



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, February 4, 2025 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

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on February 4, 2025. 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 January 7, 2025.
- 4.2. Consideration and possible action to disapprove the proposed Gola Phase 4 Final Plat, 24.052 acres, more or less, of land, 133 residential lots and 4 open space lots, located on FM 1660 South.
- 4.3. Consideration and possible action to approve with conditions the proposed Cottonwood Phase 5, Lots 1 and 10, Block X Amending Plat, 20.081 acres, more or less, of land, one residential lot and one open space/drainage lot, located south of CR 132 and north of FM 1660 South.

5. AGENDA ITEMS

- 5.1. Presentation on the proposed major changes in the upcoming Unified Development Code.

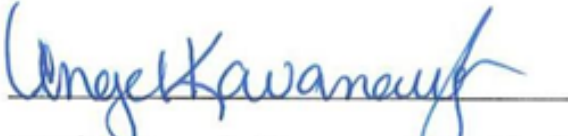
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the February 4, 2025 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 January 31, 2025 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 January 7, 2025.
Meeting: Tuesday, February 4, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission meeting minutes January 7, 2025



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, January 7, 2025 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

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

2. ROLL CALL

Planning and Zoning Commissioner in attendance were: Jim Morris, Tony Wertz, Rick Hudson, and Cheryl Stewart. Commissioners not in attendance were Bryan Lee, Hazel Sherrod and Susanna Boyer.

3. PUBLIC COMMENT

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on January 7, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

Resident Tara Ates 203 Almquist Street spoke on item 4.4

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the Special called Planning and Zoning Commission meeting held on November 8, 2024

Commissioner Tony Wertz made a motion to approve the meeting minutes from the Special called Planning and Zoning Meeting held on November 8, 2024 with corrections of typos, seconded by commissioner Cheryl Stewart. Motion passed 4 Ayes to 0 Nays

- 4.2. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on December 3, 2024

Commissioner Jim Morris made a motion to approve the meeting minutes from the regular held Planning and Zoning meeting held on December 3, 2024 with correction of typos, seconded by commissioner Tony Wertz. Motion passed 4 Ayes to 0 Nays.

- 4.3. Conduct a public hearing and consider possible action on the proposed Titan Innovation Business Park Phase 3 Preliminary Plat, 51.260 acres, more or less, of land, three lots, located on Limmer Loop and to the east of Innovation Boulevard.

Staff presented applicant's request to conduct a public hearing and consider possible action on the proposed Titan Innovation Business Park Phase 3 Preliminary Plat, 51.260 acres, more or less, of land, three lots, located on Limmer Loop and to the east of Innovation Boulevard.

Minor discussion between commissioners and staff.

Public hearing opened and closed at 7:06 PM.

Commissioner Jim Morris made a motion to approve item 4.3 as provided by staff, seconded by commissioner Tony Wertz.

Motion passed 4 Ayes to 0 Nays.

- 4.4. Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 224 Brown Street, to allow an accessory dwelling unit in the SF-1 (Single Family) zoning district.

Staff presented applicant's request to conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 224 Brown Street, to allow an accessory dwelling unit in the SF-1 (Single Family) zoning district.

Public hearing opened at 7:25 PM and Closed at 7:34 PM.

Discussion between commissioners and staff. A motion was made by commissioner Rick Hudson to **disapprove** item 4.4, seconded by commissioner Tony Wertz.

Motion to **disapprove** passed 4 Ayes to 0 Nays

- 4.5. Consideration and possible action to disapprove the proposed Lidell Walker Phase 5 Final Plat, 36.574 acres, more or less, of land, 172 residential lots and 2 open space lots, located on County Road 132.

Staff presented request to disapprove the proposed Lidell Walker Phase 5 Final Plat, 36.574 acres, more or less, of land, 172 residential lots and 2 open space lots, located on County Road 132.

Discussion between staff and commissioners. A motion was made by commissioner Jim Morris to **disapprove** item 4.5, seconded by commissioner Cheryl Stewart.

Motion to **disapprove** passed 4 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

The Planning and Zoning Commission meeting was adjourned at 8:08 PM

7. CERTIFICATION

I certify that this notice of the January 7, 2025 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 January 3, 2024 before 5:00 P.M.

Planning and Zoning Commission Chair/ Representative

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Gola Phase 4 Final Plat, 24.052 acres, more or less, of land, 133 residential lots and 4 open space lots, located on FM 1660 South.
Meeting: Tuesday, February 4, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The entire Gola property is approximately 198 acres and includes 576 residential lots, 15 open space lots and one (1) amenity lot. The applicant submitted the subject property for annexation in May 2021 and the property was zoned SF-1. The preliminary plat was also approved on May 6, 2021. The Zoning Board of Adjustment approved the variance request concerning the Riparian Setback on December 1, 2021. Phase 4 includes 133 residential lots and 4 open space lots.

WEST: ETJ, Proposed Heritage Mill Addition, Residential
NORTH: Phase 3 Gola Subdivision
EAST: Phase 2 Gola Subdivision
SOUTH: ETJ, Residential

SUMMARY OF REQUEST:

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

STAFF REVIEW:

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

FISCAL NOTES:

None.

POLICY IMPLICATIONS:

None.

ATTACHMENTS:

AGENDA ITEM REPORT

4.2.



1. GolaPh4Fp-StaffComments

!!Gola Subdivision Ph 4 FP - Initial!!

1/30/2025

Attendees

Ashley Bailey (ashley.bailey@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Jeff Way (jeff.way@huttotx.gov)
Matt Rector (matt.rector@huttotx.gov)
Todd Meaker (todd.meaker@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

GolaPh4FP-Init-DrainRpt(1-28-25).pdf
GolaPh4FP-Init-Plat(1-28-25).pdf

Gola Phase 4

Ashton Woods

Drainage Impact Analysis

Williamson County, Texas



BGE, Inc.
TBPE Registration No. F-1046

BGE Project No. 9639-00
Nov 2024



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Appendices

Appendix A:

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

Appendix B:

- Existing and Proposed Curve Number Summary

provide NRCS soil
map

Appendix C:

- Time of Concentration Calculations

Appendix D:

- HEC-HMS (Electronic Files)

Appendix E:

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

Appendix F:

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

Appendix G:

- FEMA FIRM Panels

Section 1

Introduction

1.1 General

This report presents the results of a hydrologic analysis to define the drainage impact at the outfall locations along the Gola property boundary. The subject property is in Williamson County and the City of Hutto city limits. The phase 4 plan proposes 133 single family residences and 4,6280 linear feet of public roadways within 24.052 acres. A **Location Map** is presented in **Appendix A** of this report.

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

Section 2 Methodology

2.1 Hydrology

The HEC-HMS 3.5 computer program developed by the Hydrologic Engineering Center of the U. S. Army Corps of Engineers (USACE) is used in this analysis to estimate peak flow rates at the POI-2 junction. Peak flow rates are computed along the watercourse for the existing and proposed conditions 50%, 10%, 4%, and 1% annual chance (2-, 10-, 25-, and 100-year) storm events. This section describes the input parameters used in this study. The electronic existing and proposed conditions HEC-HMS model is accompanied with this drainage report, **Appendix D** in this report is to document the electronic nature of the model.

2.1.1 Precipitation

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

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

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

2.1.2 Drainage Area

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

2.1.3 Infiltration Losses

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

The NRCS classifies soils into four hydrologic soil groups: A, B, C and D. These groups indicate the runoff potential of a soil, ranging from a low runoff potential (group A) to a high runoff potential

(group D). The CN is estimated for each drainage area based on the information provided in the soil survey of Williamson County, Texas.

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

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

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

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

And

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

Where:

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

2.1.4 Unit Hydrograph Method

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

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

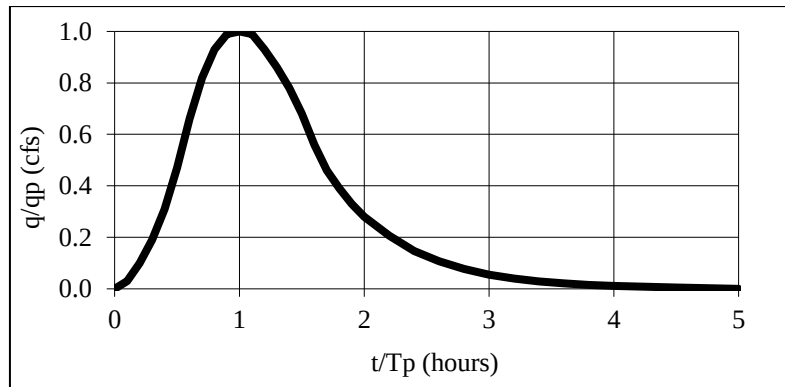


Figure 1. NRCS Unit Hydrograph

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

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

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

Where:

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

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

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

Where:

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

2.1.5 Time of Concentration

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

2.1.5.1 Sheet Flow (<100 feet)

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

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

Where:

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

2.1.5.2 Shallow Concentrated Flow

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

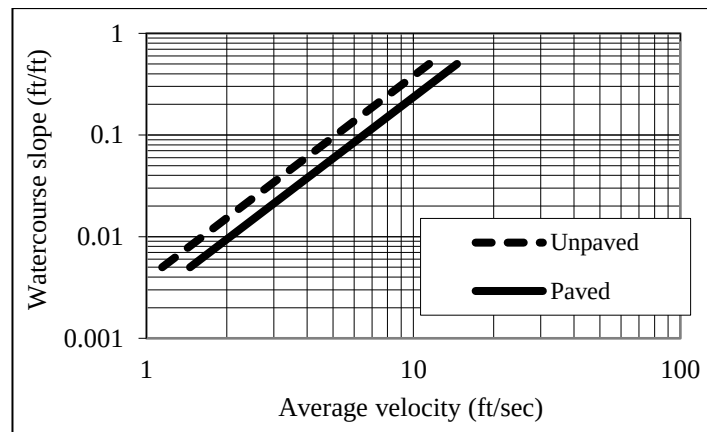


Figure 2: Average Velocities for Estimating Travel Time in Shallow Concentrated Flow Segments

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

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

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

Where:

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

2.1.5.3 Channel Flow

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

Channel flow duration equals to:

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

Where:

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

Section 3

Hydrologic Results

3.1 Drainage Flow Rates

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

Additional calculations were conducted to verify this statement and it was confirmed that the proposed developments within Gola Phase 4 have no adverse flooding impacts on Brushy Creek or neighboring properties. Using the HEC-HMS model of the Brushy Creek watershed provided by the City of Round Rock, we were able to modify the model to verify that we would not have any adverse effects to Brushy Creek. The Gola property is part of the BRC_670 watershed in the model. We removed our property from this water shed, in the pre- and post-development conditions, and added a new drainage area to the model that represented our site with our curve numbers and time of concentrations. We then compared the flows at the nearest downstream point of interest in the model, J_BRC_670. The results are shown in the **Table 2** below. These calculations could be provided upon request.

