and two amenity lots. The tract was annexed into the City of Hutto on September 16, 2021, Ordinance O-2021-060. The property was 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 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 Traffic Impact Analysis.

The Final Plat is subject to HB 3167 approval.

STAFF REVIEW:

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

FISCAL NOTES:

AGENDA ITEM REPORT

4.4.



POLICY IMPLICATIONS:

ATTACHMENTS:

1. Initial Staff Comments

Lidell Walker Ph 4 FP - Initial Submittal

11/1/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
jbyrum (john.byrum@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

LWPh4FP-Init-Plat(10-10-24).pdf

R--RESIDENTIAL
O.S.--OPEN SPACE

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	EE	6,479	R
2	EE	5,326	R
3	EE	5,326	R
4	EE	5,326	R
5	EE	5,326	R
6	EE	6,477	R
7	EE	6,566	R
8	EE	5,400	R
9	EE	5,400	R
10	EE	5,400	R
11	EE	5,400	R
12	EE	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	GG	7,166	R
2	GG	6,000	R
3	GG	6,000	R
4	GG	6,000	R
5	GG	6,000	R
6	GG	6,000	R
7	GG	6,000	R
8	GG	6,000	R
9	GG	6,000	R
10	GG	6,000	R
11	GG	6,000	R
12	GG	6,000	R
13	GG	6,000	R
14	GG	6,000	R
15	GG	6,000	R
16	GG	6,000	R
17	GG	5,400	R
18	GG	5,400	R
19	GG	5,400	R
20	GG	5,400	R
21	GG	5,400	R
22	GG	5,400	R
23	GG	5,400	R
24	GG	6,599	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
11	QQ	6,566	R
12	QQ	5,400	R
13	QQ	5,400	R
14	QQ	5,400	R
15	QQ	5,400	R
16	QQ	5,400	R
17	QQ	5,400	R
18	QQ	6,000	R
19	QQ	6,000	R
20	QQ	7,173	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	RR	7,173	R
2	RR	6,000	R
3	RR	6,000	R
4	RR	5,400	R
5	RR	5,400	R
6	RR	5,400	R
7	RR	5,400	R
8	RR	5,400	R
9	RR	5,400	R
10	RR	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	FF	7,166	R
2	FF	6,000	R
3	FF	6,000	R
4	FF	6,000	R
5	FF	6,000	R
6	FF	3,600	O.S.
7	FF	5,400	R
8	FF	5,400	R
9	FF	5,400	R
10	FF	5,400	R
11	FF	5,400	R
12	FF	5,400	R
13	FF	5,400	R
14	FF	5,400	R
15	FF	5,400	R
16	FF	5,400	R
17	FF	5,400	R
18	FF	5,400	R
19	FF	5,400	R
20	FF	5,400	R
21	FF	5,400	R
22	FF	6,599	R
23	FF	6,599	R
24	FF	5,400	R
25	FF	5,400	R
26	FF	5,400	R
27	FF	5,400	R
28	FF	5,400	R
29	FF	5,400	R
30	FF	5,400	R
31	FF	5,400	R
32	FF	5,400	R
33	FF	5,400	R
34	FF	5,400	R
35	FF	5,400	R
36	FF	5,400	R
37	FF	5,400	R
38	FF	5,400	R
39	FF	6,000	R
40	FF	6,000	R
41	FF	6,000	R
42	FF	6,000	R
43	FF	7,166	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	HH	6,566	R
2	HH	5,400	R
3	HH	5,400	R
4	HH	5,400	R
5	HH	5,400	R
6	HH	6,566	R
7	HH	6,566	R
8	HH	5,400	R
9	HH	5,400	R
10	HH	5,400	R
11	HH	5,400	R
12	HH	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	JJ	6,566	R
2	JJ	5,400	R
3	JJ	5,400	R
4	JJ	5,400	R
5	JJ	5,400	R
6	JJ	6,566	R
7	JJ	6,566	R
8	JJ	5,400	R
9	JJ	5,400	R
10	JJ	5,387	R
11	JJ	15,138	R
12	JJ	7,893	R
13	JJ	6,621	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
56	SS	7,214	R
57	SS	7,216	R
58	SS	7,219	R
59	SS	7,221	R
60	SS	7,223	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	Z	8,333	R
2	Z	6,000	R
3	Z	6,000	R
4	Z	6,000	R
5	Z	6,000	R
6	Z	6,000	R
7	Z	6,000	R
8	Z	6,000	R
9	Z	6,000	R
10	Z	6,000	R
11	Z	7,733	R

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C2	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C3	416.26'	265.00'	90°00'00"	N 66°29'14" W	374.77'
C4	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C5	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C6	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C7	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C8	19.83'	12.50'	90°52'47"	N 23°57'10" E	17.81'
C9	4.62'	1,185.00'	0°13'25"	N 69°16'51" E	4.62'
C10	5.65'	1,130.00'	0°17'11"	S 69°18'44" W	5.65'
C11	19.43'	12.50'	89°03'26"	N 66°00'57" W	17.53'
C12	19.86'	12.50'	91°01'49"	N 24°01'41" E	17.84'
C13	18.16'	1,010.00'	1°01'49"	N 69°01'41" E	18.16'
C14	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C15	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C16	31.34'	20.00'	89°47'03"	S 66°35'42" E	28.23'
C17	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C18	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C19	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C20	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C21	18.80'	12.50'	86°10'39"	S 25°25'27" W	17.08'
C22	290.35'	62.50'	266°10'39"	S 64°34'33" E	91.29'
C23	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C24	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C25	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C26	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C27	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C28	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C29	13.57'	1,185.00'	0°39'22"	N 68°50'27" E	13.57'
C30	12.94'	1,130.00'	0°39'22"	N 68°50'27" E	12.94'
C31	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C32	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C33	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C34	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C35	18.19'	1,185.00'	0°52'47"	N 68°57'10" E	18.19'
C36	22.69'	62.50'	20°48'17"	S 58°06'38" W	22.57'
C37	222.22'	265.00'	48°02'49"	S 45°30'38" E	215.77'
C38	127.89'	62.50'	117°14'29"	S 10°54'45" E	106.72'
C39	139.77'	62.50'	128°07'44"	N 46°24'00" E	112.41'
C40	163.97'	265.00'	35°27'08"	S 87°15'39" E	161.37'
C41	30.06'	265.00'	6°30'01"	N 71°45'47" E	30.05'
C42	18.59'	1,130.00'	0°56'34"	N 68°59'03" E	18.59'
C43	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C44	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'

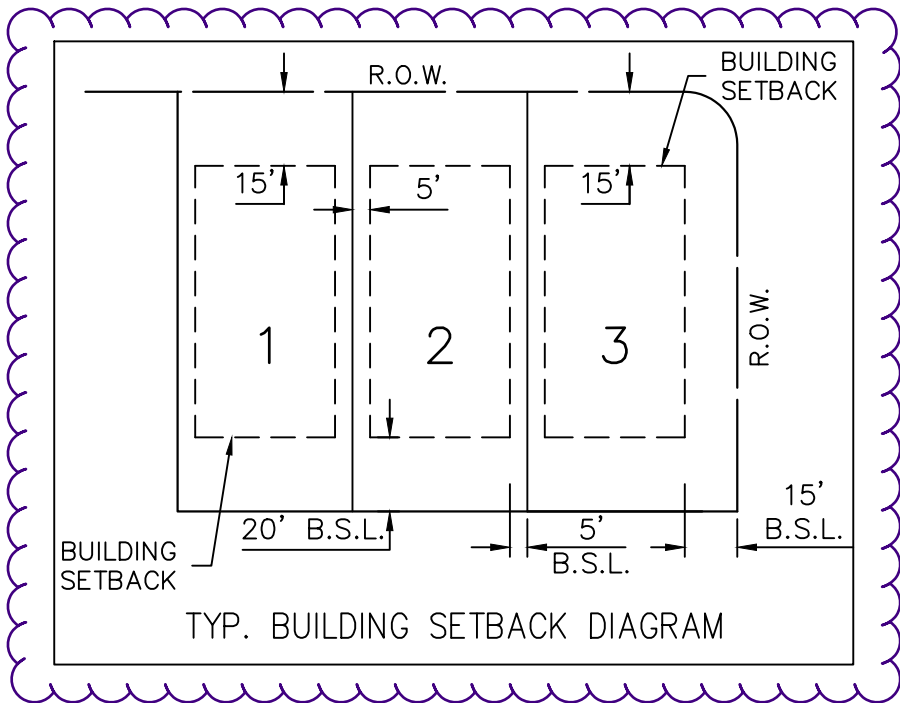
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 68°30'46" E	5.00'
L2	S 68°30'46" W	102.50'
L3	N 21°29'14" W	70.00'
L4	S 68°30'46" W	5.00'
L5	N 21°29'14" W	4.50'
L6	S 68°30'46" W	55.00'
L7	S 21°29'14" E	4.50'
L8	S 68°30'46" W	12.50'
L9	N 21°29'14" W	139.40'
L10	N 68°30'46" E	4.50'
L11	N 21°29'14" W	55.00'
L12	S 68°30'46" W	4.50'
L13	N 68°30'46" E	4.50'
L14	N 21°29'14" W	55.00'
L15	S 68°30'46" W	4.50'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L16	N 20°49'52" W	55.00'
L17	N 21°29'14" W	95.01'
L18	N 68°30'46" E	55.00'
L19	N 68°30'46" E	134.81'
L20	N 68°30'46" E	112.50'
L21	N 21°29'14" W	92.40'
L22	S 68°30'46" W	73.04'
L23	N 21°29'14" W	95.00'
L24	N 68°30'46" E	107.50'
L25	S 42°17'30" E	20.91'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
HILLGROVE DRIVE	55 FT.	1,750 FT.
INGLENOOK ROAD	55 FT.	1,016 FT.
MALIBU BEND	55 FT.	301 FT.
PICO STREET	55 FT.	301 FT.
SEABRIGHT AVENUE	55 FT.	398 FT.
AVERILL COVE	55 FT.	223 FT.
UNIVERSAL DRIVE	55 FT.	895 FT.
TOTAL LINEAR FEET		4,884 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	139	18.988 AC.
OPEN SPACE	1	0.083 AC.
RIGHT-OF-WAY	—	6.196 AC.
RIGHT-OF-WAY DEDICATION	—	2.206 AC.
TOTAL	140	27.473 AC.

