



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, March 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 March 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 regularly scheduled Planning and Zoning Commission meeting held on February 4, 2025.
- 4.2. Consideration and possible action on the proposed Meadowbrook Preliminary Plat, 87.8 acres, more or less, of land, 335 lots, located on FM 1660 South.
- 4.3. Consideration and possible action to approve the proposed Ironwood Amended Plat, 117.552 acres, more or less, of land, six (6) industrial lots, located on the northeast corner of Innovation Boulevard and US Highway 79.
- 4.4. 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.

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider a recommendation to City Council for a zoning change request for 625 Schneider Boulevard from Single Family (SF-1) to Light Industrial (LI) for an approximate 6.91 acres site, more or less, of land, generally located south of Schneider Boulevard and east of Innovation Boulevard.

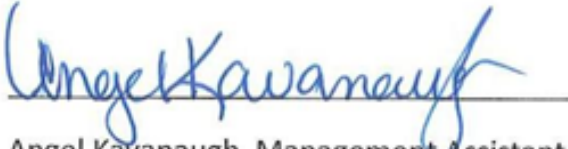
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the March 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 February 28, 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 regularly scheduled Planning and Zoning Commission meeting held on February 4, 2025.
Meeting: Tuesday, March 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 2.4.2025



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, February 4, 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

Members of the Planning and Zoning Commission in attendance were: Jim Morris, Cheryl Stewart, Rick Hudson and Susanna Boyer, Chair Bryan Lee resigned as of 2.1.2025. Members not in attendance were Tony Wertz and Hazel Sherrod.

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.

There were no public comments

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.

Commissioner Rick Hudson made a motion to approve consent agenda items 4.1, 4.2 and 4.3, seconded by Commissioner Cheryl Stewart. motion passed 4 Ayes to 0 Nays

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.

Commissioner Rick Hudson made a motion to approve consent agenda items 4.1, 4.2 and 4.3, seconded by Commissioner Cheryl Stewart. motion passed 4 Ayes to 0 Nays

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.

Commissioner Rick Hudson made a motion to approve consent agenda items 4.1, 4.2 and 4.3, seconded by Commissioner Cheryl Stewart. motion passed 4 Ayes to 0 Nays

5. AGENDA ITEMS

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

Ashley presented and discussion between staff and commissioners, no action taken.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

The meeting was adjourned at 8:01 PM

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.

Planning and Zoning Commission Chair / Representative

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Meadowbrook Preliminary Plat, 87.8 acres, more or less, of land, 335 lots, located on FM 1660 South.
Meeting: Tuesday, March 4, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The Preliminary Plat consists of approximately 87.7 acres proposed of both single-family residential lots and duplex residential lots.

The PUD includes both single-family detached homes on 50ft to 60ft lots and attached townhome units, providing for both move-up homes and attainable housing options in the same neighborhood, in substantial compliance with the Hutto 2040 Comprehensive Plan's definition of a 'Neighborhood Activity Center' allowing for a combination of diverse residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment.

WEST: Undeveloped ETJ
NORTH: Cottonbrook Neighborhood - under construction
EAST: Undeveloped ETJ
SOUTH: Undeveloped, zoned single-family and ETJ property.

SUMMARY OF REQUEST:

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

The 'shot clock' bill was not voluntarily waived.

STAFF REVIEW:

This preliminary 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:

Not applicable.

AGENDA ITEM REPORT

4.2.



POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. MBPrelim-InitComIssued(2-26-25)



February 26, 2025

512 Civil, Inc
Scott Anderson
3839 Bee Cave Road #201
Austin, TX 78746
sanderson@512-civil.com - *communication provided via email*

**RE: Meadow Brook Preliminary Plat, Hutto, TX 78634
Plat Review – Meadow Brook Preliminary Plat - Comment Report to Initial Submittal (received 2-4-25)
Project No.: PLAT-24-0038**

Mr. Anderson,

Upon review of the above referenced plat initial application submitted on February 4, 2025, the following comments are required to be resolved and updated plans submitted for review.