Table 2 (Flows in CFS)

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

100-yr Atlas 14

Section 4

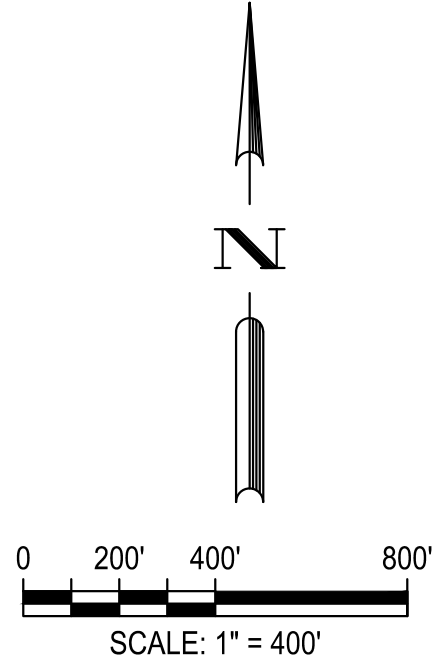
Conclusions

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

Appendix A

Exhibits

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LEGEND	
	PROPERTY BOUNDARY
	LOT LINES
	STREET ROW
	STREET CENTERLINE

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

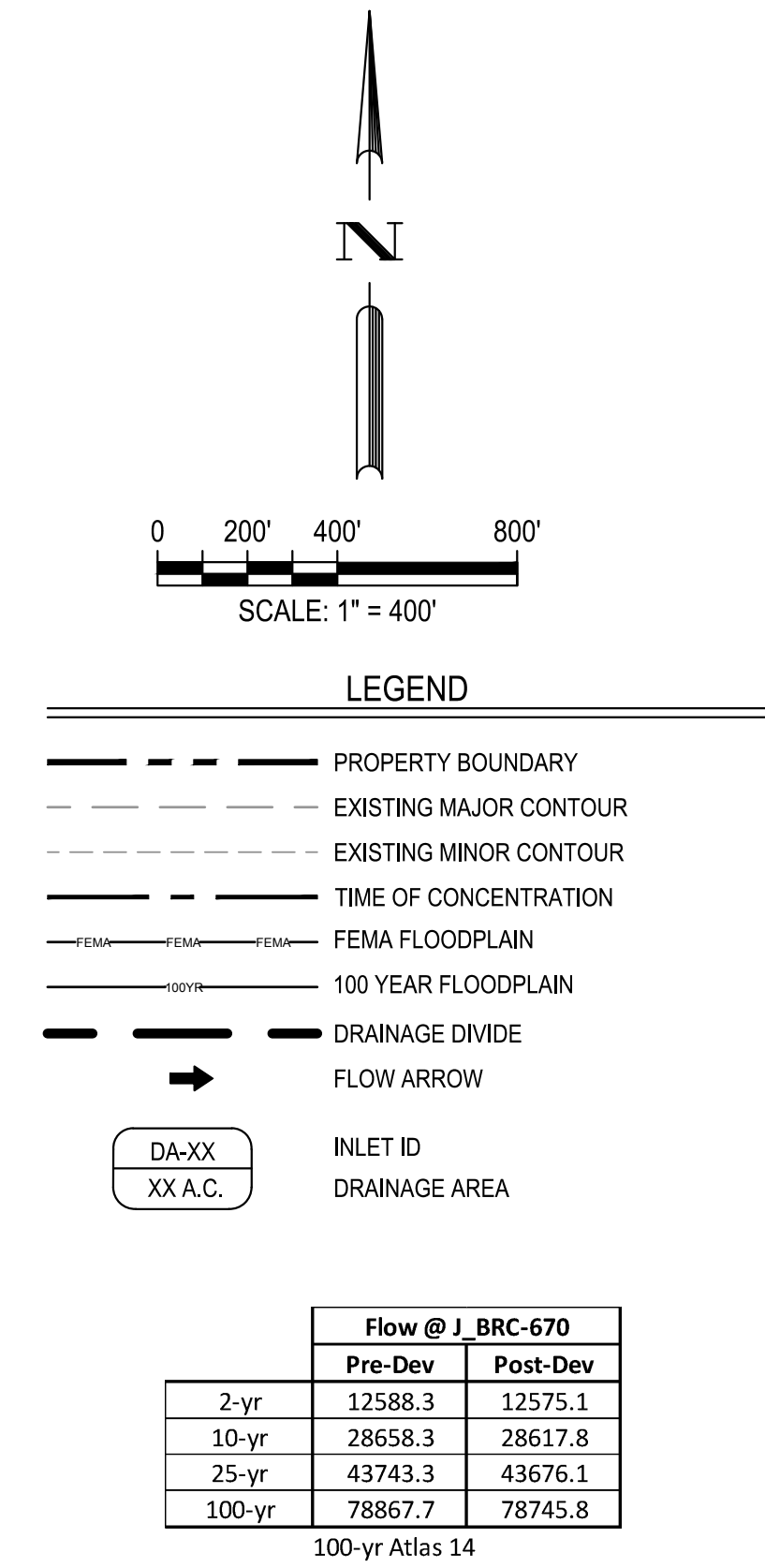
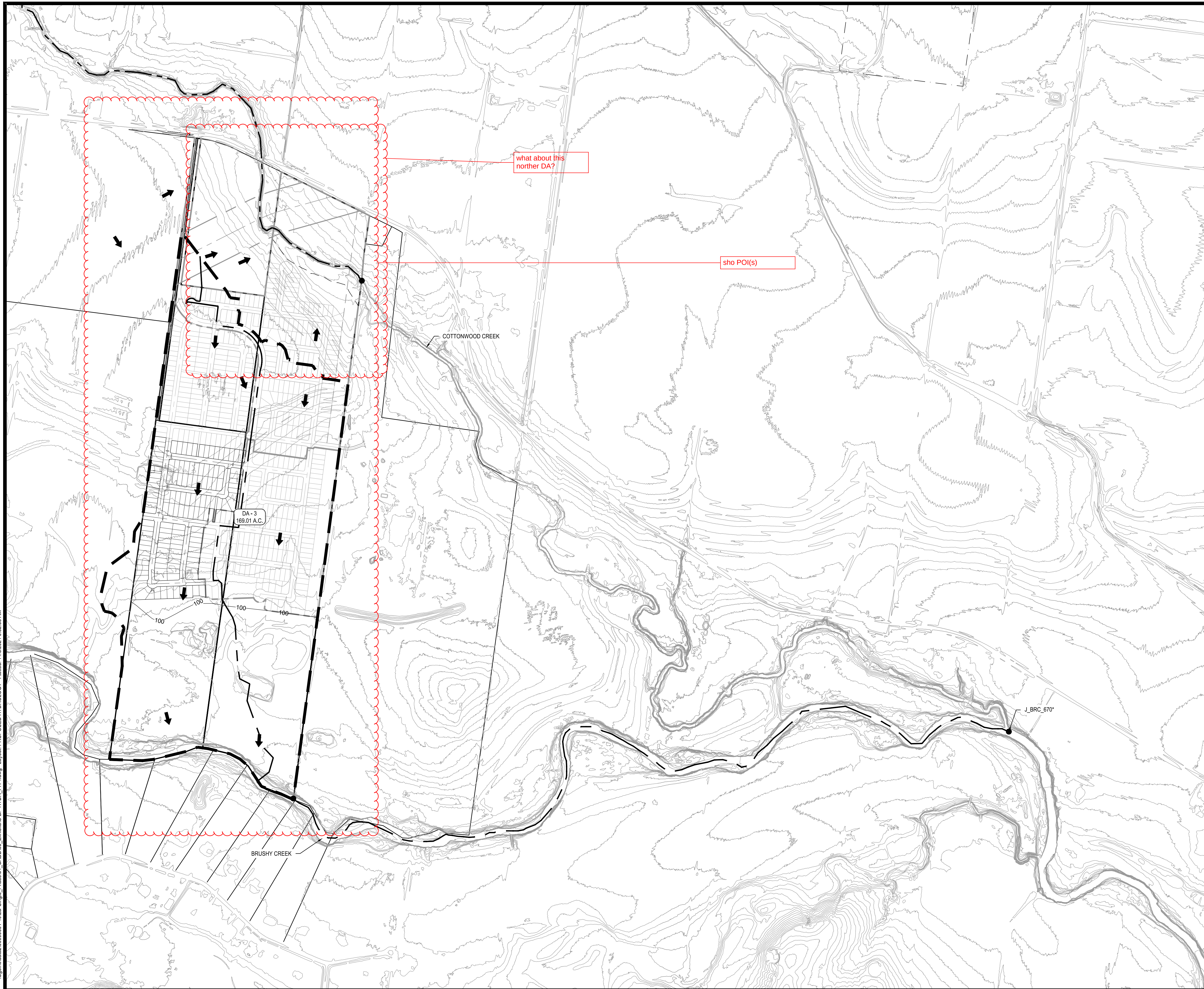


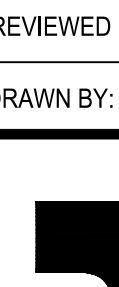
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512.879-0400 www.bgeenergy.com

GOLA, PHASE IV
HUTTO, TEXAS

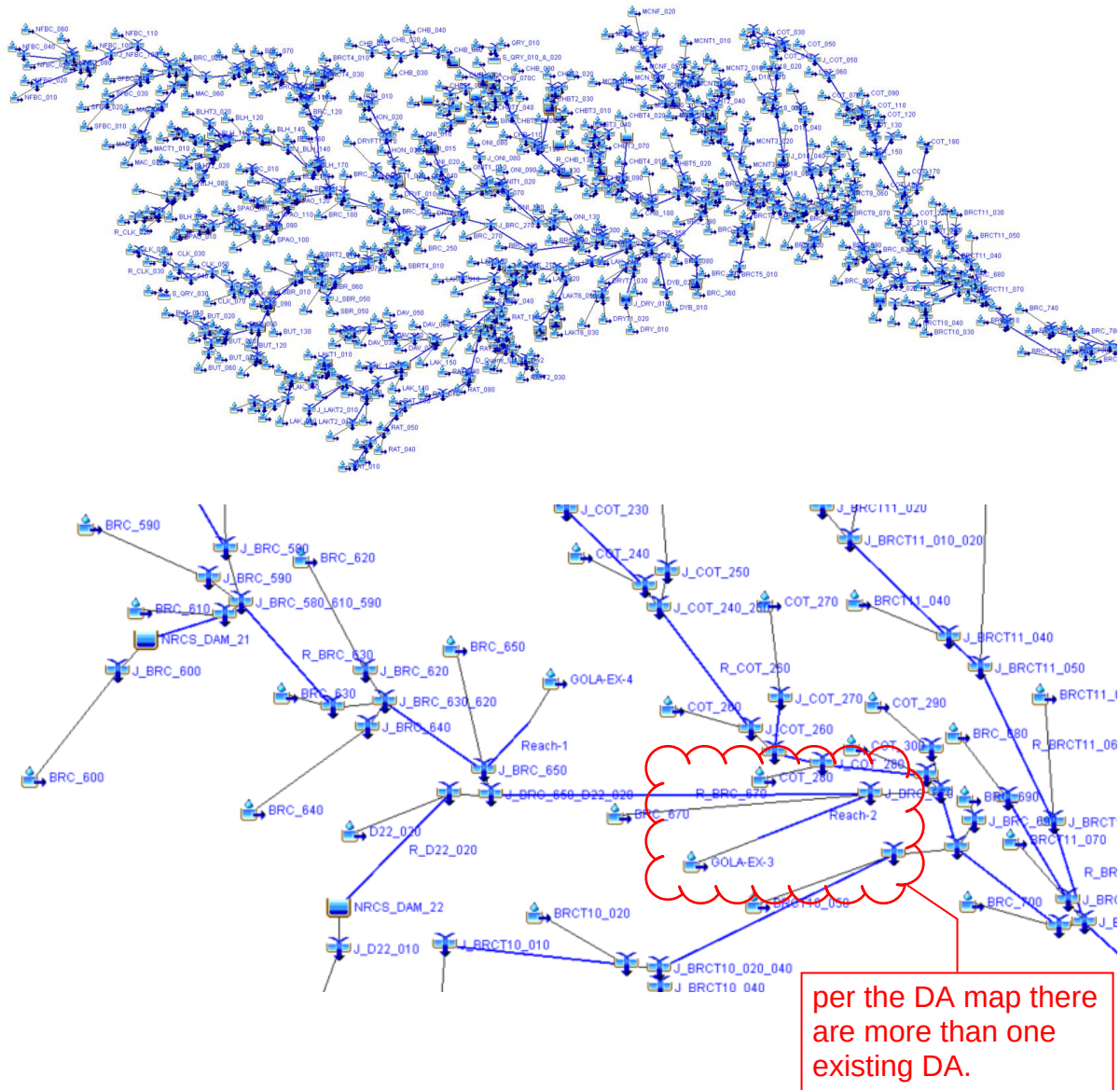
LOCATION MAP

SUBMITTAL DATE:	11-20-2024
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SHEET	1 OF 46