Label which are front and rear setbacks on the diagram



FINAL PLAT LIDELL WALKER PHASE 4

A SUBDIVISION OF 27.473 ACRES OF LAND LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 27.473 ACRE TRACT OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 263.021 ACRE TRACT OF LAND AS TO CONVEYED TO GRBK EDGEWOOD, LLC AND MERITAGE HOMES OF TEXAS, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 27.473 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 133, GENERALLY AS OCCUPIED BY FARMING ACTIVITIES, AT THE SOUTHEAST CORNER OF SAID 263.021 ACRE TRACT, AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 105.75 ACRE TRACT AS CONVEY TO CHARLES MERVIN WALKER AND GRACE E. WALKER BY WARRANTY DEED RECORDED IN VOLUME 484 PAGE 331, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 263.021 ACRE TRACT AND THE NORTH LINE OF SAID 105.75 ACRE REMAINDER TRACT, S 68°32'53" W A DISTANCE OF 351.55 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH LINE OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 175.22 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 485.05 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 102.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 70.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 66°29'14" W A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 21°29'14" E A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S 23°30'46" W A DISTANCE OF 17.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 12.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 416.26 FEET, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 66°29'14" W A DISTANCE OF 374.77 FEET TO A POINT FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 139.40 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 23°30'46" E A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 66°29'14" W A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 215.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 23°30'46" E A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 23°30'14" W A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 213.51 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.83 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°52'47" AND A CHORD WHICH BEARS N 23°57'10" E A DISTANCE OF 17.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF REVERSE CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 4.62 FEET, HAVING A RADIUS OF 1,185.00 FEET, A CENTRAL ANGLE OF 00°13'25" AND A CHORD WHICH BEARS N 69°16'51" E A DISTANCE OF 4.62 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 20°49'52" W A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 5.65 FEET, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 00°17'11" AND A CHORD WHICH BEARS S 69°18'44" W A DISTANCE OF 5.65 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF COMPOUND CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.43 FEET, HAVING A RADIUS OF 12.49 FEET, A CENTRAL ANGLE OF 89°07'13" AND A CHORD WHICH BEARS N 66°00'57" W A DISTANCE OF 17.53 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 95.01 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.86 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 91°01'49" AND A CHORD WHICH BEARS N 24°01'41" E A DISTANCE OF 17.84 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT REVERSE CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 18.16 FEET, HAVING A RADIUS OF 1,010.00 FEET, A CENTRAL ANGLE OF 1°01'49" AND A CHORD WHICH BEARS S 69°01'41" E A DISTANCE OF 18.16 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 541.62 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S 66°29'14" E A DISTANCE OF 17.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 23°30'46" E A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 134.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.34 FEET, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°47'03" AND A CHORD WHICH BEARS S 66°35'42" E A DISTANCE OF 28.23 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133 AND THE EASTERLY LINE OF SAID 263.021 ACRE TRACT FOR A POINT OF TANGENCY;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133, GENERALLY AS OCCUPIED BY FARMING ACTIVITIES WITH THE EASTERN LINE OF SAID 263.021 ACRE TRACT, S 21°42'11" E A DISTANCE OF 1,233.33 FEET TO A 60-D NAIL FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE OCCUPIED WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133 AND THE EASTERN LINE OF SAID 263.021 ACRE TRACT, S 21°27'07" E A DISTANCE OF 657.52 FEET TO THE POINT OF BEGINNING; AND CONTAINING 27.473 ACRES OF LAND, MORE OR LESS.

FINAL PLAT
LIDELL WALKER
PHASE 4

A SUBDIVISION OF 27.473 ACRES OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK EDGEWOOD, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH _____, IT'S _____ AND MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ACTING HEREIN BY AND THROUGH _____, IT'S _____, OWNERS OF A CALLED 263.021 ACRE TRACT OF LAND ALL OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NUMBER 693, AND THE JOHN DYKES SURVEY, ABSTRACT NUMBER 186, OF WILLIAMSON COUNTY, TEXAS AS CONVEYED TO THEM BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 27.473 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LIDELL WALKER PHASE 4

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.

GRBK EDGEWOOD, LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

MERITAGE HOMES OF TEXAS, LLC
12301 RESEARCH BLVD.
BUILDING 4 – 4TH FLOOR
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

I, TIMOTHY M. HOLLAND, 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

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

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TX 78759

DATE

I, JONATHAN O. NOBLES, 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 ON APRIL 21, 2021.

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

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

DATE

FINAL PLAT
LIDELL WALKER
PHASE 4

A SUBDIVISION OF 27.473 ACRES OF LAND LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
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 UDC REQUIREMENTS, 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 THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE 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. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10970. WATER WILL BE AVAILABLE THROUGH JONAH SUD AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. WASTEWATER WILL BE PROVIDED THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. 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 48491C0510F, 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 1/8" 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, IF NECESSARY.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. THIS SUBDIVISION IS ZONED SF-1 VILLAGE.
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 57%.
23. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
24. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR

DATE

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

RICHARD HUDSON, CHAIR

DATE

Bryan Lee is now the chair

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.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 140 S FM 1660, to allow a funeral home in the SD-A (Special District) zoning district.
Meeting: Tuesday, November 5, 2024
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

The property is approximately 2.07 acres located southeast of the intersection of Austin Avenue and FM1660S. The property was included as part of the 1911 Hutto Incorporation Plat and then later formally platted as part of the Cherry 1660 Subdivision in 2007. The lot has frontage along FM1660 South, just south of the intersection of Austin Avenue and FM1660S. The property is surrounded by existing commercial development, with FM1660S right-of-way and existing residential to the west.

SUMMARY OF REQUEST:

The property is currently zoned Special District - Arterial (SD-A), which consists of lower intensity commercial uses and some light industrial allowed solely by specific user permit, located in low-density auto-oriented buildings. Parking is permitted between the building and the public right-of-way with limited pedestrian activity, although sidewalks are still required for connectivity. This SD-A zoning district is consistent with the Future Land Use Map designation of Downtown Transition.

The code defines funeral homes as a "building used for preparing the deceased for burial or cremation, displaying the deceased and/or related ceremonies or services related, including cremation and the storage of caskets, funeral urns, funeral vehicles and other funeral supplies". The applicant has indicated the site will not have cremation services. With this development, the first step is to gain Specific Use Permit approval for the use. If the use is approved, all new construction within the Historic District is required to gain Certificate of Appropriateness approval from the Historic Preservation Commission. In tandem with the CoA review, staff will determine if a traffic impact analysis is required for the use, additional formal submittals including site plan and building permits are also required.

It is important to note the Unified Development Code (UDC) does not provide any specific performance standards for this use. Although the UDC does not provide explicit performance standards for the use, the entirety of the code should be considered for the use, including Section 10.203.21.1 that states:

Some land uses may be appropriate in a certain zoning district or essential for providing a public service, but they require special attention to find if they will have an adverse affect on the surrounding area. Uses permitted by specific use review are not uses by right, but uses

AGENDA ITEM REPORT

5.1.



that may be approved if the applicant shows the proposed use is appropriate at a certain location.

Although the area is designated for commercial use, there are concerns over traffic congestion, proximity to the rail line, and the potential need for overflow parking. Services would only be able to be held during typical off-peak traffic hours. However, the site is south of one of the busiest trail lines in the state thus any additional traffic for processions could further exacerbate congestion along a two lane roadway. Using Carl Stern Blvd. as an alternative route would require further time limitations to reduce the impact on nearby schools drop-off/pick-up time. In addition, the size of services would need to be limited so that off-site parking is not required. There are currently no safe, adjacent locations at which to park, nor safe pedestrian crossing areas along FM1660. Another factor to consider is that TXDOT is now redesigning the FM1660S and US79 intersection. Despite the right-of-way reservations and available property, the TXDOT improvements to the intersections to the north will likely not extend south of the subject tract or expand the existing right-of-way.

STAFF REVIEW:

Staff sent out notices to 88 property owners within 600' and to date staff has received two responses, one in favor and one in opposition to the original request. Due to a lack of quorum, staff rescheduled the public hearing in compliance with state law, sent out new notices to the 88 property owners, and has received three responses, one in favor and two in opposition.

Staff recommends disapproval of the Specific Use Permit as presented for the aforementioned traffic concerns.

FISCAL NOTES:

None at this time.

POLICY IMPLICATIONS:

None at this time.

ATTACHMENTS:

1. 140_FM_1660_South_SCI_Hutto_SUP_Newspaper_Map
2. Letter of Intent
3. Plat
4. SitePlan
5. SUP Application
6. Anna Rocha - FAVOR
7. Heather Turley - OBJECT
8. Anna Rocha - FAVOR

AGENDA ITEM REPORT

5.1.



-
9. Ashley Walter - OBJECT
 10. Brooke Daniel - Object

140 FM 1660 South - SCI Hutto - SUP



N



E-FRONT-ST

E-AUSTIN-AVE

R493533

EVANS-ST

FM
1660

0 250 500 1,000

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.

September 13, 2024

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

Via Electronic Submittal

Re: Application for Specific Use Permit; 2.07 acres located at 140 FM 1660, Hutto, TX 78634; WCAD parcels R493533, (the “Property”)

Dear Ms. Bailey:

As representatives of the owner of the above stated Property we respectfully submit the attached application for a Specific Use Permit (“SUP”). The Property is located southeast of E Austin Ave and FM 1660, addressed as 140 FM 1660 Hutto, TX 78634 (see Location Map attached). The Property is currently zoned Special District (SD-A). The purpose of the SUP is to permit a funeral home use. Per UDC Sec 10.307.16, a funeral home use requires a SUP in the SD-A zoning district. Please see attached Concept Plan for reference of the proposed layout of the site.

The UDC outlines approval criteria in Sec. 10.203.21.3. Below, the approval criteria is show and how the development meets the criteria is listed.

1. The proposed use conforms to this code and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.

The proposed use conforms to the UDC, and it will comply with all applicable standards, including the Historic District Overlay standards found in UDC Section 10.703. The proposed use is consistent with the Comprehensive Plan as the site is designated Downtown Transition. The Plan states that this designation is intended for a mix of uses, and it will act as a transition from the more intense uses along US 79 to the neighborhoods to the south and west.

2. The proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.

The proposed use is compatible with existing and permitted uses in the surrounding area. It will not adversely affect property near the site as the properties to the north, south, and east are used as commercial properties. The single-family homes to the east are separated from the site by FM 1660, which acts as a natural buffer. Funeral homes are a less intense commercial use, which do not generate much noise or traffic. The proposed use will create a as a smooth land use transition from the more intense uses along US 79 to the east to the residential uses to the south and west.