Please provide **Update #1** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **digital** format only. If the plat contains more than one sheet, please combine all sheets into one document file. Upload updated documents to the GovWell permit number and send digital update files to: planning@huttotx.gov, reference project number, project name and update number.

Planning Review – John Byrum, Planning Manager (512) 759-5974 – john.byrum@huttotx.gov

1. See attached markups.
2. Provide written WCESD#3 plan review approval.

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

3. See attached markups.

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

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

Sincerely,
Development Services Department

Attendees

jbyrum (john.byrum@huttotx.gov)
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

MBPrelim-Init-DrainRpt(2-4-25).pdf
MBPrelim-Init-Plat(2-4-25).pdf
MBPrelim-Init-EngRpt(2-4-25).pdf

**Meadow Brook
Drainage Report**

January 2025

Submitted to



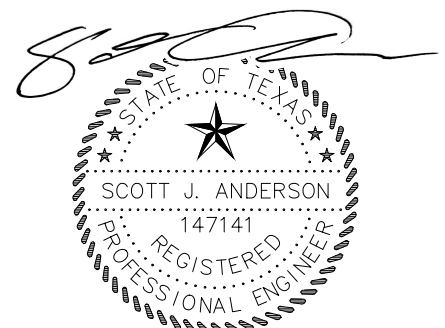
City of Hutto, TX
Development Services Department

Prepared for

M B Hutto, LLC
c/o John C. Landwehr, Partner
Columnar Investments
PO Box 243
Parker, Colorado 80134

Prepared by

512 Civil, Inc.
3839 Bee Cave Road #201
Austin, TX 78746
Texas Registered Engineering Firm F-26366



12/16/2024

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EXHIBITS

1. Meadow Brook Planned Unit Development
2. FEMA FIRM Panel No. 48491C0520F
3. Williamson County Hydrologic Soils Survey Map
4. Round Rock Atlas 14 rainfall input data for Brushy Creek Watershed
5. Existing Condition Drainage Area Map
6. Proposed Drainage Area Map – Phase 1
7. Proposed Drainage Area Map – Phases 1 and 2
8. Property Location Within Brushy Creek and Cottonwood Creek Watersheds

MEADOW BROOK DRAINAGE REPORT

PROJECT OVERVIEW

The Meadow Brook Subdivision proposes a preliminary layout for a single-family subdivision within the proposed Meadow Brook Planned Unit Development (PUD) (City of Hutto Ordinance #O-2024-051), which was submitted to the City of Hutto (City) per the Meadow Brook PUD dated May 2024 (**Exhibit 1**). The proposed preliminary plat area is approximately 87.8 acres and proposes four-hundred and twenty (420) single-family residences with associated ROW. The preliminary plat area is located at 10501 FM 1660 where FM 1660 crosses Cottonwood Creek within the City of Hutto 2-mile Extra-Territorial Jurisdiction (ETJ) in Williamson County, Texas. The property is bounded by the existing FM 1660 to the south, undeveloped land to the east and west, and Phase 7 of the Cottonwood Creek Preliminary Plat to the north. The property is located entirely in the Brushy Creek Watershed.

According to TCEQ's Quad Maps, this property is not located over the Edwards Aquifer Recharge Zone or the Contributing Zone and, therefore, will not be subject to TCEQ's requirements for the application and approval of a Water Pollution Abatement Plan (WPAP), a Contributing Zone Plan (CZP), or an Organized Sewage Collection System (SCS). The project will be subject to TCEQ's requirements for the Texas Pollution Discharge Elimination System (TPDES), preparation of the Storm Water Pollution Prevention Plan (SWPPP), and filing of the Notice of Intent (NOI) and the Notice of Termination (NOT) by the project operators.

This drainage report will accompany the engineer's report to address the City of Hutto's requirements for submission of preliminary plats, including a brief discussion of general site information, topography, geology, soils, vegetation, drainage, detention, environmental and endangered species assessments. Pursuant to City of Hutto Ordinance and the absence of Edwards Aquifer contributing and recharge zones, no water quality treatment is required for the proposed preliminary plat.