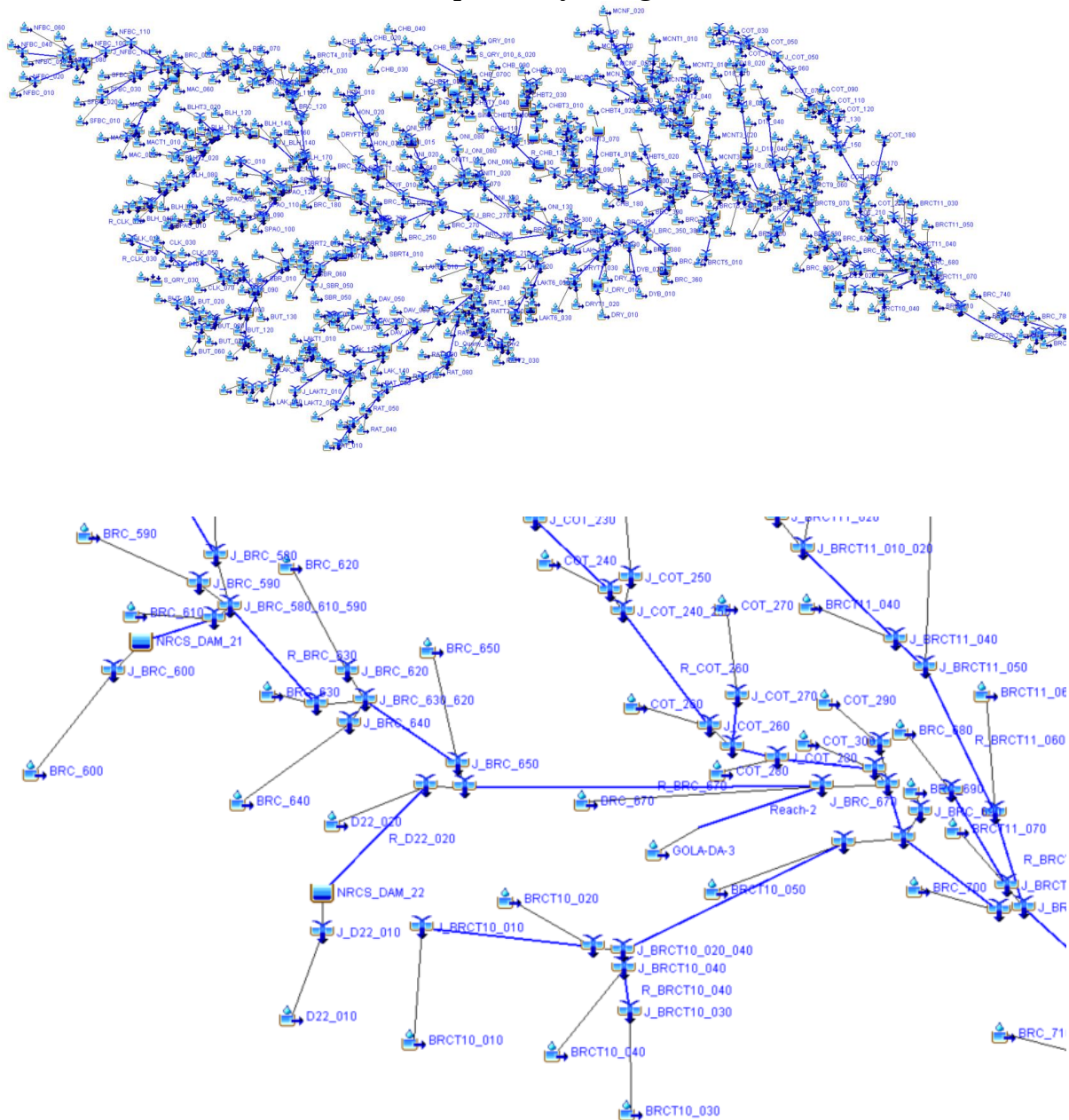


GOLA, PHASE IV HUTTO, TEXAS	PROPOSED HYDROLOGY	△	DESIGNED BY:	DAZ		
		△	REVIEWED BY:	XXX		
		△	DRAWN BY:	DAZ		
		△				
		△				
		 BGE, INC. 1701 DIRECTORS BOULEVARD, SUITE 1000 AUSTIN, TX 78746 TEL: 512-479-2400 FAX: 512-479-1046 TBPE REGISTRATION NO. 152933 WWW.BROWNING.COM				
SUBMITTAL DATE:		11-20-2024				
This Document is Released Under The Authority Of Antonio Rodriguez III, PE Texas Licensed Professional Engineer 152933 For Internal Review Purposes. BGE, Inc. TBPE Registration No. F-1046						
SHEET 14 OF 46						

Pre-Development Hydrologic Model



Post-Development Hydrologic Model



Appendix B

Curve Number Calculation Summary

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

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

DA map shows
13.80.

Post-Development DA-3				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
C	Residential District (1/8-acre lots)	90	43.15	3883.50
B	Residential District (1/8-acre lots)	85	18.29	1554.65
D	Residential District (1/8-acre lots)	92	32.42	2982.64
B	Open Space (Good)	61	1.56	95.16
C	Open Space (Good)	74	4.25	314.50
D	Open Space (Good)	80	0.48	38.40
C	Row Crops (Good)	85	2.06	175.10
D	Row Crops (Good)	89	46.34	4124.26
B	Woods (Fair)	60	20.46	1227.60
		Totals	169.01	14395.81
		Composite CN		85.18

Appendix C

Time of Concentration Calculations

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

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

Post-Dev Time of Concentration Calculation DA-3	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	600.9
Watercourse Low Elevation (ft)	600.3
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.26
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	Unpaved
Flow Length, L (ft)	322
Watercourse High Elevation (ft)	600.3
Watercourse Low Elevation (ft)	597.33
Watercourse slope, s (ft/ft)	0.0092
Average Velocity, V (fps)	1.55
$T_t = L / (3600V) \text{ (hr)} =$	0.06
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	Paved
Flow Length, L (ft)	166
Watercourse High Elevation (ft)	597.33
Watercourse Low Elevation (ft)	596.6
Watercourse slope, s (ft/ft)	0.0044
Average Velocity, V (fps)	1.35
$T_t = L / (3600V) \text{ (hr)} =$	0.03
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1912
Average Velocity, V (fps)	5.00
$T_t = L / (3600V) \text{ (hr)} =$	0.11
Channel Flow (Brushy Creek)	
Segment ID	5
Flow Length, L (ft)	395
Average Velocity, V (fps)	4.31
$T_t = L / (3600V) \text{ (hr)} =$	0.03
Pipe Flow	
Segment ID	6
Flow Length, L (ft)	3602
Average Velocity, V (fps)	9.00
$T_t = L / (3600V) \text{ (hr)} =$	0.11
Total (Tc) =	0.60
Lag Time (min) =	21.47

Appendix D

HEC-HMS Model (Electronic)

Appendix E

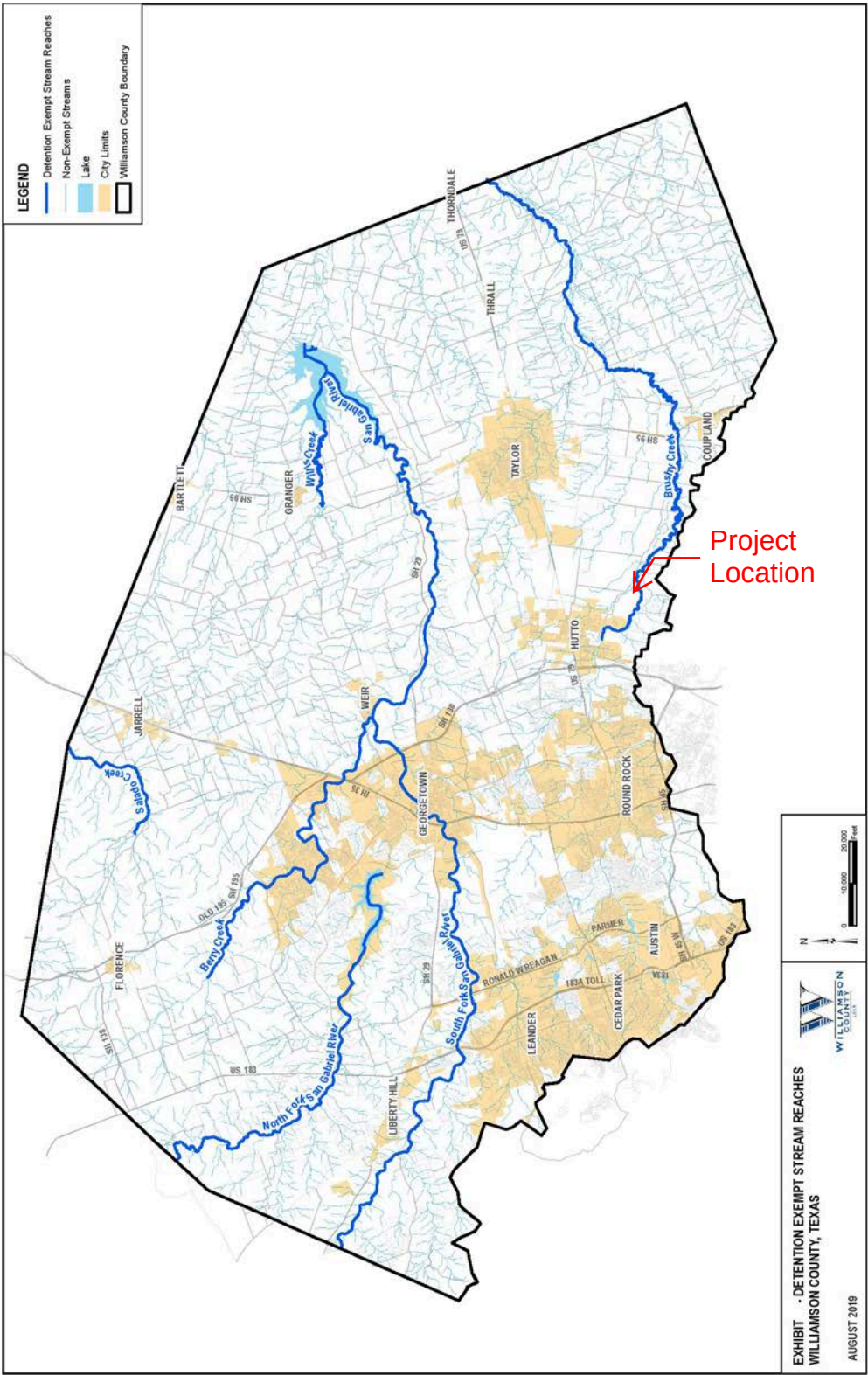
Pre-Development vs. Post-Development Flow Comparison at J_BRC_670