3. The site is a legal building lot.

This site is a legal building lot. It was platted as Lot 1 Block A of the Cherry 1660 Subdivision recorded on September 7, 2007 as Document No. 2007077057 in the Plat Records of Williamson County.

If you have any questions or comments regarding this request, please contact me at 512-617-8504.

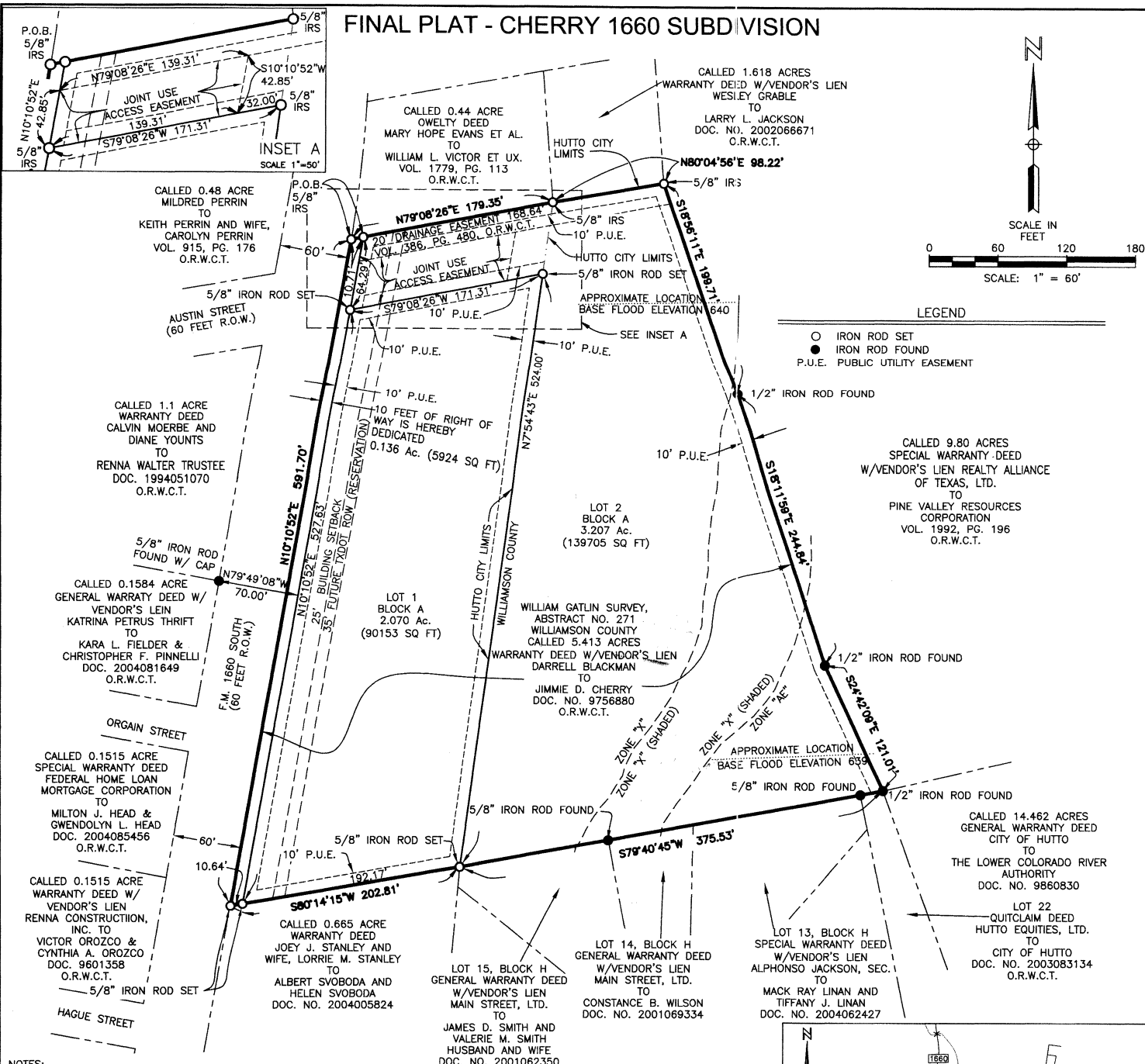
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



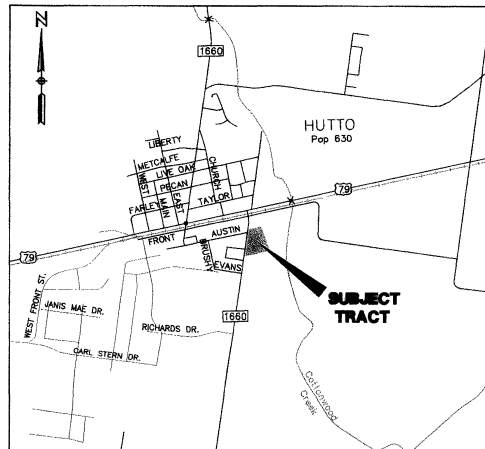
Ethan Harwell, AICP
Project Manager

FINAL PLAT - CHERRY 1660 SUBDIVISION



NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO AND WILLIAMSON COUNTY.
2. BUILDING SETBACK LINES SHALL CONFORM WITH CITY OF HUTTO ZONING REQUIREMENTS.
3. A F.U.E. TEN FEET WIDE ALONG AND ADJACENT TO ALL STREET AND SIDE PROPERTY LINES IS HEREBY DEDICATED AS SHOWN HEREON.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AVAILABLE PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE CITY OF HUTTO SUBDIVISION ORDINANCES.
6. 5' SIDEWALK SHALL BE CONSTRUCTED ALONG FM 1800 SOUTH ONCE A CURB AND GUTTER SECTION IS PRESENT/CONSTRUCTED ON FM 1660 SOUTH.
7. BEARINGS SHOWN HEREON ARE BASED ON THE DEED OF RECORD IN DOW CO. NO. 8756890, O.R.W.C.T.
8. LOTS 1 AND 2 WILL SHARE A JOINT USE DRIVEWAY ACCESS ON FM 1680 SOUTH AND LOT 1 WILL HAVE AN ADDITIONAL ACCESS TO BE ADJUGED WITH ORIGIN STREET WHEN LOT 1 IS DEVELOPED.
9. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
10. NO DEVELOPMENT SHALL BEGIN ON LOT 2 PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
11. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE DEED RECORDS OF WILLIAMSON COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.
12. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100-YEAR FLOOD PLAIN LOCATED WITHIN THIS PLAT, AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
13. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
14. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF HUTTO.
15. FLOODWAY DOES NOT AFFECT THE PROJECT SITE AREA PER FEMA MAP PANEL NUMBER 48491C0244 C.
16. A JOINT USE ACCESS AGREEMENT BETWEEN LOT 1 AND 2 IS RECORDED IN THE WILLIAMSON COUNTY DEED OF RECORDS AS DOCUMENT NO. ~~70010-17666~~



VICINITY MAP
SCALE 1"=2000'

RM 335-5
RAILROAD SPIKE IN POWER POLE JUST NORTH OF CO. ROUTE 135, APPROX. 96 FEET
WEST OF FM 1660 CENTERLINE, AT HUTTO CITY CEMETERY. EL.= 621.60, NGVD 1929

No.	DATE	REVISIONS	APP'D

DATE: JUNE 8, 2007	SHEET 1
DRAWN BY: JRF	
DESIGNED BY: GG	
CHECKED BY: TJM	
APPROVED BY: TJM	
CITY SITE No.:	

FINAL PLAT - CHERRY 1660 SUBDIVISION

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

KNOWN TO ALL MEN BY THESE PRESENTS: THAT I, JIMMIE D. CHERRY, JR., OWNER OF A TRACT CONTAINING 5.413 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, BEING THAT SAME CALLED 5.469 ACRE TRACT OF LAND CONVEYED FROM DARRELL BLACKMAN TO JIMMIE D. CHERRY, JR. BY WARRANTY DEED WITH VENDOR'S LIEN OF RECORD UNDER DOCUMENT NO. 9756880, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.):

AND DO HEREBY PLAT SAID 5.413 ACRES OF LAND, PURSUANT TO CHAPTER 212.013 AND CHAPTER 212.015 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS THEREFORE GRANTED AND NOT RELEASED, TO BE KNOWN AS:

CHERRY 1660 SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE PUBLIC UTILITY EASEMENTS CREATED BY THIS PLAT AS SHOWN HEREON.

WITNESS MY HAND, THIS THE 26th DAY OF JULY, 2007.

BY: Jimmie D. Cherry, Jr.
JIMMIE D. CHERRY, JR.
118 LAKEWAY DRIVE
KINGSLAND, TX 78639
325-388-0089

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

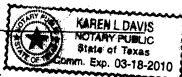
BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JIMMIE D. CHERRY, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF JULY, 2007.

Karen L. Davis
NOTARY PUBLIC SIGNATURE

Karen L. Davis
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 3-18-2010



FLOODPLAIN NOTE:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

THIS TRACT LIES PARTIALLY WITHIN ZONE "AE", DEFINED AS "SPECIAL FLOOD AREAS INUNDATED BY 100-YEAR FLOOD" AS PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP PANEL NUMBER 48491C0244 C, DATED SEPTEMBER 27, 1991. FLOOD ZONES AND BASE FLOOD ELEVATION LINES SHOWN HEREON ARE APPROXIMATE AND SCALED.

THE FINISHED FLOOR ELEVATION OF ALL STRUCTURES ON LOT 2 SHALL BE A MINIMUM OF TWO FEET ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Timothy J. Moltz 7-26-07
TIMOTHY J. MOLTZ, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 77901
HUITT-ZOLLARS, INC.
3445 EXECUTIVE CENTER DRIVE, SUITE 240
AUSTIN, TEXAS 78731
PHONE (512)231-1119

STATE OF TEXAS)
COUNTY OF HARRIS)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY PERSONAL SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREON.

Rodric R. Reese 7-26-07
RODRIC R. REESE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5883
GEOBASE INC.
10900 NORTHWEST FREEWAY
SUITE 109
HOUSTON, TEXAS 77092
PHONE (713)682-4545



THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 21st DAY OF May, 2007.