GENERAL SITE INFORMATION

Existing vegetation on the property consists of pasture and farmland with assorted grasses across the site, and a dense tree line running along the banks of Cottonwood Creek. Site topography consists of moderately sloping uplands area draining to Cottonwood Creek. Typical slopes of approximately 0.5% to 5% are common throughout the preliminary plat area. Slopes above 5% are found in the floodplain in the southern part of the tract near Cottonwood Creek. Existing grade elevations across the site range between 580' and 617' MSL.

Cottonwood Creek runs generally from west to southeast and crosses through the southern part of the preliminary plat. The southern portion of the preliminary plat consists of the 100-year floodplain as shown on FEMA FIRM Panel No. 48491C0520F, dated December 20, 2019 for Williamson County, Texas (**Exhibit 2**). For detailed delineation of the 100-year floodplain near the preliminary plat area, reference the corresponding preliminary plat sheets.

Soils beneath the property area, according to the Williamson County Hydrologic Soils Survey Map (**Exhibit 3**), are comprised primarily of Branyon and Tinn Clays (BrA, BrB, BrkB, and TnA), classified as Hydrologic Soil Group D soils; and Altoga and Sunev Loams (AID2 and SvC), classifies as Hydrologic Soil Group B soils. The Hydrologic Soil Group D soils are located within the uplands, and the Hydrologic Soil Group B soils are located within the floodplain area.

DRAINAGE

The primary drainage pattern in the preliminary plat area is generally from north to south with off-site drainage coming from Phase 7 of the Cottonwood Creek Preliminary Plat to the north. The property is bounded by FM 1660 to the south and a vegetated channel to the east, therefore, no flow enters the site from the south or east. To the west of the subject property is an unnamed tributary that diverts a considerable amount of flow around the property and intersects Cottonwood Creek to the southwest of the tract.

The storm run-off generated within the development will be conveyed by a system of curb and gutter, inlets, storm drains, and channel improvements through the site to discharge at Cottonwood Creek south of the proposed single-family lots. From there, stormwater run-off will discharge down Cottonwood Creek within the limits of the 100-year floodplain as part of Brushy Creek Watershed.

Drainage analysis has been performed for the proposed development. Existing and developed hydrologic models were prepared using the City's Upper Brushy Creek HEC-HMS base model (HEC-HMS Version 3.5) for the overall project area and Brushy Creek Watershed. A total of four proposed conditions were modeled: Phase 1 with no detention, Phase 1 with detention, Phases 1 and 2 with no detention, and Phases 1 and 2 with detention. Within each model there are three (3) model plans. These plans are summarized below:

- **Duplicate Effective:** This is the City's base version of Upper Brushy Creek Watershed. Nothing changed in this version of the model. This model plan was received from the City and run "as is" to establish a baseline by making sure the model worked correctly.
- **Corrected Effective:** The Corrected Effective model plan started with the Duplicate Effective plan and updated the 2, 10, 25, and 100-year hydrologic storms to the new NOAA Atlas 14 storms. **Exhibit 4** shows the Round Rock Atlas 14 rainfall input data for Brushy Creek Watershed used in the model. This model plan was run to establish the new baseline and is considered the "Existing Conditions" model for the project.
- **Proposed:** This model plan started with the Corrected Effective plan and updated the sub-basin model parameters for each proposed condition described above. Sub-basins COT_220 and COT_230 were updated to reflect proposed conditions for the drainage area, impervious cover, and lag time/time of concentration values. **Exhibits 5, 6, and 7** show the various conditions that were modeled, as well as the respective junctions (J_COT_210_220 and J_COT_230) that will be analyzed. The following changes were made to each proposed scenario:

and Brushy Creek tables in Exhibit 4 for various types of analysis and please clarify either in the exhibit or in this text or both which specific values were utilized in the models.