Summary Results for Junction "J_BRC_670" Project: Gola Phase 3 HMS Simulation Run: 0.5 AEP Junction: J_BRC_670 Start of Run: 01Jan2000, 00:00 Basin Model: UBC_Existing_All_Dams End of Run: 04Jan2000, 00:00 Meteorologic Model: 0.5 AEP Compute Time: 21May2024, 10:23:27 Control Specifications: 3 Day Run Volume Units: ☒ IN ☐ AC-FT Computed Results Peak Outflow : 12588.3 (CFS) Date/Time of Peak Outflow : 01Jan2000, 15:10 Total Outflow : 1.12 (IN)	Summary Results for Junction "J_BRC_670" Project: Gola_Phase_4_HMS Simulation Run: POST 2 YR PH 1-2 Junction: J_BRC_670 Start of Run: 01Jan2000, 00:00 Basin Model: Post-Dev Ph 1-2 End of Run: 04Jan2000, 00:00 Meteorologic Model: 0.5 AEP Compute Time: 01Nov2024, 15:15:27 Control Specifications: 3 Day Run Volume Units: ☒ IN ☐ AC-FT Computed Results Peak Outflow : 12575.1 (CFS) Date/Time of Peak Outflow : 01Jan2000, 15:10 Total Outflow : 1.12 (IN)
Summary Results for Junction "J_BRC_670" Project: Gola Phase 3 HMS Simulation Run: 0.1 AEP Junction: J_BRC_670 Start of Run: 01Jan2000, 00:00 Basin Model: UBC_Existing_All_Dams End of Run: 04Jan2000, 00:00 Meteorologic Model: 0.1 AEP Compute Time: 21May2024, 10:25:35 Control Specifications: 3 Day Run Volume Units: ☒ IN ☐ AC-FT Computed Results Peak Outflow : 28658.3 (CFS) Date/Time of Peak Outflow : 01Jan2000, 14:50 Total Outflow : 2.07 (IN)	Summary Results for Junction "J_BRC_670" Project: Gola_Phase_4_HMS Simulation Run: POST 10 YR PH 1-2 Junction: J_BRC_670 Start of Run: 01Jan2000, 00:00 Basin Model: Post-Dev Ph 1-2 End of Run: 04Jan2000, 00:00 Meteorologic Model: 0.1 AEP Compute Time: 01Nov2024, 13:56:42 Control Specifications: 3 Day Run Volume Units: ☒ IN ☐ AC-FT Computed Results Peak Outflow : 28617.8 (CFS) Date/Time of Peak Outflow : 01Jan2000, 14:50 Total Outflow : 2.07 (IN)
Summary Results for Junction "J_BRC_670" Project: Gola Phase 3 HMS Simulation Run: 0.04 AEP Junction: J_BRC_670 Start of Run: 01Jan2000, 00:00 Basin Model: UBC_Existing_All_Dams End of Run: 04Jan2000, 00:00 Meteorologic Model: 0.04 AEP Compute Time: 21May2024, 10:28:51 Control Specifications: 3 Day Run Volume Units: ☒ IN ☐ AC-FT Computed Results Peak Outflow : 43743.3 (CFS) Date/Time of Peak Outflow : 01Jan2000, 14:40 Total Outflow : 2.84 (IN)	Summary Results for Junction "J_BRC_670" Project: Gola_Phase_4_HMS Simulation Run: POST 25 YR PH 1-2 Junction: J_BRC_670 Start of Run: 01Jan2000, 00:00 Basin Model: Post-Dev Ph 1-2 End of Run: 04Jan2000, 00:00 Meteorologic Model: 0.04 AEP Compute Time: 01Nov2024, 14:27:54 Control Specifications: 3 Day Run Volume Units: ☒ IN ☐ AC-FT Computed Results Peak Outflow : 43676.1 (CFS) Date/Time of Peak Outflow : 01Jan2000, 14:40 Total Outflow : 2.84 (IN)
Summary Results for Junction "J_BRC_670" Project: Gola Phase 3 HMS Simulation Run: 0.01 AEP Junction: J_BRC_670 Start of Run: 01Jan2000, 00:00 Basin Model: UBC_Existing_All_Dams End of Run: 04Jan2000, 00:00 Meteorologic Model: 0.01 AEP Compute Time: 21May2024, 10:32:27 Control Specifications: 3 Day Run Volume Units: ☒ IN ☐ AC-FT Computed Results Peak Outflow : 78867.7 (CFS) Date/Time of Peak Outflow : 01Jan2000, 14:30 Total Outflow : 5.12 (IN)	Summary Results for Junction "J_BRC_670" Project: Gola_Phase_4_HMS Simulation Run: POST 100 YR PH 1-2 Junction: J_BRC_670 Start of Run: 01Jan2000, 00:00 Basin Model: Post-Dev Ph 1-2 End of Run: 04Jan2000, 00:00 Meteorologic Model: 0.01 AEP Compute Time: 01Nov2024, 13:10:13 Control Specifications: 3 Day Run Volume Units: ☒ IN ☐ AC-FT Computed Results Peak Outflow : 78745.8 (CFS) Date/Time of Peak Outflow : 01Jan2000, 14:30 Total Outflow : 5.12 (IN)

Appendix F

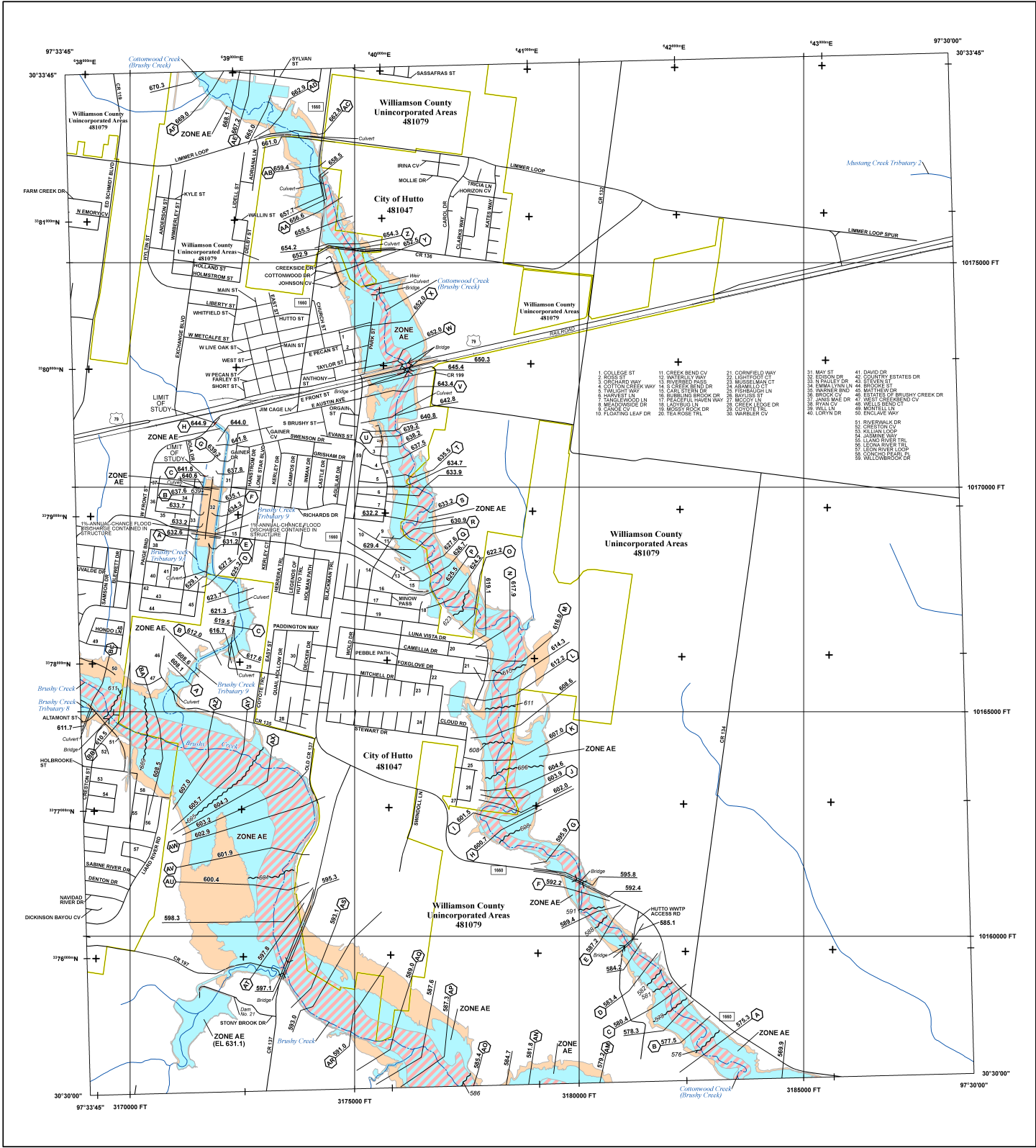
Williamson County Subdivision Regulations Exhibit 1 – Detention Exempt Stream Reaches Map

Exhibit 1 – Detention Exempt Stream Reaches Map



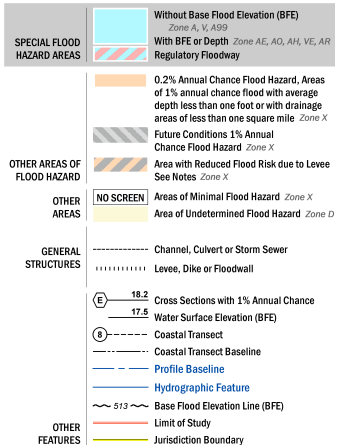
Appendix G

FEMA FIRM Panels



FLOOD HAZARD INFORMATION

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



NOTES TO USERS

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

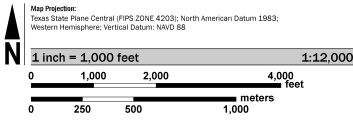
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

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

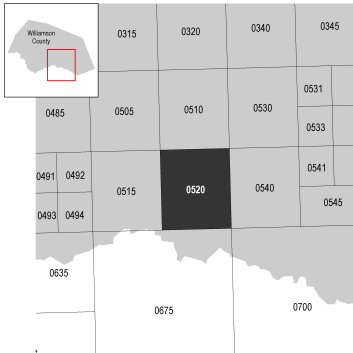
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

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

SCALE



PANEL LOCATOR



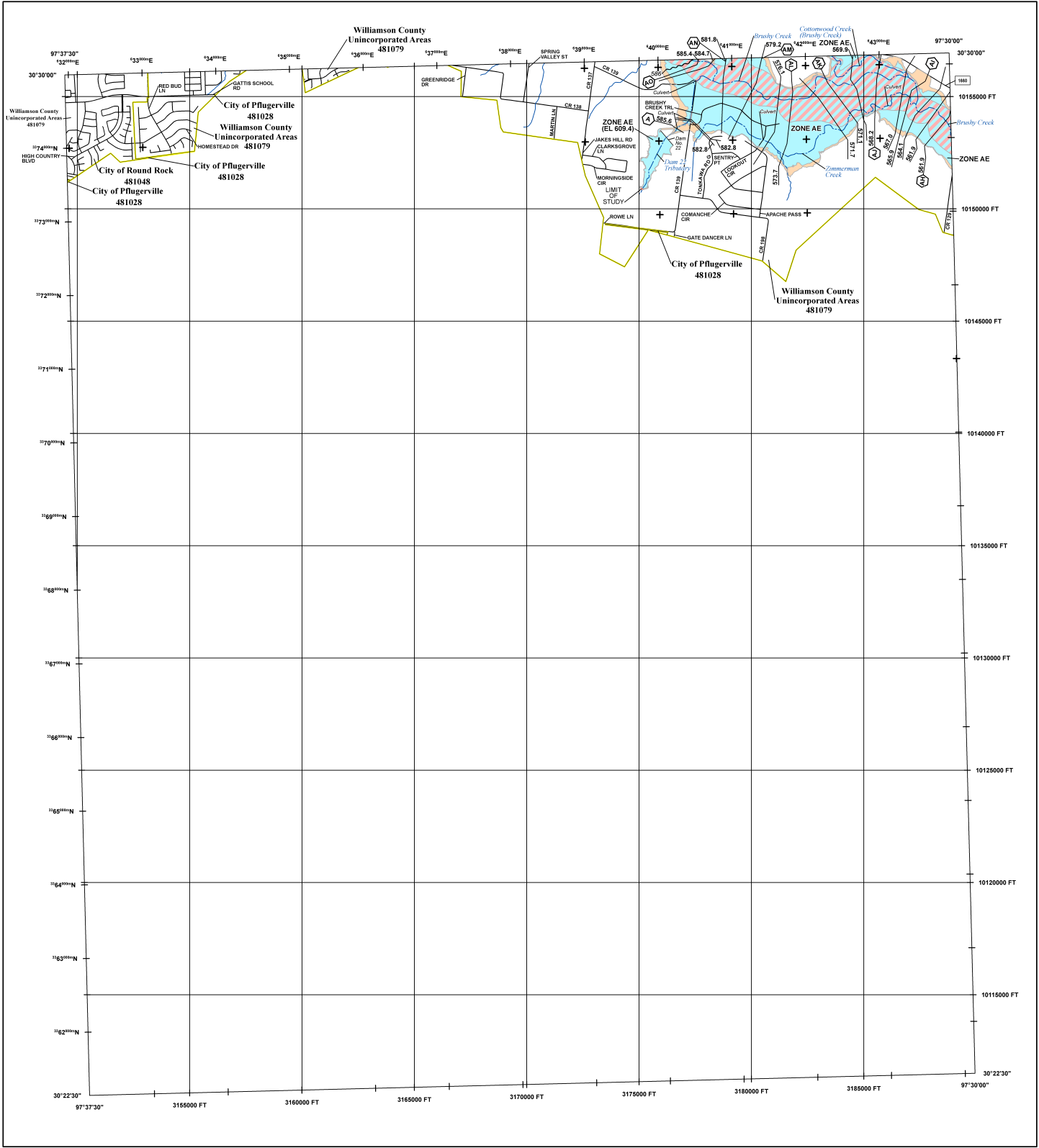
NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY,
TEXAS
and Incorporated Areas
PANEL 520 OF 750