Debbie Chelf 8/24/07
DEBBIE CHELF
CITY SECRETARY

Kenneth L. Love 8/24/2007
KENNETH L. LOVE, MAYOR
CITY OF HUTTO

HEALTH DEPARTMENT:
BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

Paulo Pinto 8/8/07
PAULO PINTO
DIRECTOR ENVIRONMENTAL SERVICES

GEOBASE LAND SURVEYORS
SUITE 109
10900 NORTHWEST FREEWAY
HOUSTON, TEXAS 77092
713.682.4545 FAX 713.682.4530

No.	DATE	REVISIONS	APP'D

METES AND BOUNDS DESCRIPTION
5.413 ACRES (235,775 SQ.FT.)
WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271
WILLIAMSON COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 5.413 ACRES (235,775 SQUARE FEET) OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, BEING THAT SAME CALLED 5.469 ACRE TRACT OF LAND CONVEYED FROM DARRELL BLACKMAN TO JIMMIE D. CHERRY, JR. BY WARRANTY DEED WITH VENDOR'S LIEN OF RECORD UNDER DOCUMENT NO. 9756880, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), SAID 5.413 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 1660 (60 FEET WIDE) MARKING THE SOUTHWEST CORNER OF A CALLED 0.44 ACRE TRACT CONVEYED FROM MARY HOPE EVANS ET AL, TO WILLIAM L. VICTOR ET UX BY OWELTY DEED OF RECORD IN VOLUME 1779, PG. 113, O.R.W.C.T., AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 79° 08' 26" EAST, 179.35 FEET WITH THE NORTH LINE OF A DRAINAGE EASEMENT OF RECORD IN VOLUME 386, PG. 480, O.R.W.C.T., COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED "RPLS 5883") SET MARKING THE SOUTHEAST CORNER OF SAID CALLED 0.44 ACRE COMMON WITH THE SOUTHWEST CORNER OF A CALLED 1.618 ACRE TRACT CONVEYED FROM WESLEY GRAVEL TO LARRY L. JACKSON BY WARRANTY DEED OF RECORD UNDER DOCUMENT NO. 2002066671, AND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 80° 04' 56" EAST, 98.22 FEET TO A 5/8 INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED "RPLS 5883") SET IN THE WEST LINE OF A CALLED 9.80 ACRES CONVEYED FROM REALTY ALLIANCE OF TEXAS, LTD. TO PINE VALLEY RESOURCES CORPORATION BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN VOLUME 1992, PG. 196, O.R.W.C.T., MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID CALLED 9.80 ACRES COMMON WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING THREE (3) COURSES:

1. SOUTH 18° 56' 11" EAST, 199.71 FEET TO A 1/2 INCH IRON ROD FOUND;
2. SOUTH 18° 11' 59" EAST, 244.84 FEET TO A 1/2 INCH IRON ROD FOUND;
3. SOUTH 24° 42' 09" EAST, 121.01 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF LOT 22, CREEKSIDE ESTATES SUBDIVISION, SECTION ONE, A SUBDIVISION OF RECORD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET S, SLIDES 5-6, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID LOT 22 BEING CONVEYED FROM HUTTO EQUITIES, INC. TO THE CITY OF HUTTO BY OUTCLAIM DEED OF RECORD IN DOCUMENT NO. 2003083134, O.R.W.C.T.;

THENCE SOUTH 79° 40' 45" WEST, 375.53 WITH THE SOUTH LINE OF THE HEREIN TRACT TO A 5/8 INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED "RPLS 5883") SET MARKING AN ANGLE POINT COMMON WITH THE NORTHWEST CORNER OF LOT 15, BLOCK H, CREEKSIDE ESTATES SUBDIVISION, SECTION THREE; A SUBDIVISION OF RECORD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET T, SLIDE 342, (P.R.W.C.T.), AND MARKING THE NORTHEAST CORNER OF A CALLED 0.665 ACRE TRACT CONVEYED FROM ALBERT SVOBODA AND HELEN SVOBODA TO JOEY J. STANLEY AND WIFE, LORRIE M. STANLEY BY WARRANTY DEED OF RECORD UNDER DOCUMENT NO. 2004005824;

THENCE, SOUTH 80° 14' 15" WEST, 202.81 FEET WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED "RPLS 5883") SET IN THE EAST R.O.W. LINE OF THE AFOREMENTIONED F.M. 1660, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT COMMON WITH THE NORTHWEST CORNER OF SAID CALLED 0.665 ACRE TRACT;

THENCE, NORTH 10° 10' 52" EAST, 591.70 FEET WITH THE EAST R.O.W. LINE OF SAID F.M. 1660 TO THE POINT OF BEGINNING AND CONTAINING 5.413 ACRES (235,775 SQUARE FEET) OF LAND. THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE DEED OF RECORD UNDER DOCUMENT NO. 9756880, O.R.W.C.T. THIS DESCRIPTION IS BASED ON THE LAND TITLE SURVEY AND MAP MADE BY GEOBASE INC., DATED FEB. 17, 2007, GEOBASE PROJECT NUMBER 07010-022-005.

A PORTION OF THIS TRACT IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO, TEXAS, THIS 23rd DAY OF August, 2007.

Joan Hardy 8/23/07
JOAN HARDY, AICP
PLANNING MANAGER
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF HUTTO

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I, _____, COUNTY JUDGE OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, AND A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED, AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATLIN, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I, NANCY E. RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 7th DAY OF SEPTEMBER, 2007, A.D., AT 1:30 O'CLOCK A. M. AND DULY RECORDED ON THE 7th DAY OF SEPTEMBER, 2007, A.D., AT 1:35 O'CLOCK A. M. IN THE PLAT RECORDS OF SAID COUNTY AS DOCUMENT # 2007077057 IN CABINET DD SLIDES 312 AND 313

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

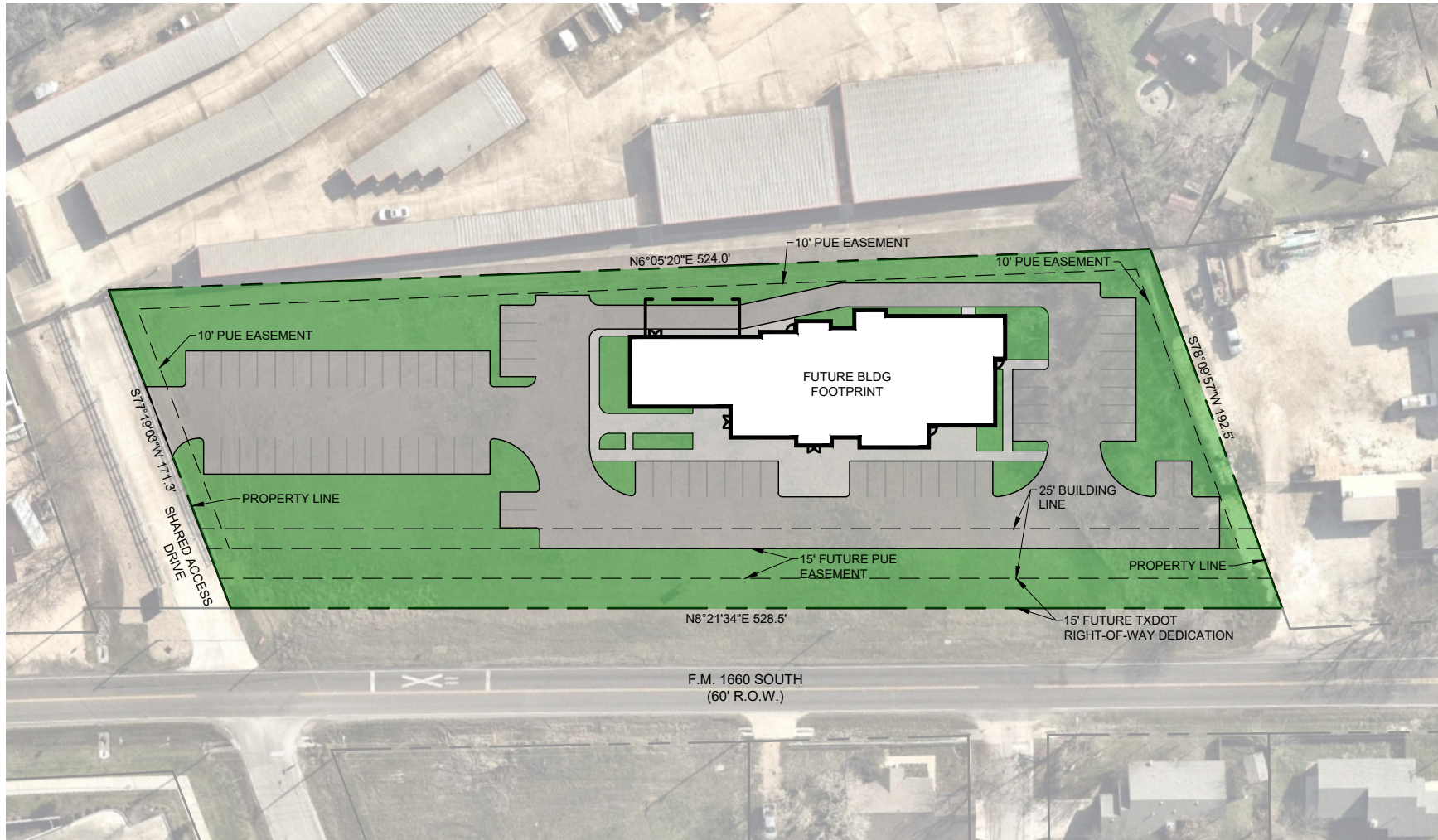
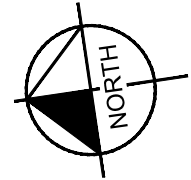
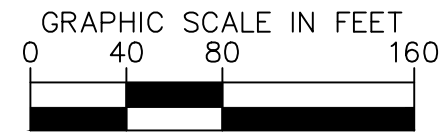
NANCY E. RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY: William Wenling
DEPUTY



HUITT-ZOLLARS
Huitt-Zollars, Inc. Austin
3445 Executive Center Drive, Suite 240
Austin, Texas 78731
Phone (512) 231-1119 Fax (512) 231-1129

DATE: JUNE 8, 2007 SHEET
DRAWN BY: JRF
DESIGNED BY: GG
CHECKED BY: TJM
APPROVED BY: TJM
CITY SITE No.:
2



LEGEND	
	PROPOSED BUILDING
	LANDSCAPING
	PAVEMENT
	SIDEWALK

SCI - HUTTO CONCEPT SITE PLAN





SPECIFIC USE PERMIT
APPLICATION
Must be accompanied by a
Master Application

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: SCI Hutto

PROPERTY ADDRESS: 140 FM 1660 Hutto, TX

Current zoning district: Special District (SD-A) Current Use: Vacant

Proposed Use: Funeral Home Code reference for specific use permit requirement: UDC 10.307.16

Current zoning: North of property: General Commercial (B-2) South of property: Special District (SD-A)

East of property: Single Family (SF-1) West of property: Residential (OT-3) and Special District (SD-A)

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☐ Complete Master application and Specific Use Permit application.
- ☐ Applicant has coordinated with staff on submittal requirements.
- ☐ Proof of ownership (copy of deed).
- ☐ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☐ Letter of intent explaining reason(s) for request.
- ☐ List of all property owners (from WCAD) within 600-ft of subject property.