- *Phase 1 with No Detention:* Since Phase 1 of the Meadow Brook Subdivision exists entirely within the boundary of sub-basin COT_230, sub-basin COT_220 remains unchanged in all areas. The impervious cover and lag time for sub-basin COT_230 was updated to account for the proposed improvements of Meadow Brook Phase 1. The flow pattern remains unchanged.
- *Phase 1 with Detention:* This scenario is the same as the previous scenario, except a synthetic detention pond was introduced between sub-basin COT_230 and J_COT_230. The synthetic detention pond design is detailed in the next section (**Detention**).
- *Phases 1 and 2 with No Detention:* To account for the area of sub-basin COT_220 that will be captured and diverted to J_COT_230, a new sub-basin was created, COT_230 Phase 2. COT_220 was updated to account for the change in area. COT_230 remains unchanged from the previous two scenarios.
- *Phases 1 and 2 with Detention:* This scenario is the same as the previous scenario, except the synthetic detention pond was introduced between sub-basins COT_230 and COT_230 Phase 2 and J_COT_230. The preliminary detention pond design is detailed in the next section (**Detention**).

wouldn't it make sense to combine COT_220 and COT_230 since according to the exhibits they have the same TC flow path?

please provide models for review

HEC-HMS input and output data for each plan is included in the hydrologic models. Please reference the attached HEC-HMS digital model files for further detail. All models described in this report were prepared in HEC-HMS Version 3.5.

Detailed floodplain modeling of Cottonwood Creek south of the subject site has been prepared by City of Hutto and is included in the FEMA mapping of the area. The floodplain shown on Cottonwood Creek is based solely on the City of Hutto ultimate condition model for the drainage way. City modeling has been reviewed by the engineer and found to be adequate for delineation of the floodplain. Both the Corrected Effective FEMA and the City provided Atlas 14 floodplains are shown on the preliminary plat.

All conveyance systems will be sized to convey the 25- and 100-year Atlas 14 storms according to the City of Hutto ordinance. Rational Method drainage calculations have been prepared based on the impervious cover allowed by ordinance and are included in the preliminary plat.

DETENTION

A preliminary detention pond design was used in two of the four proposed condition models to verify if detention was necessary for either Phase 1, Phase 2, or both. The pond that was analyzed has a depth of 6-feet, spans approximately 1.1 acres, and outlets through a 20-foot spillway. See below Pond Summary table for verification that this design is appropriate for this analysis.

Pond Summary				
	Water Depth (ft)			
	2 yr	10 yr	25 yr	100 yr
Phase 1	0.4	1.5	2.0	2.9
Phases 1 and 2	0.9	2.1	2.8	3.8

if the pond is part of the analysis it should be provided with the report in a cross section or similar.

This pond, with a depth of 6-feet, is over-designed for the flow that is expected in these drainage areas. However, since the pond does not fail and since the reasoning for the pond is to compare the different proposed conditions scenarios to verify if detention is necessary, the pond will be used as designed.

To verify if detention is necessary, the proposed scenarios detailed earlier were used to determine peak flow rates for the 2, 10, 25, and 100-year Atlas 14 storms at the relevant junctions (J_COT_210_220 and J_COT_230). A summary of the results for each proposed condition can be found on the next page:

Existing Peak Capacity Flow Rates (cfs)				
POS	2 yr	10 yr	25 yr	100 yr
J-COT-210-220	1,250.1	3,783.9	6,028.5	10,036.4
J-COT-230	1,257.4	3,801.2	6,051.1	10,113.8

Please note: For the tables below the ΔEX column shows the difference between the proposed flow rate and the existing flow rate for each storm event.

Proposed Phase 1 Peak Capacity Flow Rates - No Detention (cfs)								
POS	2 yr	ΔEX	10 yr	ΔEX	25 yr	ΔEX	100 yr	ΔEX
J-COT-210-220	1,250.1	0.0	3,783.9	0.0	6,028.5	0.0	10,036.4	0.0
J-COT-230	1,256.1	-1.3	3,799.0	-2.2	6,042.5	-8.6	10,092.2	-21.6