Panel Contains:
COMMUNITY
HUTTO, CITY OF
WILLIAMSON COUNTY

NUMBER PANEL SUFFIX
481047 0520 F
481079 0520 F

VERSION NUMBER
2.3.3.3
MAP NUMBER
48491C0520F
MAP REVISED
SEP 2019



FLOOD HAZARD INFORMATION

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS		Area with Reduced Flood Risk due to Levee See Notes Zone X
		NO SCREEN Areas of Minimal Flood Hazard Zone X Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert or Storm Sewer
		Levee, Dike or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

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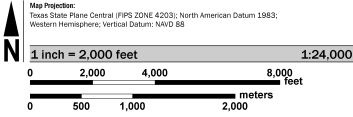
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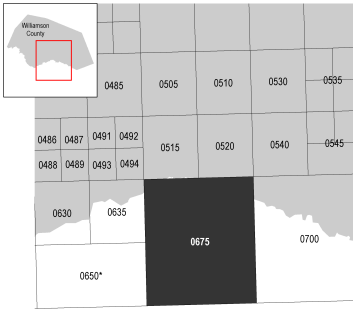
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information Systems (TNRIS), dated 2010; United States Census Bureau, dated 2010; United States Geological Survey, dated 2005; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE



PANEL LOCATOR



*PANEL NOT PRINTED

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
WILLIAMSON COUNTY, TEXAS
and Incorporated Areas
PANEL 675 OF 750

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

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

VERSION NUMBER
2.3.3.3
MAP NUMBER
48491C0675F
MAP REVISED
SEP 2019

DEVELOPER: STARLIGHT HOMES
3820 MANSELL ROAD, SUITE 400
ALPHARETTA, GA 30022

OWNER: GG GOLLA LIMITED PARTNERSHIP
A DELAWARE LIMITED PARTNERSHIP
351 KING STREET EAST, 13TH FLOOR
TORONTO, ON M5SA 0L6

ENGINEER: BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TX 78216

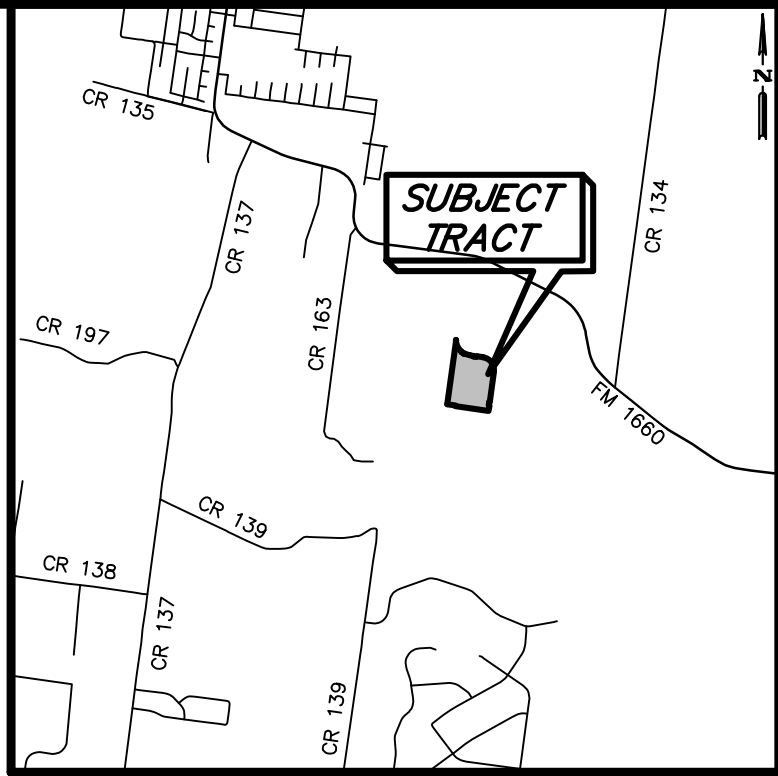
Erosion & Sediment Control Review by:
Mindy McDonough, CISEC # 1384
mindy.mcdonough@huttotx.gov
512-758-4003
01/30/2025
No Comments

Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-365-9198
01/29/2025 11:50:13 AM
DENIED

ENGINEERING REVIEW
Review is for general compliance only. Sole responsibility for correctness remains with the Engineer of Record.

☐ No Exceptions Taken
☒ Denied. Revise and Resubmit

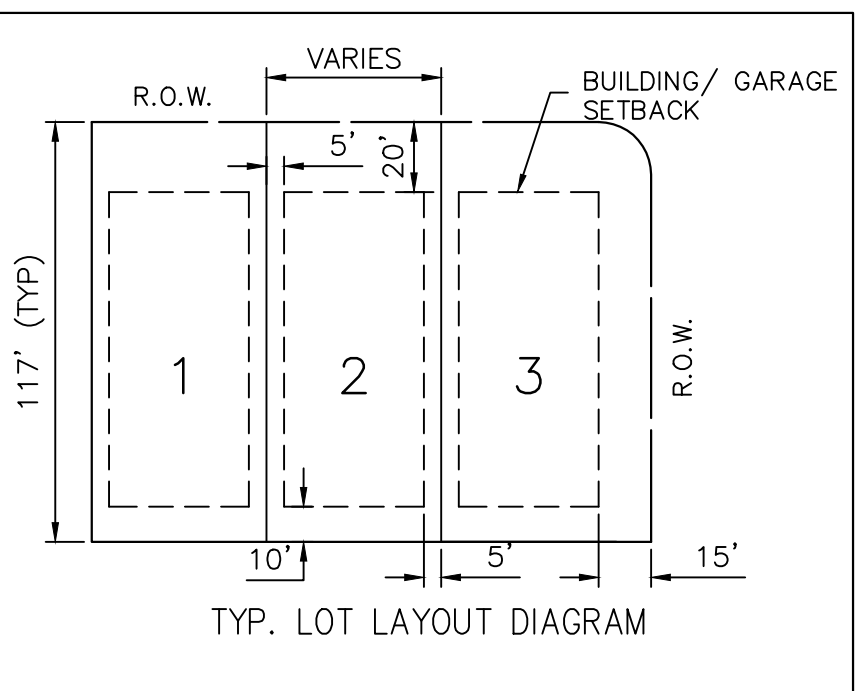
GOLA SUBDIVISION
PHASE 1
DOC. NO.
2024049623
O.P.R.W.C.



VICINITY MAP
NOT TO SCALE



BEARING BASIS NOTE:
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00010977



STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ANNA CHRISTINE CREEK	55 FEET	870 FEET
HIGHLAND GLEN DRIVE	64 FEET	605 FEET
NORTON CREEK DRIVE	55 FEET	712 FEET
ERIC ANTHONY AVENUE	55 FEET	571 FEET
ARLINGTON PARK LOOP	55 FEET	1,870 FEET
TOTAL LINEAR FEET		4,628 FEET

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	133	17.959 ACRES
RIGHT-OF-WAY	-	5.790 ACRES
OPEN SPACE	4	0.303 ACRES
TOTAL	137	24.052 ACRES

NUMBER OF BLOCKS = 7



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



FINAL PLAT GOLA SUBDIVISION PHASE 4

A SUBDIVISION OF 24.052 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

- LEGEND**
- DOC. DOCUMENT
 - D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
 - ESMT. EASEMENT
 - NO. NUMBER
 - NOS. NUMBERS
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
 - O.S. OPEN SPACE
 - PG. PAGE
 - R.O.D. RIGHT-OF-WAY
 - VOL. VOLUME
 - W.E. WATER EASEMENT
 - W.W.E. WASTE WATER EASEMENT
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 07°48'41" W	17.50'
L2	S 07°48'41" W	105.00'
L3	N 82°11'19" W	0.50'
L4	S 07°48'41" W	55.00'
L5	S 82°11'19" E	0.50'
L6	S 07°48'41" W	120.00'
L7	N 82°11'19" W	17.14'
L8	N 07°48'41" E	120.00'
L9	N 82°11'19" W	45.00'
L10	N 82°11'19" W	27.50'
L11	S 02°04'16" E	73.53'
L12	N 87°55'44" E	64.09'
L13	N 77°07'08" W	62.10'
L14	S 87°55'44" W	60.00'
L15	S 02°04'16" E	16.02'
L16	N 82°11'19" W	92.14'
L17	S 02°04'16" E	28.71'
L18	N 02°04'16" W	18.78'
L19	N 82°11'19" W	105.00'
L20	S 82°11'19" E	105.00'
L21	N 02°04'16" W	28.71'
L22	S 02°04'16" E	18.71'
L23	N 02°04'16" W	20.70'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C2	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C3	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C4	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C5	7.88'	12.50'	36°07'44"	S 10°15'11" E	7.75'
C6	148.68'	52.50'	162°15'28"	N 52°48'41" E	103.74'
C7	7.88'	12.50'	36°07'44"	N 64°07'27" W	7.75'
C8	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C9	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C10	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C11	79.77'	462.50'	9°52'57"	S 02°52'12" W	79.67'
C12	23.56'	15.00'	90°00'00"	S 47°04'16" E	21.21'
C13	10.20'	15.00'	38°56'33"	S 68°27'27" W	10.00'
C14	153.83'	52.50'	167°53'06"	S 47°04'16" E	104.41'
C15	10.20'	15.00'	38°56'33"	N 17°24'00" E	10.00'
C16	139.28'	807.50'	9°52'57"	S 02°52'12" W	139.11'
C17	19.63'	12.50'	90°00'00"	N 37°11'19" W	17.68'
C18	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C19	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C20	19.63'	12.50'	90°00'00"	N 37°11'19" W	17.68'
C21	35.34'	22.50'	90°00'00"	N 52°48'41" E	31.82'
C22	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C23	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C24	19.63'	12.50'	90°00'00"	N 37°11'19" W	17.68'
C25	89.26'	517.50'	9°52'57"	S 02°52'12" W	89.15'
C26	23.56'	15.00'	90°00'00"	N 42°55'44" E	21.21'
C27	39.27'	25.00'	90°00'00"	S 47°04'16" E	35.36'
C28	129.79'	752.50'	9°52'57"	S 02°52'12" W	129.63'
C29	1.64'	752.50'	0°07'29"	S 07°44'56" W	1.64'
C30	51.59'	752.50'	3°55'42"	S 05°43'21" W	51.58'
C31	52.64'	752.50'	4°00'29"	S 01°45'15" W	52.63'
C32	23.92'	752.50'	1°49'17"	S 01°09'38" E	23.92'
C33	15.69'	517.50'	1°44'13"	S 01°12'10" E	15.69'
C34	43.14'	517.50'	4°46'34"	S 02°03'14" W	43.13'
C35	35.25'	52.50'	38°28'14"	S 65°17'42" E	34.59'
C36	28.75'	52.50'	31°22'50"	N 79°46'46" E	28.40'
C37	30.75'	52.50'	33°33'21"	N 47°18'40" E	30.31'
C38	36.03'	52.50'	39°19'24"	N 10°52'17" E	35.33'
C39	17.89'	52.50'	19°31'39"	N 18°33'14" W	17.81'
C40	39.51'	807.50'	2°48'13"	S 06°24'34" W	39.51'
C41	44.05'	807.50'	3°07'31"	S 03°26'42" W	44.04'
C42	44.04'	807.50'	3°07'31"	S 00°19'11" W	44.04'
C43	11.67'	807.50'	0°49'42"	S 01°39'25" E	11.67'
C44	11.56'	52.50'	12°36'56"	S 30°33'49" W	11.54'
C45	50.34'	52.50'	54°56'10"	S 03°12'44" E	48.43'
C46	40.09'	52.50'	43°44'58"	S 52°33'18" E	39.12'
C47	25.30'	52.50'	27°36'41"	S 88°14'07" E	25.06'
C48	26.55'	52.50'	28°58'21"	N 63°28'22" E	26.27'
C49	19.98'	462.50'	2°28'30"	S 00°50'01" E	19.98'
C50	58.16'	462.50'	7°12'17"	S 04°00'22" W	58.12'
C51	1.64'	462.50'	0°12'10"	S 07°42'36" W	1.64'
C52	30.43'	517.50'	3°22'10"	S 06°07'36" W	30.43'