REVIEW CRITERIA

- ☐ Uses requiring a specific use permit are listed in the permitted use tables of the UDC.
- ☐ Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans.
- ☐ Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- ☐ Site is a legal building lot.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published).
- ☐ Notification required 16 days prior to scheduled meeting date (mailed).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Check No.	Fees paid	PZ Mtg. date	CC Mtg. date

March 2020



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

☐ HB 3167 Process

☐ Expedited Process

PROJECT NAME: SCI Hutto APPLICATION TYPE: Specific Use Permit

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

Name: Ethan Harwell

Company Name: Kimley-Horn and Associates, Inc.

Address: 10814 Jollyville Rd Bldg 4 Ste 200

Phone: 512-580-5803 Email: Ethan.Harwell@kimley-horn.com

PROPERTY INFORMATION

Address: 140 FM 1660 Hutto, TX

Legal Description: Lot(s) 1 Block A Subdivision FM 1660 Subdivision

Deed Reference: Volume _____ Page(s) _____ or Document No. _____

City Limits or ETJ: City Limits Current Zoning District: Special District (SD-A)

PROPERTY OWNER INFORMATION

Name: 140 S FM 1660 LLC

Company Name: 140 S FM 1660 LLC

Address: 13908 TYBURN TRL AUSTIN, TX 78717

Phone: _____ Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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


Property Owner Signature

SRINIVAS THUNGA
Property Owner Printed Name

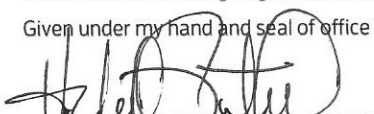
09/10/2024
Date

THE STATE OF TEXAS

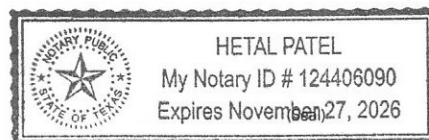
COUNTY OF Williamson

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

Given under my hand and seal of office this 10 day of Sept, 2024 A.D.


Notary Public Signature

Hetal Patel
Notary Public Printed Name



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

March 2020

Chapter 2 Administration

10.201 General rules

10.201.2 Public Notices

10.201.2.1 Review procedures.

- (a) *Public notice requirements.* The purpose of this section is to establish the minimum requirements for notice where required. Unless otherwise specified, when notice is required pursuant to Sec. 10.201.2 the notice required is as set forth as follows:

(1) *Published notice—General.*

- a. A distinctive public hearing notice shall be placed by the City at least once in a local official newspaper of general circulation within the City, as designated by the City Council, prior to the meeting, for the purpose of notifying the public of the time and place of such public hearing and the substance of the public hearing agenda items that may be considered or reviewed.
- b. The public hearing notice shall be placed according to the following deadlines:
 1. Planning and Zoning Commission - Zoning: Fifteen days prior to public hearing.
 2. Planning and Zoning Commission – Preliminary Plats and Replats: Fifteen days prior to public hearing.
 3. City Council: Fifteen days prior to public hearing.
- c. Published notices shall contain at least the following specific information:
 1. The general location of land that is the subject of the application and/or a location map;
 2. The legal description or street address;
 3. The substance of the application, including the scope of proposed development and the current zoning district;
 4. The time, date and location of the public hearing;
 5. A phone number and email to contact the city; and
 6. A statement that interested parties may appear at the public hearing.

(2) *Mailed notice.*

- a. In addition to publication, written notice shall be mailed to owners of any property and any Registered Neighborhood/Homeowners Organization, in whole or part, within the distance as set forth in subsection (c)(1) of the boundary of the subject property,

A listing of aforementioned property owners and Registered Neighborhood/Homeowners Organizations consistent with current records of the Williamson County Assessor's Office at the time of application and complete with their mailing addresses shall be provided on address labels to the City by the applicant for use in such mailing.
- b. Mailed notices shall be mailed according to the following deadlines:
 1. Zoning Board of Adjustment: Fifteen days prior to public hearing.
 2. Planning and Zoning Commission - Zoning: Fifteen days prior to public hearing.
 3. Planning and Zoning Commission – Preliminary Plat and Replat: Fifteen days prior to public hearing.
 4. City Council: Fifteen days prior to public hearing.

c. Mailed notices shall contain at least the following specific information:

1. The general location of land that is the subject of the application and/or a location map;
2. The legal description or street address;
3. The substance of the application, including the scope of proposed development and the current zoning district;
4. The time, date and location of the public hearing;
5. A phone number and email to contact the city; and
6. A statement that interested parties may appear at the public hearing.

c. Distance Requirements for Public Hearings

- (1) *Summary of notice required.* Published, mailed, or signed notice shall be required for development review as shown in the following table:

Procedure	Published	Mailed	Notification Distance	On-site public hearing notification signs placed	Notice Posted on the City Website
Planning Policy					
Comprehensive Plan Text Amendment	X				X
Comprehensive Plan Map Amendment	X				X
Code Amendment	X				X
Annexation					
Voluntary	X	X	200 feet		X
Involuntary	X	X	200 feet		X
Zoning					
Zoning Application	X	X	600 feet*	X	X
PUD Development Plan/Rezoning	X	X	600 feet*	X	X
Specific Use Permit	X	X	600 feet*	X	X
Platting					
Preliminary Plat	X	X	200 feet		X
Replat	X	X	200 feet		X
Variances					
Residential Variance	X	X	200 feet	X	X
Commercial Variance	X	X	600 feet*	X	X
Historic Preservation					
Certificate of appropriateness					X

*Any proposed building over four-stories shall require an additional 100ft distance per floor up to a maximum 1,000ft notification distance.

(3) *On-site public hearing notification sign.*

When required, a notification sign shall be provided by the City of Hutto, and installed on site by the applicant so that the following are legible from the public right-of-way: the type of request, the present zoning district classification, the proposed zoning district classification, if applicable, and the date and time of the hearing(s). The property owner shall provide an affidavit, including time and date stamped photographs, attesting to the date of installation and the number of signs installed. This affidavit shall be provided to the city at least fifteen days prior to the required public hearing(s). If the proceeding requires a public hearing before both the planning and zoning commission and the city council, separate photographs and affidavits shall be required for each public hearing.

- a. *Property owner-initiated zoning proceedings.* For all proceedings initiated by or on behalf of the property owner, at least one on-site public hearing notification sign shall be posted on the affected property in such a manner as to be legible from the public right-of-way on each property requiring a public hearing prior to the public hearing date, in accordance with the public notice deadlines in Subsection (a)(1) above.

The applicant shall post a minimum two-foot by three-foot weatherproof sign on the subject property located along each public right-of-way, neighborhood entry, and/or other highly visible location as determined by the Development Services Director or assignee. The applicant shall remove such sign at the conclusion of the public hearing process.

- b. *City-initiated proceedings.* For proceedings initiated by the city, it may not be possible or practical to place a sign on the private property subject to the proposed proceedings. Therefore, in city-initiated proceedings, the Development Services Director shall determine the most effective and practical manner in which to provide reasonable on-site notification of public hearings.

- (4) *Constructive notice.* Minor defects in notice or if an on-site public hearing notification sign is damaged or removed shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Defects in notice provisions which exceed the requirements of V.T.C.A., Local Government Code ch. 211 shall not invalidate any action or proceedings pursuant thereto.

Case Name: Specific Use Permit = 140 FM 1660 South
Public Hearing Date: October 8, 2024
Name: Anna Rocha
Address: PO Box 29 (202 Brushy St)

I am in favor.

However, efforts must be made to alleviate traffic congestion. It is currently difficult to turn left onto FM 1660 from Austin Avenue.

Thank you,

Anna Rocha

Good morning,

I received a notice of 2 public hearings to be held in regards to a request for the property known as 140 FM 1660 South as I am a property owner in close proximity of this location.

Project Name: Specific Use Permit requests for the property known as 140 FM 1660 South, Lot 1 Block A of the Cherry 1660 Subdivision, to allow a Funeral home in the SD-A (Special District) zoning district.

Hearing Date: 10/8/2024 (Planning and Zoning) and 11/7/2024 (City Council)

My Name/Address: Heather Turley 100 Orchard Way Hutto, TX 78634

I am responding to the notice I received.

Please make it known that I OBJECT. I do not feel that putting a funeral home in this location is a good idea. The traffic is already horrendous in the area and I cannot imagine how bad it would be due to a funeral procession. Please consider this when making a decision regarding this location.

Heather Turley

Received another letter about this specific use permit and I'm replying again that I am in favor.

Thanks,

Anna Rocha

----- Forwarded Message -----

From: Anna Rocha <arocha1981@yahoo.com>

To: planning@huttotx.gov <planning@huttotx.gov>

Sent: Monday, September 30, 2024 at 09:47:42 AM CDT

Subject: Specific Use Permit - 140 FM 1660 South

Case Name: Specific Use Permit = 140 FM 1660 South

Public Hearing Date: October 8, 2024

Name: Anna Rocha

Address: PO Box 29 (202 Brushy St)

I am in favor.

However, efforts must be made to alleviate traffic congestion. It is currently difficult to turn left onto FM 1660 from Austin Avenue.

Thank you,

Anna Rocha

Public Hearing Date: Nov 5 / Dec 5

Ashley Walter
105 Orgain

I am against this and OBJECT. The city has failed to adequately deal with traffic on 1660 now. Adding this type of business would significantly make this issue worse and potentially make us prisoners in our own homes unable to get out if processions are long or if several services are going on that day. Land is available around the corner, down 79, headed to Taylor, send them there.