Proposed Phase 1 Peak Capacity Flow Rates - Detention (cfs)								
POS	2 yr	ΔEX	10 yr	ΔEX	25 yr	ΔEX	100 yr	ΔEX
J-COT-210-220	1,250.1	0.0	3,783.9	0.0	6,028.5	0.0	10,036.4	0.0
J-COT-230	1,257.2	-0.2	3,799.6	-1.6	6,043.8	-7.3	10,096.9	-16.9

Proposed Phases 1 and 2 Peak Capacity Flow Rates - No Detention (cfs)								
POS	2 yr	ΔEX	10 yr	ΔEX	25 yr	ΔEX	100 yr	ΔEX
J-COT-210-220	1,244.7	-5.4	3,775.5	-8.4	6,011.9	-16.6	10,004.9	-31.5
J-COT-230	1,255.4	-2.0	3,797.7	-3.5	6,037.3	-13.8	10,080.0	-33.8

Proposed Phases 1 and 2 Peak Capacity Flow Rates - Detention (cfs)								
POS	2 yr	ΔEX	10 yr	ΔEX	25 yr	ΔEX	100 yr	ΔEX
J-COT-210-220	1,244.7	-5.4	3,775.5	-8.4	6,011.9	-16.6	10,004.9	-31.5
J-COT-230	1,256.9	-0.5	3,798.6	-2.6	6,039.2	-11.9	10,085.9	-27.9

The pond decreases the peak capacity flow rates in both scenarios that detention was analyzed. However, the decrease in flow rates is more substantial in the scenarios that detention was not used. Therefore, the impact of the proposed development on the

existing drainage ways is lessened without the use of a detention pond or other on-site storage.

DOWNSTREAM CONVEYANCE

The property is located within the bottom half of both Brushy Creek and Cottonwood Creek watersheds and, therefore, has less impact on downstream conveyance than properties that are located higher within the watersheds. ***Exhibit 8*** shows the property location within the boundaries of the Brushy Creek and Cottonwood Creek watersheds, Brushy Creek flows generally from east to west while Cottonwood Creek flows generally from north to south. Drainage for the project site will be discharged within the project boundaries to Cottonwood Creek without detention since there is a more substantial decrease in peak capacity flows than there is with detention. Detention analysis has been checked on Cottonwood Creek POS junctions downstream of the Meadow Brook project boundaries and no adverse impacts are expected.

WATER QUALITY/CWQZ/WQTZ

Pursuant to City of Hutto Ordinance and the absence of Edwards Aquifer contributing and recharge zone, no water quality treatment is required for the proposed preliminary plat. The proposed preliminary plat shows the riparian buffer per City ordinance.

CRITICAL ENVIRONMENTAL FEATURES (CEF)

There are no known critical environmental features located within the property boundaries.

EXHIBIT 1

ORDINANCE NO. O-2024-051

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO CHANGE THE ZONING FOR 87.834 ACRES, MORE OR LESS, OF LAND, TO BE KNOWN AS MEADOW BROOK PLANNED UNIT DEVELOPMENT (PUD) BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, a request has been made to the City Council of the City of Hutto, Texas to amend the Official Zoning Map to zone the property described in **Exhibit "A"** more particularly described in Exhibit "A-1", legal description, and "Exhibit A-2" Survey, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 10th day of October, 2023, and;

WHEREAS, on the 7th day of December, 2023, after proper notification, the City Council held a public hearing on the requested amendment, and;

WHEREAS, the City Council determines that the zoning ordinance amendment provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and;

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Article 14.02.002, Code of Ordinances (2020 Edition, as amended), City of Hutto, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION I.

That the City Council has considered and made findings on the following matters regarding the proposed amendment:

- 1) The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design; and
- 2) The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value; and
- 3) The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design; and
- 4) The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site; and
- 5) The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience; and
- 6) The PUD will be served by adequate facilities including streets, fire protection, water and sanitation; and

- 7) The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or arrangements are made to mitigate impacts; and
- 8) PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

That the Official Zoning Map of the City of Hutto, Texas, is hereby amended so that the zoning classification of the property described in **Exhibit "B"**, attached hereto and incorporated herein shall be, and is hereafter changed from SF-2 (Single-Family) Zoning District and B-2 (General Commercial) Zoning District to now be designated as PUD (Planned Unit Development) Zoning District and is designated as the Meadow Brook Planned Unit Development (PUD), this includes the Development Plan described in **Exhibit "B"** attached hereto and incorporated herein.