R – RESIDENTIAL O.S. – OPEN SPACE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	J	6,429	R
2	J	5,288	R
3	J	5,288	R
4	J	5,875	R
5	J	5,288	R
6	J	5,288	R
7	J	5,288	R
8	J	5,875	R
9	J	2,056	O.S.
10	J	5,288	R
11	J	5,288	R
12	J	5,288	R
13	J	5,288	R
14	J	5,875	R
15	J	5,288	R
16	J	5,288	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	K	6,429	R
2	K	5,875	R
3	K	5,287	R
4	K	5,875	R
5	K	5,287	R
6	K	2,073	O.S.
7	K	5,875	R
8	K	5,287	R
9	K	5,875	R
10	K	5,287	R
11	K	5,287	R
12	K	5,875	R
13	K	5,287	R
14	K	5,287	R
15	K	7,016	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	M	6,429	R
2	M	5,288	R
3	M	5,288	R
4	M	5,875	R
5	M	5,288	R
6	M	5,288	R
7	M	5,288	R
8	M	5,875	R
9	M	5,288	R
10	M	5,288	R
11	M	6,354	R
12	M	6,429	R
13	M	5,287	R
14	M	5,287	R
15	M	5,875	R
16	M	5,287	R
17	M	5,287	R
18	M	5,287	R
19	M	5,875	R
20	M	5,287	R
21	M	5,287	R
22	M	6,429	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
6	N	4,072	O.S.
7	N	5,400	R
8	N	6,000	R
9	N	5,400	R
10	N	6,000	R
11	N	5,400	R
12	N	6,000	R
13	N	5,400	R
14	N	6,000	R
15	N	6,566	R
16	N	6,429	R
17	N	5,875	R
18	N	5,288	R
19	N	5,875	R
20	N	5,288	R
21	N	5,875	R
22	N	5,288	R
23	N	5,875	R
24	N	5,288	R
25	N	5,288	R
26	N	4,968	R
27	N	7,242	R
28	N	10,540	R
29	N	6,245	R
30	N	5,178	R
31	N	5,294	R
32	N	5,294	R
33	N	5,294	R
34	N	6,403	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
61	Q	6,419	R
62	Q	5,939	R
63	Q	6,900	R
64	Q	6,900	R
65	Q	6,900	R
66	Q	6,900	R
67	Q	6,900	R
68	Q	6,651	R
69	Q	4,977	O.S.
70	Q	13,334	R
71	Q	12,803	R
72	Q	6,678	R
73	Q	5,961	R
74	Q	5,694	R
75	Q	5,544	R
76	Q	5,288	R
77	Q	5,288	R
78	Q	5,875	R
79	Q	5,288	R
80	Q	5,288	R
81	Q	5,288	R
82	Q	5,288	R
83	Q	6,865	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	R	7,680	R
2	R	5,706	R
3	R	5,550	R
4	R	5,875	R
5	R	5,287	R
6	R	5,875	R
7	R	5,287	R
8	R	5,287	R
9	R	5,875	R
10	R	5,287	R
11	R	6,429	R
12	R	6,429	R
13	R	5,288	R
14	R	5,288	R
15	R	5,288	R
16	R	5,288	R
17	R	5,288	R
18	R	5,288	R
19	R	5,288	R
20	R	5,566	R
21	R	5,650	R
22	R	7,053	R

it appears that there are block S lots included in this plat.

FINAL PLAT

GOLA SUBDIVISION
PHASE 4

A SUBDIVISION OF 24.052 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



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

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 24.052 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 118.931 ACRE TRACT OF LAND AS CONVEYED UNTO G.G. GOLA, LP IN DOCUMENT NUMBER 2023074252 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 24.052 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod with a cap stamped “BGE INC” set on the west line of the remainder of a called 271.214 acre tract of land as conveyed unto Domain Timberlake Multistate LLC in Document Number 2024034490 of the Official Public Records of Williamson County, Texas; at the common corner of said 118.931 acre tract and the remainder of a called 75.978 acre tract of land as conveyed unto Brookfield Holdings (Gola) LLC in Document Number 2023093776 of the Official Public Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing said east line, coincident with the common line of the 118.931 acre tract and the remainder of said 75.978 acre tract the following three (3) courses:

- 1)S 82°11’19” E, a distance of 172.50 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 2) S 07°48’41” W, a distance of 17.50 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 3) S 82°11’19” E, a distance of 697.64 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for the northeast corner of the herein described tract;

THENCE, departing said common line, over and across the 118.931 acre tract the following twenty–two (22) courses:

- 1)S 07°48’41” W, a distance of 105.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00’00”, a chord bearing of S 52°48’41” W, and a chord distance of 17.68 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of tangency of the herein described tract;
- 3) N 82°11’19” W, a distance of 0.50 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 4) S 07°48’41” W, a distance of 55.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 5) S 82°11’19” E, a distance of 0.50 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of curvature of the herein described tract;
- 6) Curving to the right, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00’00”, a chord bearing of S 37°11’19” E, and a chord distance 17.68 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of tangency of the herein described tract;
- 7) S 07°48’41” W, a distance of 395.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 8) N 82°11’19” W, a distance of 200.50 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 9) S 07°48’41” W, a distance of 120.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 10)N 82°11’19” W, a distance of 17.14 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 11)N 07°48’41” E, a distance of 120.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 12)N 82°11’19” W, a distance of 45.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 13)S 07°48’41” W, a distance of 184.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 14)N 82°11’19” W, a distance of 27.50 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 15)S 07°48’41” W, a distance of 413.19 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;
- 16)S 02°04’16” E, a distance of 73.53 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 17)N 87°55’44” E, a distance of 64.09 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 18)S 02°04’16” E, a distance of 170.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for the southeast corner of the herein described tract;
- 19)N 77°07’08” W, a distance of 62.10 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;
- 20) S 87°55’44” W, a distance of 60.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 21)S 02°04’16” E, a distance of 16.02 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 22) S 87°55’44” W, a distance of 575.25 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set on the common line of the 118.931 acre tract and the remainder of the aforementioned 271.214 acre tract, for the southwest corner of the herein described tract, and;

THENCE, N 07°48’41” E, coincident with said common line, a distance of 1,542.93 feet to the POINT OF BEGINNING and containing 24.052 acres of land, more or less.

FINAL PLAT
GOLA SUBDIVISION
PHASE 4

A SUBDIVISION OF 24.052 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT GG GOLA LP, BEING THE OWNER OF A 118.931 ACRE TRACT OF LAND AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2023074252 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 24.052 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

GOLA SUBDIVISION 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.

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

BY: _____

BY: _____

NAME: THOMAS GRIFFITHS

NAME: KATHRYN BORGATTI

TITLE: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

I, ANTONIO RODRIGUEZ III, 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

ANTONIO RODRIGUEZ III, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 152933
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

DATE

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

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

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

DATE

PLANNING AND ZONING COMMISSION CHAIR:

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

SUSANNA BOYER

DATE

Chair is Bryan Lee
please update
accordingly

FINAL PLAT

GOLA SUBDIVISION PHASE 4

A SUBDIVISION OF 24.052 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

CITY DEVELOPMENT SERVICES:

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

ASHLEY BAILEY, DIRECTOR

DATE

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.00010977
- 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 BE IN ACCORDANCE WITH EXHIBIT SHOWN ON SHEET 1 OF THIS PLAT.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (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, IN ACCORDANCE WITH THE UDC, AS AMENDED.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED.
- 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 CITY OF HUTTO WATER CCN SERVICE AREA AND CITY OF HUTTO WASTEWATER CCN SERVICE AREA. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- A PORTION OF THE SUBJECT PROPERTY LIES IN SHADED ZONE "X"(AREAS OF 0.2 % ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48491C0520F REVISED DECEMBER 20, 2019. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 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 FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS, AMENITY, OPEN SPACE AND GREENLINKS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE 65%.
- NO STRUCTURES MAY BE BUILT WITHIN THE RIPARIAN SETBACK PER THE MODIFIED SETBACK GRANTED BY THE ZONING BOARD OF ADJUSTMENT VARIANCE ON DECEMBER 1, 2021.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- THIS SUBDIVISION IS ZONED SF-1
- NO DIRECT VEHICULAR ACCESS FROM CEDAR FORK ROAD.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
WATER: CITY OF HUTTO
SEWER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS: TEXAS GAS SERVICE
- ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- TRAFFIC IMPACT FEES (TIF) SHALL BE PAID IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT (R-2021-052) DOCUMENT NUMBER 2021058913 SECTION 4.03 D) II.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
- LOT 9 BLOCK J, LOT 6 BLOCK K, AND LOT 6 BLOCK N ARE OPEN SPACE LOTS AND SHALL BE DEEDED TO THE HOA.

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 D
RECORDED ON THE ____DAY OF _____, 20____ A.D., AT ____ O'CLOCK ____M. IN THE ____
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

Should state
"Building
setback lines
shall conform
to UDC
requirements,
as amended"

revise to state "A
TEN (10) FOOT
PUBLIC UTILITY
EASEMENT (PUE)
IS HEREBY
DEDICATED ALONG
AND ADJACENT TO
ALL STREETS."

Make the following changes

9.) Sidewalks shall be constructed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended

10.) Trees shall be installed on both sides of all streets within and bounding this subdivision, in conformance with the UDC, as amended.



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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

SHEET 4 OF 4

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action to approve with conditions the proposed Cottonwood Phase 5, Lots 1 and 10, Block X Amending Plat, 20.081 acres, more or less, of land, one residential lot and one open space/drainage lot, located south of CR 132 and north of FM 1660 South.
Meeting: Tuesday, February 4, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The Cottonwood Creek Preliminary Plat includes 987 single-family lots, 2 amenity lots and 22 open space lots on 370.33 acres of land. The site is north of FM 1660 South, south of CR 199 and east of Cottonwood Creek and the Cross Creek Subdivision (Meritage) and Glenwood Subdivision.

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

SUMMARY OF REQUEST:

This property is part of the Cottonwood Creek PUD approved in April 2018. Phase 1-4 have been approved. Phase 5 contains 142 single family lots, one amenity lot and three open space lots. The rear lot line for Lot 10 Block X was revised to accommodate a proposed City of Hutto wastewater easement running through the property.