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

PLANNING & ZONING COMMISSION ON: **NOVEMBER 5, 2024**
CITY COUNCIL ON: **DECEMBER 5, 2024**
MEETING LOCATION: **500 W. Live Oak Street – City Hall**
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** and the **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the Specific Use Permit requests for the property known as **140 FM 1660 South**, Lot 1 Block A of the Cherry 1660 Subdivision, to allow a Funeral home in the SD-A (Special District) zoning district. The UDC defines a funeral home in 10.307.16 as a building used for preparing the deceased for burial or cremation, displaying the deceased and/or related ceremonies or services related, including cremation and the storage of caskets, funeral urns, funeral vehicles and other funeral supplies.

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: <https://www.huttotx.gov/129/Agendas-Minutes-Archive>. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634 with a response to the proposal
2. Email your response to: **planning@huttotx.gov**

Please include case name, public hearing date, your name and address, and if you are in favor or against the proposed zoning request, including comments. For additional information or questions about the proposal, please contact the Development Services-Planning staff at (512) 759-5973 or planning@huttotx.gov.

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit requests for the property known as **140 FM 1660 South**, Lot 1 Block A of the Cherry 1660 Subdivision, to allow a Funeral home in the SD-A (Special District) zoning district.

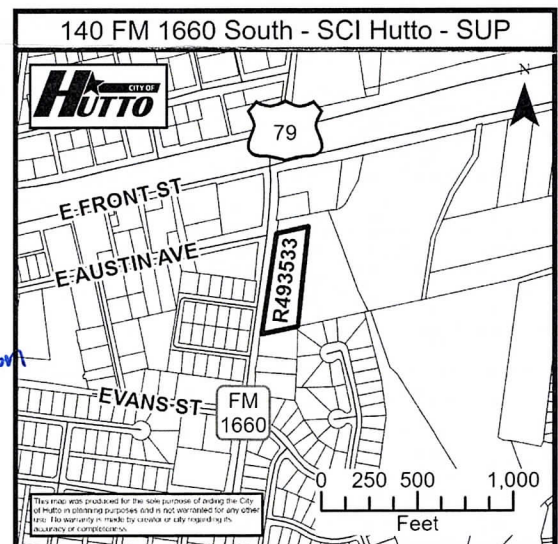
Name: Russell and Brooke Daniel
Address: ~~#53~~ 304 E. Austin Ave, Hutto, TX 78634

☐ **I AM IN FAVOR**

☒ **I OBJECT** Write comments below, attach additional pages if needed.

SITE LOCATION MAP

Traffic @ 1660 is already horrific. Adding a funeral home would be a disaster. Stopping traffic there for a funeral procession would be a nightmare - the intersection @ 79/Front/1660 is already terrible. Adding a business that will interrupt traffic flow is a terrible idea.



AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and possible recommendation to City Council for a Specific Use Permit property known as 2599 Innovation Boulevard, Lot 1 Block A of the Ironwood Subdivision, to allow a Data Center in the LI (Light Industrial) zoning district. (Ashley Bailey)
Meeting: Tuesday, November 5, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The applicant is working with the property owner to bring a data center to the westernmost property within the Ironwood development. Data Center was added to the Unified Development Code in February 2024 with the requirement to gain Specific Use Permit approval for any data center use. Specific Use Permits are evaluated with the following intent:

Some land uses may be appropriate in a certain zoning district or essential for providing a public service, but they require special attention to find if they will have an adverse affect on the surrounding area. Uses permitted by specific use review are not uses by right, but uses that may be approved if the applicant shows the proposed use is appropriate at a certain location.

The UDC further states, "Zoning regulates land use; implements community, neighborhood and other applicable land use and development plans; promotes sound planning practice, protects public health, safety and welfare; and ensures the right thing stays in the right place." The request for a data center at the northeast corner of US79 and Innovation Blvd. is in line with the Future Land Use map designation of Employment Center and existing light industrial zoning across the property.

SUMMARY OF REQUEST:

Given that the site is bound by either large rights-of-way, light industrial property currently under construction, and other future commercial uses including a large Penske Dealership, the request for a data center use is in compliance with both Hutto's long-term use and economic goals stated in the Hutto SOAR 2040 plan and the adopted development codes. A Specific Use Permit is one of the first steps in the development process - a site plan and building permits would have to be approved prior to any construction occurring.

STAFF REVIEW:

Staff sent notices to all five adjacent property owners within 600' and to date has received one response in favor.

AGENDA ITEM REPORT

5.2.



Staff recommends approval of the Proposed SUP with the following conditions:

- The building shall include high quality design along all public-facing facades.
- Any associated substations shall be placed to minimize frontage on a public street and be fenced with a minimum 8ft block wall at the perimeter.
- Security fencing shall be visually appealing and in conformance with the spirit of the gateway overlay design criteria as listed in the UDC.

FISCAL NOTES:

Not applicable to this request.

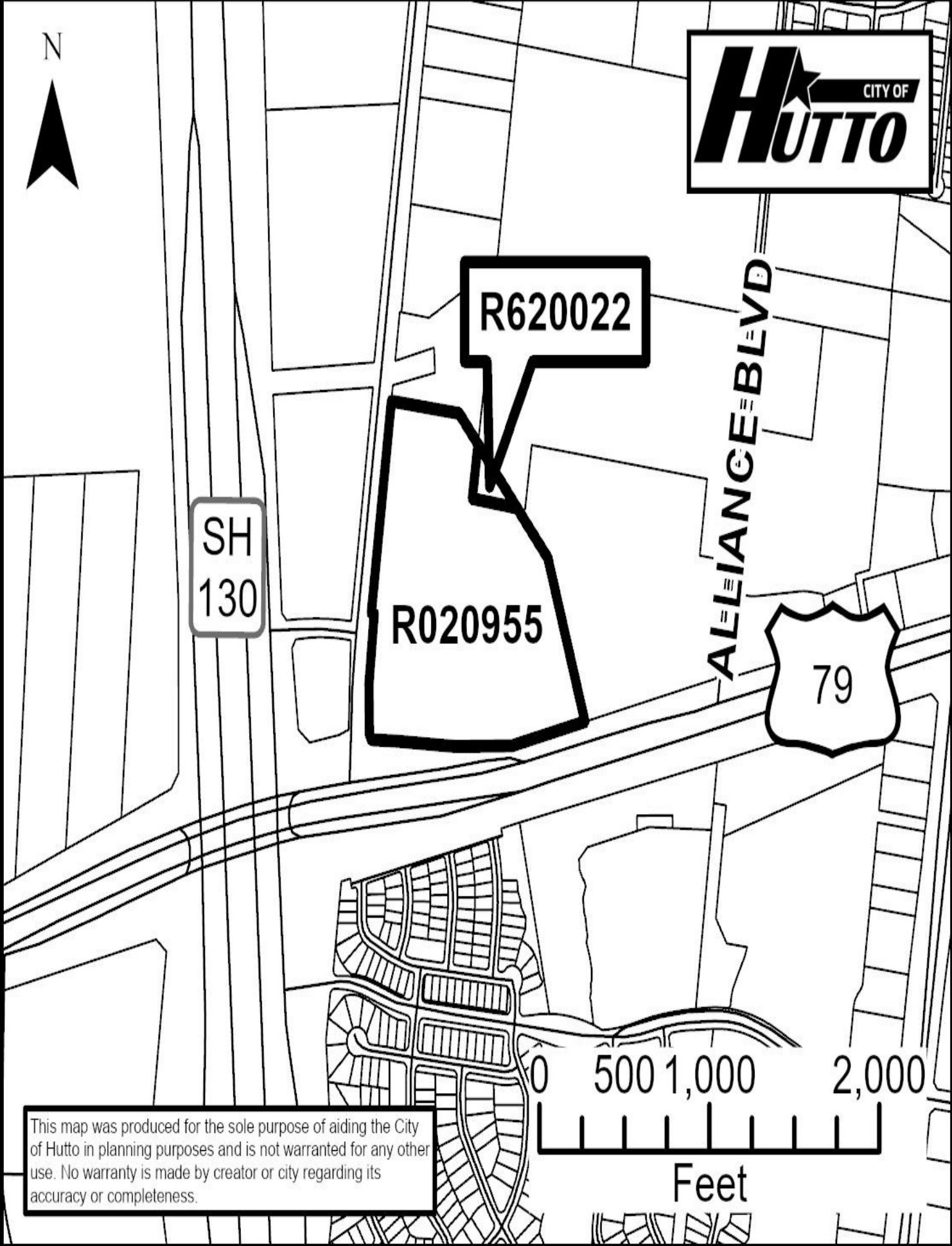
POLICY IMPLICATIONS:

Not applicable to this request.

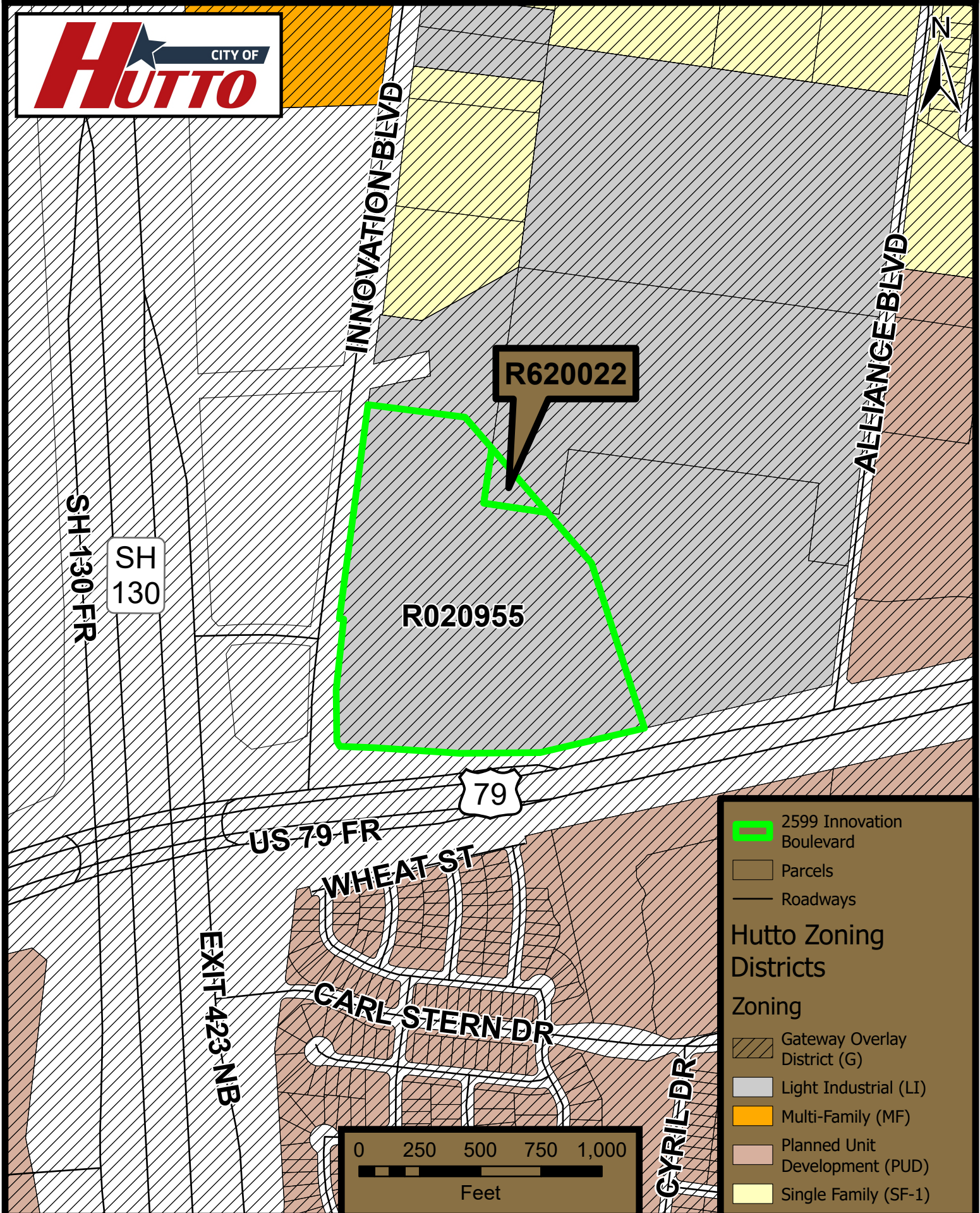
ATTACHMENTS:

1. 2599_Innovation_Boulevard_Ironwood_SUP_Newspaper_Map
2. 2599_Innovation_Boulevard_Ironwood_SUP_Zoning_Map
3. 2599_Innovation_Boulevard_Ironwood_SUP_Future_Land_Use_Map
4. Employment Activity Center Snapshot
5. Application
6. Letter of Intent
7. Cindy Bradley - Favor

2599 Innovation Boulevard - Ironwood SUP

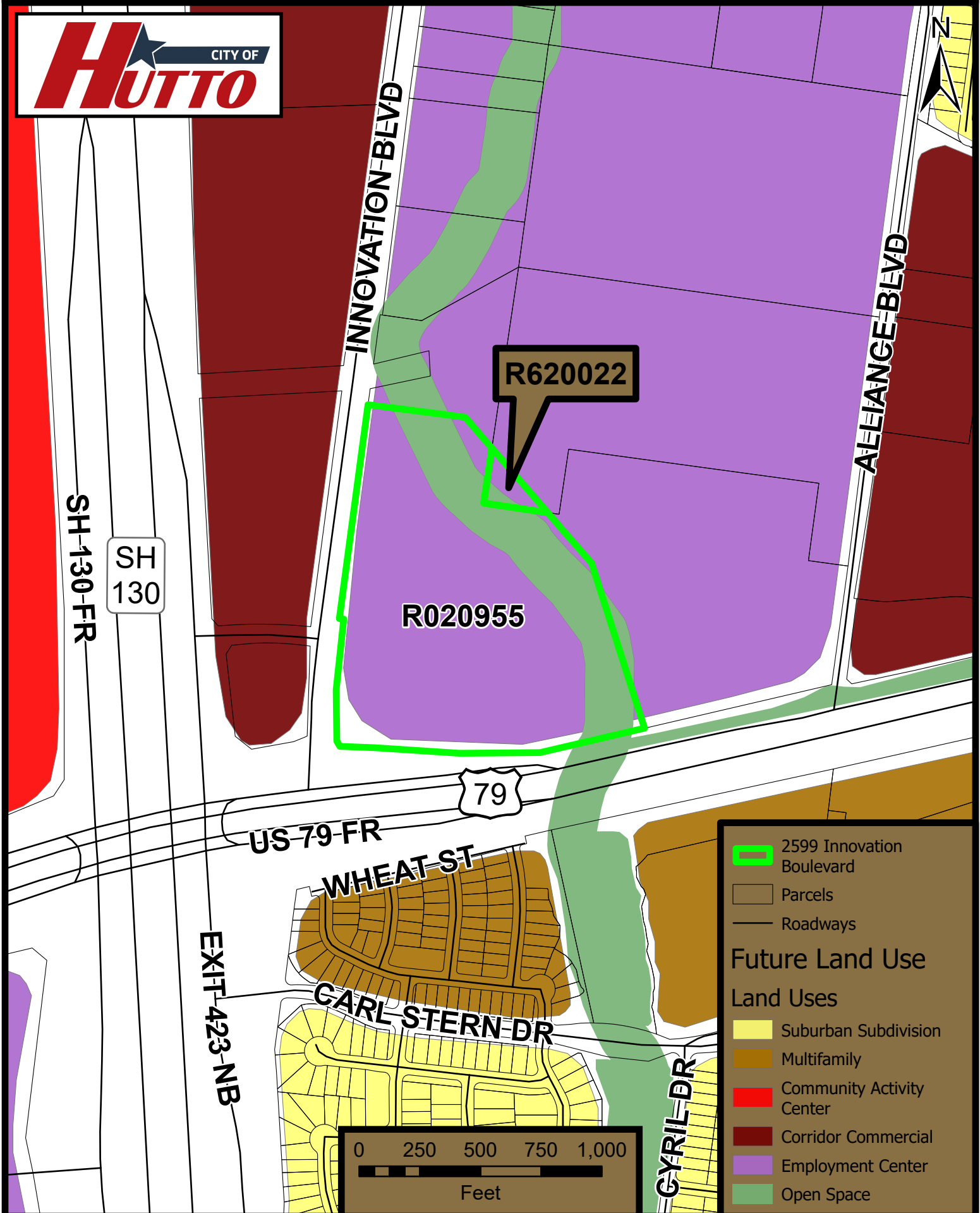


2599 Innovation Boulevard - Ironwood SUP



- 2599 Innovation Boulevard
- Parcels
- Roadways
- Hutto Zoning Districts**
- Zoning**
- Gateway Overlay District (G)
- Light Industrial (LI)
- Multi-Family (MF)
- Planned Unit Development (PUD)
- Single Family (SF-1)

2599 Innovation Boulevard - Ironwood SUP



2599 Innovation Boulevard

Parcels

Roadways

Future Land Use

Land Uses

- Suburban Subdivision
- Multifamily
- Community Activity Center
- Corridor Commercial
- Employment Center
- Open Space



EMPLOYMENT ACTIVITY CENTER

PURPOSE AND CHARACTER

The Employment Activity Center land use category applies to business centers with easy access to major roadways. The primary uses for employment centers are light manufacturing, office parks, and supportive retail.

Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today's office environment.

As a result, this area includes a mixture of retail, office, industrial and other nonresidential development types, rather than exclusively office or exclusively industrial. This provides important support services to employment centers, making them more sustainable and increasing the quality of life for workers.

This area is especially appropriate to meet several needs that residents of Hutto currently look elsewhere to provide, including:

- Healthcare services, including hospitals
- Large employers in a variety of industries that residents currently commute to outside of Hutto
- Specialized facilities that support workforce and skills development, such as information technology

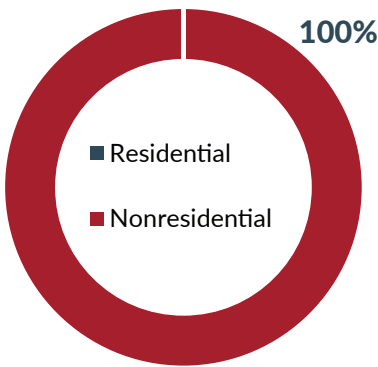


Density
Avg. 22 jobs per acre

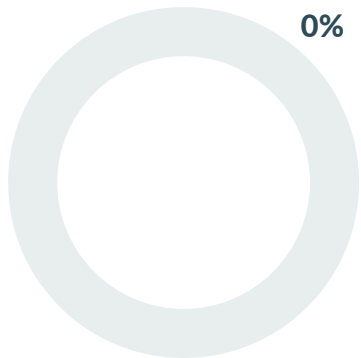
Intensity
Medium

Scale
Low-Rise Low/Mid-Rise

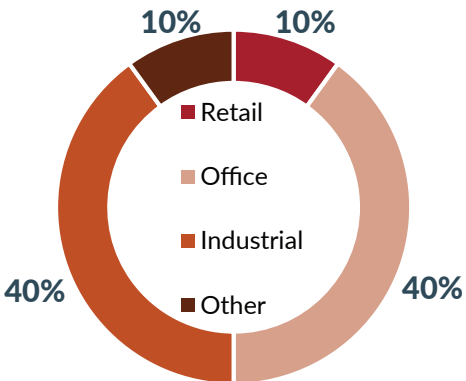
Development Ratio



Residential Development Types



Nonresidential Development Types





Development Type	Appropriateness	Conditions
Single-Family Detached (SFD)	●○○○○○	Not considered appropriate, as this area can contain uses and businesses that may be considered a nuisance to residents, such as noise and truck traffic. Inclusion of residential in these areas could inadvertently result in environmental justice concerns and resident complaints that might discourage business development.
SFD + ADU	●○○○○○	
SFA, Duplex	●○○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○○	
Apartment House (3-4 units)	●○○○○○	
Small Multifamily (8-12 units)	●○○○○○	
Large Multifamily (12+ units)	●○○○○○	
Mixed-Use Urban, Neighborhood Scale	●○○○○○	
Mixed-Use Urban, Community Scale	●○○○○○	Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers, of all sizes, providing useful services to employees.
Shopping Center, Neighborhood Scale	●●●●○	
Shopping Center, Community Scale	●●●●○	Appropriate overall, with high quality design standards.
Light Industrial Flex Space	●●●●●	
Manufacturing	●●●●○	Generally considered appropriate, but should consider compatibility with adjacent uses, particularly residential. Given the residential nature of Hutto, manufacturing developments should be clean with little-to-no air or noise pollution generation and avoidance of hazardous materials when proximate to residential.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all land use categories.