SECTION II. Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION III. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION IV. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

This ordinance shall take effect and be in force from and after its passage.

READ, PASSED and ADOPTED on this 5th day of Sept. **2024** at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS



Mike Snyder, Mayor

Attest:



Laura Hallmark, City Secretary



EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

87.834 ACRES

WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 87.834 ACRES (APPROXIMATELY 3,826,046 SQ. FT.) IN THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 4.23 ACRE TRACT (TRACT 1), ALL OF A 45.77 ACRE TRACT (TRACT 2), ALL OF A 34.17 ACRE TRACT (TRACT 3) AND ALL OF A 3.735 ACRE TRACT (TRACT 4) CONVEYED TO SWINDOLL INVESTMENTS, LP IN A SPECIAL WARRANTY DEED EXECUTED DECEMBER 15, 2008 AND RECORDED IN DOCUMENT NO. 2008093458 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 87.834 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way line of F.M. 1660 (right-of-way width varies) as shown on TXDOT right-of-way map Control No. 1556 – Section No. 2 – Job No. 1, being the southwest corner of the said Swindoll Investments 34.17 acre tract, being the southeast corner of the said 3.735 acre tract;

THENCE North 82°47'48" West with the north right-of-way line of F.M. 1660 and the south line of the said 3.735 acre tract, a distance of 112.14 feet to a calculated point for a southwest corner of the said 3.735 acre tract, being the southeast corner of a 1.99 acre tract described in Document No. 2015076155 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar found, bears South 07°09'25" West, a distance of 0.66 feet and a concrete highway monument found in the north right-of-way line of F.M. 1660 at highway station 142+86.6, 40' left, bears North 82°47'48" West, a distance of 312.64 feet;

THENCE with the common line of the said 3.735 acre tract and the said 1.99 acre tract, the following two (2) courses and distances:

1. North 07°09'25" East, a distance of 455.34 feet to a 1/2" rebar with "Early Boundary" cap set for the northeast corner of the said 1.99 acre tract;
2. North 82°39'10" West, a distance of 192.08 feet to a 1/2" rebar with "Early Boundary" cap set for the northwest corner of the said 1.99 acre tract;

Page 2

THENCE with the perimeter of the said 3.735 acre tract, the following two (2) courses and distances:

1. North 07°13'30" East, a distance of 363.22 feet to a 1/2" rebar with "Early Boundary" cap set for the northwest corner of the said 3.735 acre tract;
2. South 80°05'23" East, a distance of 310.92 feet to a 1/2" rebar with "Early Boundary" cap set for the northeast corner of the said 3.735 acre tract, being in the west line of the said Swindoll Investments 34.17 acre tract, being in the east line of a 34.17 acre tract conveyed to Claudia Ann Crislip in Document No. 2018083501 of the Official Public Records of Williamson County, Texas;

THENCE North 07°38'21" East with west line of the said Swindoll Investments 34.17 acre tract and the east line of the said Crislip 34.17 acre tract, a distance of 3102.82 feet to a 1/2" rebar with "Early Boundary" cap set for the northwest corner of the said Swindoll Investments 34.17 acre tract and the northeast corner of the said Crislip 34.17 acre tract, being also in the south line of a 367.15 acre tract described in Document No. 2003097298 of the Official Public Records of Williamson County, Texas, from which a 5/8" rebar found for an angle point in the south line of the said 367.15 acre tract, being the northwest corner of a 50.00 acre tract described in Document No. 2018083501 of the Official Public Records of Williamson County, Texas, bears North 82°43'53" West, a distance of 1098.11 feet and an additional 1/2" rebar found, bears South 89°07'36" East, a distance of 4.99 feet;

THENCE with the common line of the said Swindoll Investments 34.17 acre tract, the said 45.77 acre tract and the said 367.15 acre tract, the following three (3) courses and distances:

1. South 82°43'53" East, a distance of 190.02 feet to a 5/8" rebar found;
2. South 07°39'24" West, a distance of 516.71 feet to a 5/8" rebar found;
3. South 82°47'33" East, a distance of 849.03 feet to a 1/2" rebar found for the northeast corner of the said 45.77 acre tract, being in the west line of a 143.5 acre tract described in Document No. 2010007498 of the Official Public Records of Williamson County, Texas;

THENCE South 07°41'20" West with the east line of the said 45.77 acre tract and the west line of the said 143.5 acre tract, a distance of 2631.49 feet to a calculated point for a southeast corner of the said 45.77 acre tract, being the northeast corner of the said 4.23 acre tract, from which a 5/8" rebar found for the northwest corner of the said 4.23 acre tract, being an angle point in the south line of the said 45.77 acre tract, bears North 82°16'16" West, a distance of 216.00 feet;

Page 3

THENCE South 07°41'20" West with the east line of the said 4.23 acre tract and the west line of the said 143.5 acre tract, a distance of 968.04 feet to a calculated point north right-of-way line of F.M. 1660, being the southeast corner of the said 4.23 acre tract, being also the southwest corner of the said 143.5 acre tract, from which a mag nail with washer set for reference in the centerline of a concrete ditch, bears South 07°41'20" West, a distance of 8.31 feet;

THENCE with the north right-of-way line of F.M. 1660, the south line of the said 4.23 acre tract and the south line of the said 45.77 acre tract, the following three (3) courses and distances:

1. North 63°38'49" West, a distance of 211.52 feet to a calculated point in a creek;
2. North 47°09'31" West, a distance of 240.10 feet to a concrete highway monument found, from which a concrete highway monument found in the south right-of-way line of F.M. 1660 at highway station 153+28.2, 40' right, bears South 23°57'59" West, a distance of 148.27 feet;
3. North 82°47'48" West, a distance of 231.38 feet to a calculated point, from which a 1/2" rebar found, bears North 07°41'20" East, a distance of 0.19 feet;

THENCE with the north right-of-way line of F.M. 1660 and the south line of the said Swindoll Investments 34.17 acre tract, the following two (2) courses and distances:

1. North 82°47'48" West, a distance of 174.52 feet to a concrete highway monument found at highway station 149+44.5, 40' left;
2. North 82°47'48" West, a distance of 233.33 feet to the **POINT OF BEGINNING**, containing an area of 87.834 acres, more or less.

Surveyed on the ground on December 15, 2020

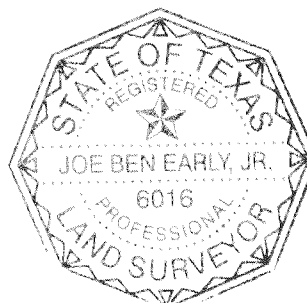
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1093-001-BASE

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

12/21/2020

Date





Meadow Brook PUD

City of Hutto Planned Unit Development

May 2024

Developer:



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



1. General Provisions

A. Title

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

B. Applicability of City Ordinances

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

C. Severability

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

D. Amendments to Ordinance

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

E. Modifications to PUD

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

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

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

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

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

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

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

F. Definitions

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

G. Intent

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

H. Criteria

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

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

2. Development Plan & Land Uses

A. Total Buildable Acres

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

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

Legend:

- Site Boundary
- 100 year floodplain
- 75' Riparian Buffer
- === ROW Dedication
- 1ft Topography
- Open Space