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

STAFF REVIEW:

The plat is subject to the shot clock and is recommended for approval with conditions. The attached document is the staff review staff completed that shows the remaining comments.

FISCAL NOTES:

None.

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

4.3.



None.

ATTACHMENTS:

1. CWPh5-AP-StaffComments

Cottonwood Ph 5 Lot 10 Blk X AP - Initial Submittal 1/30/2025 (HB 3167)

Attendees

Sydnee (sydnee.best@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Matt Rector (matt.rector@huttotx.gov)
Todd Meaker (todd.meaker@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

CWPh5Lot1-10BlkXAP-Init-Plat(1-8-25).pdf

Planning Review by:

Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-365-9198

DENIED

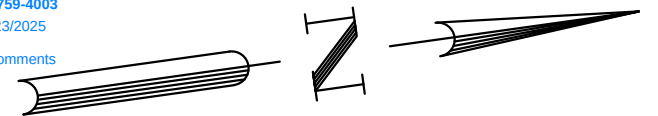
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ENGINEERING REVIEW

Review is for general compliance only. Sclie
responsibility for correctness remains with the
Engineer of Record.

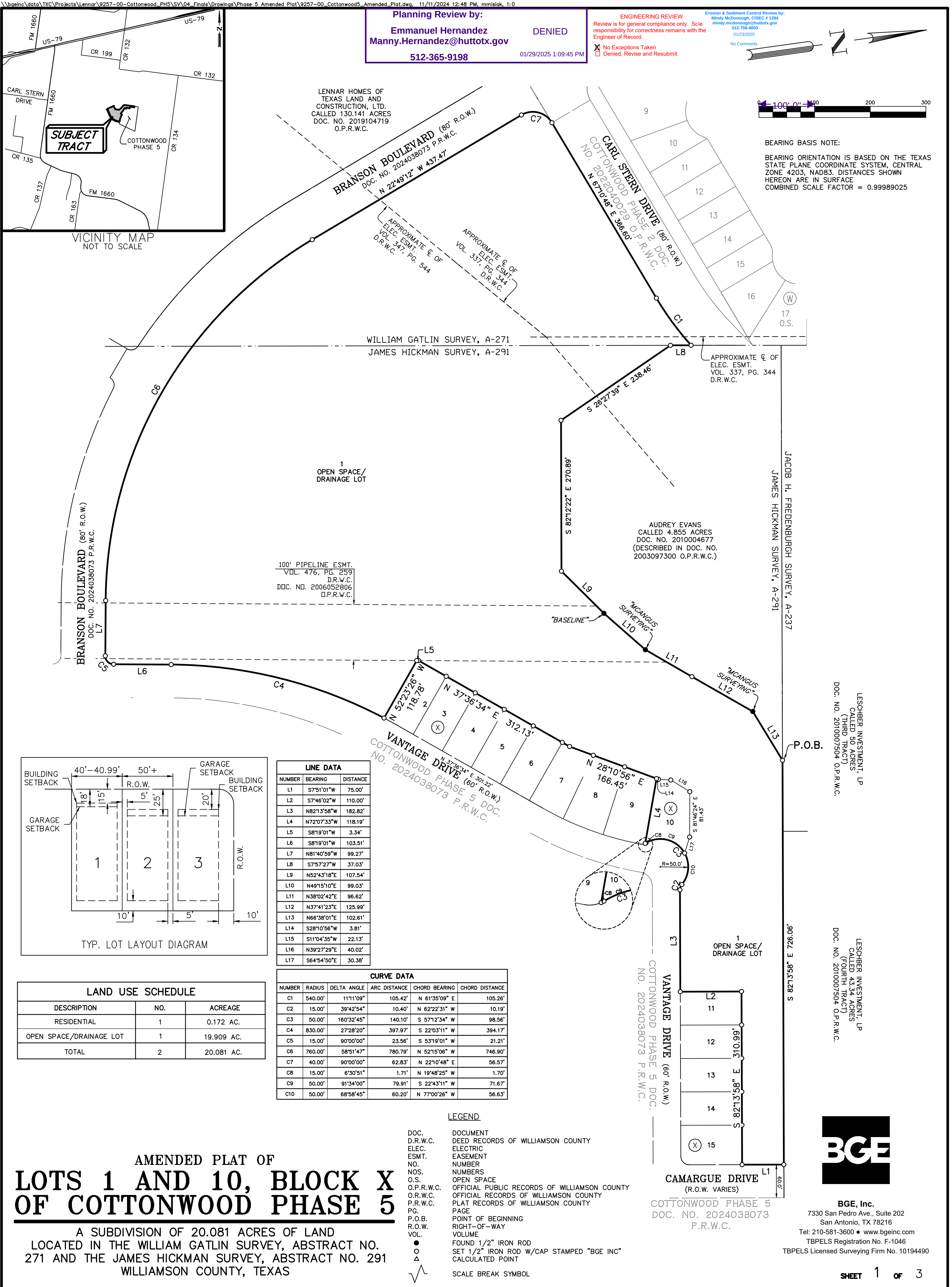
✗ No Exceptions Taken
☐ Denied. Revise and Resubmit.

Erosion & Sediment Control Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-759-4003
01/29/2025
No Comments



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 = 0.99989025



LENNAR HOMES OF
TEXAS LAND AND
CONSTRUCTION, LTD.
CALLED 130.141 ACRES
DOC. NO. 2019104719
O.P.R.W.C.

BRANSON BOULEVARD (60' R.O.W.)
DOC. NO. 2024038073 P.R.W.C.
N 22°49'12" W 437.47'

APPROXIMATE C. OF
ELEC. ESMT.
VOL. 347, PG. 544
D.R.W.C.

APPROXIMATE C. OF
ELEC. ESMT.
VOL. 337, PG. 344
D.R.W.C.

WILLIAM GATLIN SURVEY, A-271
JAMES HICKMAN SURVEY, A-291

1
OPEN SPACE/
DRAINAGE LOT

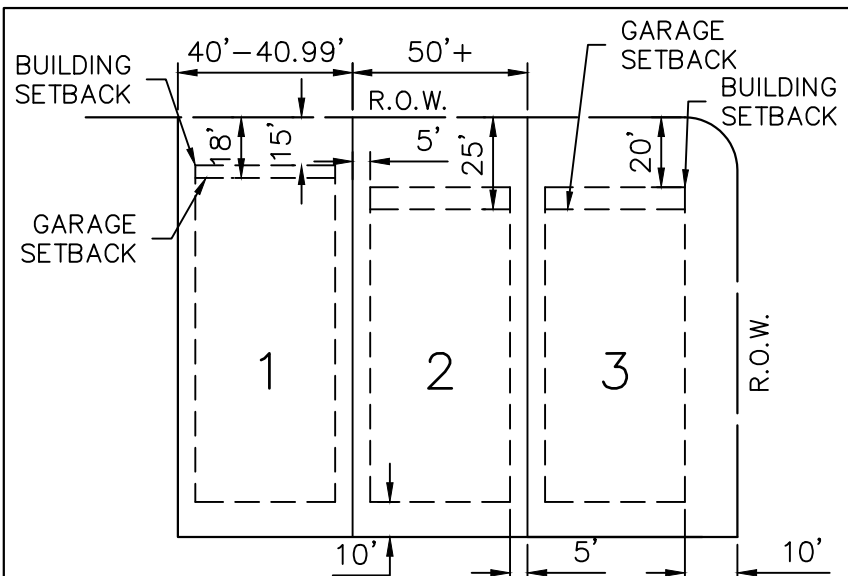
100' PIPELINE ESMT.
VOL. 476, PG. 259
D.R.W.C.
DOC. NO. 2006052806
O.P.R.W.C.

AUDREY EVANS
CALLED 4.855 ACRES
DOC. NO. 2010004677
(DESCRIBED IN DOC. NO.
2003097300 O.P.R.W.C.)

JACOB H. FREDENBURGH SURVEY, A-237
JAMES HICKMAN SURVEY, A-291

LESCHER INVESTMENT, LP
CALLED 50 ACRES
(THIRD TRACT)
DOC. NO. 2010007504 O.P.R.W.C.

LESCHER INVESTMENT, LP
CALLED 43.34 ACRES
(FOURTH TRACT)
DOC. NO. 2010007504 O.P.R.W.C.



TYP. LOT LAYOUT DIAGRAM

LINE DATA

NUMBER	BEARING	DISTANCE
L1	S7°51'01"W	75.00'
L2	S7°46'02"W	110.00'
L3	N82°13'58"W	182.82'
L4	N72°07'33"W	118.19'
L5	S8°19'01"W	3.34'
L6	S8°19'01"W	103.51'
L7	N81°40'59"W	99.27'
L8	S7°57'27"W	37.03'
L9	N52°43'18"E	107.54'
L10	N49°15'10"E	99.03'
L11	N38°02'42"E	96.62'
L12	N37°41'23"E	125.99'
L13	N66°38'01"E	102.61'
L14	S28°10'56"W	3.81'
L15	S11°04'35"W	22.13'
L16	N39°27'29"E	40.02'
L17	S64°54'50"E	30.38'

VANTAGE DRIVE (60' R.O.W.)
COTTONWOOD PHASE 5 DOC.
NO. 2024038073 P.R.W.C.

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LEGAL DESCRIPTION

FIELD NOTES FOR A 20.081 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS; BEING ALL OF LOTS 1 AND 10, BLOCK "X" COTTONWOOD PHASE 5 AS RECORDED IN DOCUMENT NUMBER 2024038073 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 20.081 ACRE TRACT OF LAND BEING MORE PARTICULARLRY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BGE INC" set on the south line of a called 50 acre tract of land (Third Tract) as conveyed unto Leschber Investments, LP in Document Number 2010007504 332 of the Official Public Records of Williamson County, Texas, at the most northerly northwest corner of said Lot, for the most northerly northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 82°13'58" E, coincident with the common line of Lot 1, said 50 acre tract and a called 43.34 acre tract of land (Fourth Tract) as conveyed unto Leschber Investments, LP in said Document Number 2010007504, a distance of 726.06 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the east right-of-way line of Camargue Drive (R.O.W. ~ 60') as shown on said plat of Cottonwood Phase 5 at the northeast corner of Lot 1 for the northeast corner of the herein described tract;

THENCE, S 07°51'01" W, coincident with the common line of Lot 1 and said right-of-way, a distance of 75.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of Lot 1 and lot 15, said Block "X", for an east corner of the herein described tract;

THENCE, N 82°13'58" W, departing said right-of-way line, coincident with the common line of Lot 1 and Lots 11 through 15, said Block "X", a distance of 310.99 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner Lot 1 and said Lot 11, for a re-entrant corner of the herein described tract;

THENCE, S 07°46'02" W, coincident with the common line of Lot 1 and Lot 11, a distance of 110.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the north right-of-way line of Vantage Drive (R.O.W. ~ 60') as shown on said Plat of Phase 5, at the common corner of Lot 1 and Lot 11 for a corner of the herein described tract;

THENCE, coincident with the common line of Lot 1, said right-of-way, and the aforementioned Lot 10, the following four (4) courses:

- 1)N 82°13'58" W, a distance of 182.82 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 15.00 feet, an arc length of 10.40 feet, a central angle of 39°42'54", a chord bearing of N 62°22'31" W, and a chord distance of 10.19 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 3) Curving to the left, with a radius of 50.00 feet, an arc length of 140.10 feet, a central angle of 160°32'45", a chord bearing of S 57°12'34" W, and a chord distance of 98.56 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 4) Curving to the right, with a radius of 15.00 feet, an arc length of 1.71 feet, a central angle of 06°30'51", a chord bearing of S 19°48'25" E, and a chord distance of 1.70 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of said Lot 10 and Lot 9, said Block "X" for end of this curve for a corner of the herein described tract;

THENCE, N 72°07'33" W, departing said right-of-way, coincident with the common line of Lot 10 and said Lot 9, a distance of 118.19 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of Lot 10 and Lot 9, for a re-entrant corner of the herein described tract;