SPECIFIC USE PERMIT
APPLICATION
Must be accompanied by a
Master Application

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: Project Raptor

PROPERTY ADDRESS: N/A

Current zoning district: (LI) Current Use: Undeveloped

Proposed Use: Data Center Code reference for specific use permit requirement: 10.308.13.2

Current zoning: North of property: LI South of property: PUD

East of property: LI West of property: ETJ

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☒ Complete Master application and Specific Use Permit application.
- ☒ Applicant has coordinated with staff on submittal requirements.
- ☒ Proof of ownership (copy of deed).
- ☒ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☒ Letter of intent explaining reason(s) for request.
- ☒ List of all property owners (from WCAD) within 600-ft of subject property.

REVIEW CRITERIA

- ☒ Uses requiring a specific use permit are listed in the permitted use tables of the UDC.
- ☒ Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans.
- ☒ Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- ☒ Site is a legal building lot.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published).
- ☐ Notification required 16 days prior to scheduled meeting date (mailed).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Check No.	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

☐ HB 3167 Process

☐ Expedited Process

PROJECT NAME: Project Raptor APPLICATION TYPE: Specific Use Permit

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

Name: Amanda Brown
Company Name: H.D. Brown Consulting
Address: 707 W 34th Street Austin, TX 78705
Phone: 214-695-9219 Email: amanda.brown@hdbrownconsulting.com

PROPERTY INFORMATION

Address: _____
Legal Description: Lot(s) 1 Block A Subdivision Ironwood Final Plat
Deed Reference: Volume _____ Page(s) _____ or Document No. 2024024619
City Limits or ETJ: City Limits Current Zoning District: Light Industrial (LI)

PROPERTY OWNER INFORMATION

Name: Paul Smith
Company Name: Velocis Hutto Innovation JV LP
Address: 3030 LBJ Freeway, Suite 1390 Dallas, TX 75234
Phone: _____ Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Paul Smith
Property Owner Signature

Paul Smith
Property Owner Printed Name

10-2-24
Date

THE STATE OF TEXAS

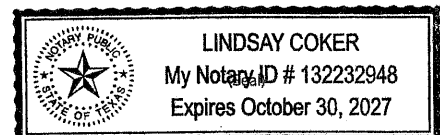
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Paul Smith, 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 2nd day of October, 2024 A.D.

Lindsay Coker
Notary Public Signature

Lindsay Coker
Notary Public Printed Name



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

March 2020

Chapter 2 Administration

10.201 General rules

10.201.2 Public Notices

10.201.2.1 Review procedures.

- (a) *Public notice requirements.* The purpose of this section is to establish the minimum requirements for notice where required. Unless otherwise specified, when notice is required pursuant to Sec. 10.201.2 the notice required is as set forth as follows:

(1) *Published notice—General.*

- a. A distinctive public hearing notice shall be placed by the City at least once in a local official newspaper of general circulation within the City, as designated by the City Council, prior to the meeting, for the purpose of notifying the public of the time and place of such public hearing and the substance of the public hearing agenda items that may be considered or reviewed.
- b. The public hearing notice shall be placed according to the following deadlines:
 1. Planning and Zoning Commission - Zoning: Fifteen days prior to public hearing.
 2. Planning and Zoning Commission – Preliminary Plats and Replats: Fifteen days prior to public hearing.
 3. City Council: Fifteen days prior to public hearing.
- c. Published notices shall contain at least the following specific information:
 1. The general location of land that is the subject of the application and/or a location map;
 2. The legal description or street address;
 3. The substance of the application, including the scope of proposed development and the current zoning district;
 4. The time, date and location of the public hearing;
 5. A phone number and email to contact the city; and
 6. A statement that interested parties may appear at the public hearing.

(2) *Mailed notice.*

- a. In addition to publication, written notice shall be mailed to owners of any property and any Registered Neighborhood/Homeowners Organization, in whole or part, within the distance as set forth in subsection (c)(1) of the boundary of the subject property,

A listing of aforementioned property owners and Registered Neighborhood/Homeowners Organizations consistent with current records of the Williamson County Assessor's Office at the time of application and complete with their mailing addresses shall be provided on address labels to the City by the applicant for use in such mailing.
- b. Mailed notices shall be mailed according to the following deadlines:
 1. Zoning Board of Adjustment: Fifteen days prior to public hearing.
 2. Planning and Zoning Commission - Zoning: Fifteen days prior to public hearing.
 3. Planning and Zoning Commission – Preliminary Plat and Replat: Fifteen days prior to public hearing.
 4. City Council: Fifteen days prior to public hearing.

c. Mailed notices shall contain at least the following specific information:

1. The general location of land that is the subject of the application and/or a location map;
2. The legal description or street address;
3. The substance of the application, including the scope of proposed development and the current zoning district;
4. The time, date and location of the public hearing;
5. A phone number and email to contact the city; and
6. A statement that interested parties may appear at the public hearing.

c. Distance Requirements for Public Hearings

- (1) *Summary of notice required.* Published, mailed, or signed notice shall be required for development review as shown in the following table:

Procedure	Published	Mailed	Notification Distance	On-site public hearing notification signs placed	Notice Posted on the City Website
Planning Policy					
Comprehensive Plan Text Amendment	X				X
Comprehensive Plan Map Amendment	X				X
Code Amendment	X				X
Annexation					
Voluntary	X	X	200 feet		X
Involuntary	X	X	200 feet		X
Zoning					
Zoning Application	X	X	600 feet*	X	X
PUD Development Plan/Rezoning	X	X	600 feet*	X	X
Specific Use Permit	X	X	600 feet*	X	X
Platting					
Preliminary Plat	X	X	200 feet		X
Replat	X	X	200 feet		X
Variances					
Residential Variance	X	X	200 feet	X	X
Commercial Variance	X	X	600 feet*	X	X
Historic Preservation					
Certificate of appropriateness					X

*Any proposed building over four-stories shall require an additional 100ft distance per floor up to a maximum 1,000ft notification distance.

(3) *On-site public hearing notification sign.*

When required, a notification sign shall be provided by the City of Hutto, and installed on site by the applicant so that the following are legible from the public right-of-way: the type of request, the present zoning district classification, the proposed zoning district classification, if applicable, and the date and time of the hearing(s). The property owner shall provide an affidavit, including time and date stamped photographs, attesting to the date of installation and the number of signs installed. This affidavit shall be provided to the city at least fifteen days prior to the required public hearing(s). If the proceeding requires a public hearing before both the planning and zoning commission and the city council, separate photographs and affidavits shall be required for each public hearing.

- a. *Property owner-initiated zoning proceedings.* For all proceedings initiated by or on behalf of the property owner, at least one on-site public hearing notification sign shall be posted on the affected property in such a manner as to be legible from the public right-of-way on each property requiring a public hearing prior to the public hearing date, in accordance with the public notice deadlines in Subsection (a)(1) above.

The applicant shall post a minimum two-foot by three-foot weatherproof sign on the subject property located along each public right-of-way, neighborhood entry, and/or other highly visible location as determined by the Development Services Director or assignee. The applicant shall remove such sign at the conclusion of the public hearing process.

- b. *City-initiated proceedings.* For proceedings initiated by the city, it may not be possible or practical to place a sign on the private property subject to the proposed proceedings. Therefore, in city-initiated proceedings, the Development Services Director shall determine the most effective and practical manner in which to provide reasonable on-site notification of public hearings.

- (4) *Constructive notice.* Minor defects in notice or if an on-site public hearing notification sign is damaged or removed shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Defects in notice provisions which exceed the requirements of V.T.C.A., Local Government Code ch. 211 shall not invalidate any action or proceedings pursuant thereto.



October 2nd, 2024

Ashley Bailey
Planning Department
City of Hutto
500 W Live Oak Street
Hutto, TX 78634

RE: Request for a Specific Use Permit (SUP) for Project Raptor; WCAD: R020955; Lot 1 Block A Ironwood Final Plat (the "Property")

Dear Ms. Bailey:

We respectfully submit an application for a Specific Use Permit (SUP) for a Data Center use on the Property. The Property is zoned Light Industrial (LI), which requires an SUP under UDC Section 10.308.13.2.

The review criteria for an approval of a SUP are as follows:

1. Uses requiring a specific use permit are listed in the permitted use tables of the UDC.

The Property is zoned Light Industrial (LI), which requires an SUP under UDC Section 10.308.13.2.

2. Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans.

The use is compliant with all applicable development plans including the comprehensive plan which designates this site as Employment Center. The development will be in compliance with all UDC code requirements.

3. Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.

The surrounding area is undeveloped but is under construction as an industrial use which is compatible with the proposed use.

4. Site is a legal building lot.

The lot is a legal building lot as Lot 1 Block A of the Ironwood Final Plat.

Please let us know if you have any questions or require additional information.

Sincerely,
H.D. Brown Consulting

A handwritten signature in blue ink that reads 'Amanda C. Brown'.

Amanda Couch Brown



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

PLANNING & ZONING COMMISSION ON: **NOVEMBER 5, 2024**
 CITY COUNCIL ON: **DECEMBER 5, 2024**
 MEETING LOCATION: **500 W. Live Oak Street – City Hall**
 MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** and the **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the Specific Use Permit request for the property known as **2599 Innovation Boulevard**, Lot 1 Block A of the Ironwood Subdivision, to allow a Data Center in the LI (Light Industrial) zoning district. The UDC defines a Data Center in 10.308.13 as an industrial facility primarily engaged in the storing, processing, and distribution of data through on-site, networked computer systems or other electronic devices; including accessory offices for employees and security personnel; either in conjunction with a business not located on the site, or for individual compensation.

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: <https://www.huttotx.gov/129/Agendas-Minutes-Archive>. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634 with a response to the proposal
2. Email your response to: **planning@huttotx.gov**

Please include case name, public hearing date, your name and address, and if you are in favor or against the proposed zoning request, including comments. For additional information or questions about the proposal, please contact the Development Services-Planning staff at (512) 759-5973 or planning@huttotx.gov.

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **2599 Innovation Boulevard**, Lot 1 Block A of the Ironwood Subdivision, to allow a Data Center in the LI (Light Industrial) zoning district. The UDC defines a Data Center in 10.308.13 as an industrial facility primarily engaged in the storing, processing, and distribution of data through on-site, networked computer systems or other electronic devices; including accessory offices for employees and security personnel; either in conjunction with a business not located on the site, or for individual compensation.

Name: Velocis Hutto Innovation JV, LP
Address: 300 Crescent Court, Suite 850, Dallas, TX 75201

☒ **I AM IN FAVOR**

☐ **I OBJECT** Write comments below, attach additional pages if needed. **SITE LOCATION MAP**