THENCE, coincident with the common line of Lot 1 and Lots 2 through 9, said Block "X", the following four (4) course:

- 1)S 28°10'56" W, a distance of 166.45 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 2) S 37°36'34" W, a distance of 312.13 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 3) S 08°19'01" W, a distance of 3.34 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 4) S 52°23'26" E, a distance of 118.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the west curvilinear right-of-way line of the aforementioned Vantage Drive at the common corner of Lot 1 and Lot 2 for the beginning of a non-tangent curve and east corner of the herein described tract;

THENCE, curving to the left, coincident with the common line of Lot 1 and said right-of-way line, with a radius of 830.00 feet, an arc length of 397.97 feet, a central angle of 27°28'20", a chord bearing of S 22°03'11" W, and a chord distance of 394.17 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

THENCE, S 08°19'01" W, continuing coincident with said common line, a distance of 103.51 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

THENCE, curving to the right, continuing coincident with said common line, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 53°19'01" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the north right-of-way line of Branson Boulevard (R.O.W. ~ 80') as shown on said plat of Phase 5, for a point of tangency of the herein described tract;

THENCE, coincident with the common line of Lot 1and said north right-of-way line, the following four (4) course:

- 1)N 81°40'59" W, a distance of 99.27 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 760.00 feet, an arc length of 780.79 feet, a central angle of 58°51'47", a chord bearing of N 52°15'06" W, and a chord distance of 746.90 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 3) N 22°49'12" W, a distance of 437.47 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 4) Curving to the right, with a radius of 40.00 feet, an arc length of 62.83 feet, a central angle of 90°00'00", a chord bearing of N 22°10'48" E, and a chord distance of 56.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the southeast right-of-way line of Carl Stern Drive (R.O.W. ~ 80') as shown on the plat of Cottonwood Phase 2 as recorded in Document Number 2022040029 of the Official Public Records of Williamson County, Texas, for a point of tangency of the herein described tract;

THENCE, N 67°10'48" E, coincident with the common line of Lot 1 and said southeast right-of-way line, a distance of 366.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

THENCE, curving to the left, continuing coincident with said common line, with a radius of 540.00 feet, an arc length of 105.42 feet, a central angle of 11°11'09", a chord bearing of N 61°35'09" E, and a chord distance of 105.26 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the west line of a called 4.855 acre tract of land as conveyed unto Audrey Evans in Document Number 2010004667 and described in Document Number 2003097300, both of the Official Public Records of Williamson County, Texas, at the end of this curve for the common corner of Lot 1 and said right-of-way line, and the herein described tract;

THENCE, coincident with the common line of Lot 1, said 4.855 acre tract, the following eight (8) courses:

- 1)S 07°57'27" W, a distance of 37.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 2) S 26°27'39" E, a distance of 238.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 3) S 82°12'22" E, a distance of 270.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 4) N 52°43'18" E, a distance of 107.54 feet to a 1/2-inch iron rod with a cap stamped "BASELINE" found for an angle point of the herein described tract;
- 5) N 49°15'10" E, a distance of 99.03 feet to a 1/2-inch iron rod with a cap stamped "MCANGUS SURVEYING" found for an angle point of the herein described tract;
- 6) N 38°02'42" E, a distance of 96.62 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 7) N 37°41'23" E, a distance of 125.99 feet to a 1/2-inch iron rod with a cap stamped "MCANGUS SURVEYING" found for an angle point of the herein described tract and;
- 8) THENCE, N 66°38'01" E, a distance of 102.61 feet to the POINT OF BEGINNING and containing 20.081 acres of land, more or less.

AMENDED PLAT OF
LOTS 1 AND 10, BLOCK X
OF COTTONWOOD PHASE 5
A SUBDIVISION OF 20.081 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO.
271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT KW-HS LOT OPTION POOL 01, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH STEVEN C. PORATH, AUTHORIZED PERSON, BEING AN OWNER OF LOTS 1 AND 10 OF BLOCK X, OF COTTONWOOD PHASE 5, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2024038073 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2023104556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND LENNAR HOMES OF TEXAS AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH KEVIN PAPE, VICE PRESIDENT, BEING AN OWNER OF SAID LOTS 1 AND 10 OF BLOCK X, OF COTTONWOOD PHASE 5, SAID LOTS 1 AND 10 OF BLOCK X BEING 20.081 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY A-271, WILLIAMSON COUNTY AND THE JAMES HICKMAN SURVEY, A-291, AND DOES HEREBY AMEND SAID LOTS 1 AND 10 OF BLOCK X FOR THE SOLE PURPOSE OF RELOCATING THE LOT LINES, AS AMENDED IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

AMENDED PLAT OF LOTS 1 AND 10, BLOCK X OF COTTONWOOD PHASE 5

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

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

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

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

BY: _____
STEVEN C. PORATH
AUTHORIZED PERSON

STATE OF CALIFORNIA
COUNTY OF _____

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

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL)

KEVIN PAPE, VICE PRESIDENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 NORTH F.M. 620
BUILDING 1, SUITE 150
AUSTIN, TEXAS 78717

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KEVIN PAPE, 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, STACY MULHOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

STACY MULHOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 146417
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.

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

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

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99989025
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO 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 FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 - D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED ALONG F.M. 1660 PER UDC REQUIREMENTS, AS AMENDED.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10321. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 12, 2019, FOR WILLIAMSON COUNTY, TEXAS.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. THIS SUBDIVISION IS ZONED PUD 06-024-00.
22. VEHICULAR ACCESS FOR LOTS 1-16, BLOCK FF, AND LOTS 1-13, BLOCK AA IS RESTRICTED TO CAMARGUE DRIVE
23. OPEN SPACE AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOA.
24. LOT 10, BLOCK X WILL HAVE A 10' FRONT BUILDING SETBACK.

PLANNING AND ZONING COMMISSION CHAIR:

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

RICHARD HUDSON _____ DATE _____

CITY DEVELOPMENT SERVICES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES _____ DATE _____

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

Add, for water, sewer and storm water

Add line stating - a 3' P.U.E is herby dedicated on each side of all interior side lot lines for utilities other than water, sewer and storm sewer lines.

Include line with the following info

☐ Utility providers for this development are:
Water: _____
Wastewater: _____
Electric: _____
Gas (Natural or Propane): _____

Chair is now Bryan Lee please update accordingly

Remove executive

AMENDED PLAT OF
**LOTS 1 AND 10, BLOCK X
OF COTTONWOOD PHASE 5**

A SUBDIVISION OF 20.081 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO.
271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



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

SHEET 3 OF 3

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Presentation on the proposed major changes in the upcoming Unified Development Code.
Meeting: Tuesday, February 4, 2025
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Unified Development Code is in the process of being updated. The attached document provides the major changes in the proposed document to discuss prior to staff bringing the document to the Commission for a recommendation to City Council next month.

SUMMARY OF REQUEST:

STAFF REVIEW:

Presentation and discussion only.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. HuttoUDC_SummaryMajorChanges_2025.01.30

SCOPE *OF WORK*

PROJECT UNDERSTANDING

Develop and update Unified Development Code and a unified Engineering Criteria Manual, consistent with standards, procedures and best management practices in Texas.

UDC Organization

UDC	Chapter	Title
	1	Administration
	2	Land Use Standards
	3	Development Standards
	4	Subdivision Regulations
	5	Historic Preservation
	6	Stormwater & Drainage Standards
	7	Water & Wastewater Standards
	8	Procedures
	9	Definitions

Chapter 2 | Land Use Standards

Chapter 2 / Land Use Standards

- *Revised zoning districts*
- *Established a Zoning Equivalency table to demonstrate how the existing zoning districts relate to the new districts*
- *Reduced the number of zoning districts from 15 to 12*
- *Each district has its own:*
 - a) *Purpose statement that aligns with the Comprehensive Plan*
 - b) *Subdistricts listed as necessary*
 - c) *Dimensional standards table*
 - d) *Special Regulations provided as necessary*

Chapter	Section	Title
2	10.201	Intent
	10.202	Zoning Map
	10.203	Zoning Districts
	10.204	Permitted Uses
	10.205	Agricultural Uses
	10.206	Residential Uses
	10.207	Commercial & Retail Uses
	10.208	Industrial Uses
	10.209	Institutional & Civic Uses
	10.210	Temporary Uses
	10.211	Accessory Uses
	10.212	General Performance Standards

MAJOR CHANGES

Equivalency Table for Zoning Districts

Previous Zoning District		Current Zoning Districts (2024)	
Traditional Zoning Districts			
SF-R Single Household Rural Estate		AR Agriculture and Rural Residential District	
SF-1 Single Household Medium Density	SF-1 Base	R-1 Legacy Single-Family District	
	SF-1 Alley loaded, Cul-de-sac, or Detached Garage	R-1 Legacy Single-Family District	
	SF-1 Zero Lot Line	N-1 Neighborhood Hamlet District	N-1 Single-family, Detached
	SF-1 Village	N-1 Neighborhood Hamlet District	N-1 Zero Lot Line

Chapter 3 | Development Standards

Chapter 3 / Development Standards

- *Removed General Standards*
- *Removed FBC References*
- *All specific Design Guidelines and Engineering Standards moved to ECM*
- *Strengthened Landscaping Language*
- *Updated Outdoor Lighting Standards*
- *Undergrounding Utility Lines*

Chapter	Section	Title
3	10.301	Intent
	10.302	Bulk, Setbacks, Buffers
	10.303	Site Design
	10.304	Parking & Access
	10.305	Architectural Design
	10.306	Landscaping
	10.307	Fences and Walls
	10.308	Outdoor Lighting
	10.309	Signs

MAJOR CHANGES

Development Standards - Low Water Use Requirements

10.306.6.2 Low Water Use Plantings

Low water use plantings are required to promote water conservation and reduce operational maintenance costs. The use of low water use plants and hardscaping features shall comply with the following:

- (a) To maximize water efficiency, plants with low water needs must be grouped together and not mixed with those requiring higher water usage. This strategic placement minimizes irrigation needs and promotes plant health.
- (b) The use of mulch is encouraged throughout the landscaped area. Mulch helps conserve soil moisture, reduce weed growth, prevent soil compaction, and regulate soil temperatures.
- (c) Hardscaping features such as gravel, permeable paving, decorative rock, and low-water-use pathways are encouraged as part of the landscape design. These elements reduce the overall water demand and enhance the landscape's aesthetic appeal. Permeable materials must be used to the maximum extent practicable to support stormwater infiltration and reduce runoff.

Chapter 4 | Subdivision Regulations

Chapter 4 / Subdivision Regulations

- *Removed Some Plat Types*
- *Updated Approval Procedures*
- *Updating Procedures to Meet State Law Changes*
 - *Timeline for Approval*
 - *Improvement Requirements*
 - *Timeline for Construction of Public Improvements*
- *Moved Construction Standards and Street Improvement Standards to ECM*

Chapter	Section	Title
4	10.401	Intent
	10.402	Applicability & Exceptions
	10.403	Lot Division & Adjustment Process
	10.404	Plat Types
	10.405	General Provisions
	10.406	Assurance for Improvement Completion
	10.407	Construction Standards
	10.408	Lot Configuration
	10.409	Easements
	10.410	Parkland & Open Space Dedication
	10.411	Pedestrian & Bike Facilities
	10.412	Street Classification
	10.413	Streets Improvement Standards
	10.414	Street Grid, Circulation, & Connectivity
	10.415	Driveways & Easements
	10.416	Road Adequacy Standards

MAJOR CHANGES

Plat Types & Procedures

Plat Types:

- *Preliminary Plat*
- *Final Plat*
- *Replat**
- *Amended Plat**
- *Plat Vacation**

Approval Authority:

- *Preliminary Plat – P&Z*
- *All Other Plats – Director of Development Services*

State Law Changes:

- *30 Day Action Window*
- *2 Year Timeline for Construction of Public Improvements*

** New Plat Type*