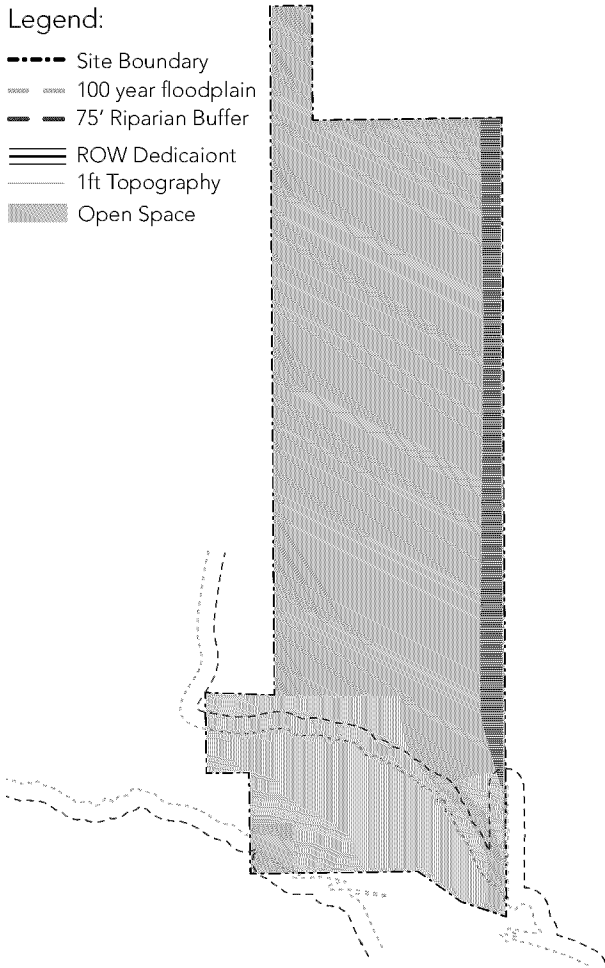


Figure 1: Buildable Area Diagram

B. Site Density

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

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

C. Riparian Buffer

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

D. ROW Reservation

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

E. Base Zoning

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

F. Land Use Plan

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

G. Land Use Areas and Descriptions

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

Single Family-2 Residential

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

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

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

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

Commercial Land Use Category

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

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

Legend:

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

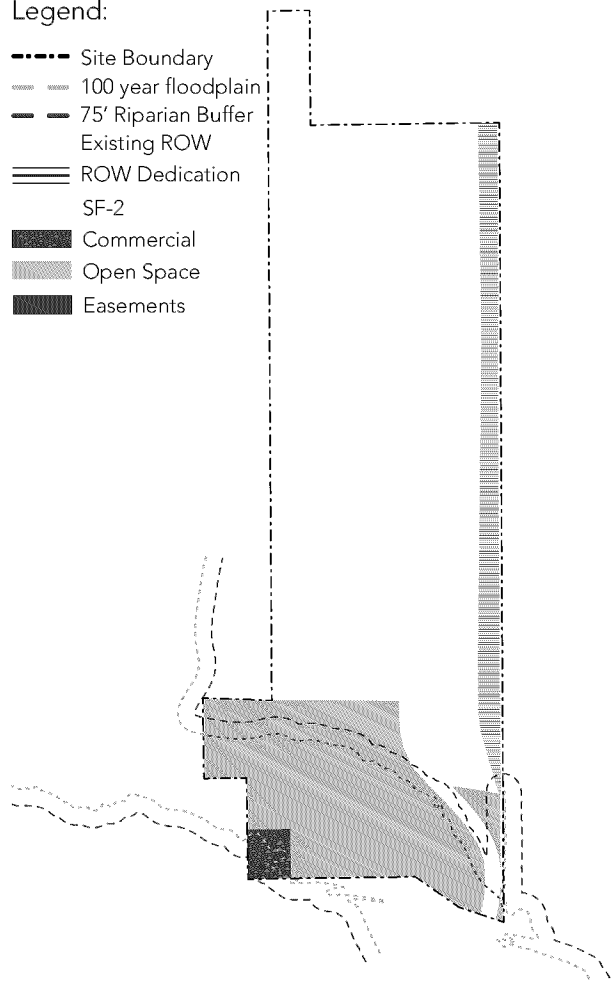


Figure 2: Land Use Diagram

3. Building Type Standards

SINGLE FAMILY OR DUPLEX (FRONT LOADED)

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



Lot Standards

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

Setbacks*

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

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

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

*Setback encroachment exceptions:

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

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

Retaining walls are permitted on any yard on the site.

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

Building Standards

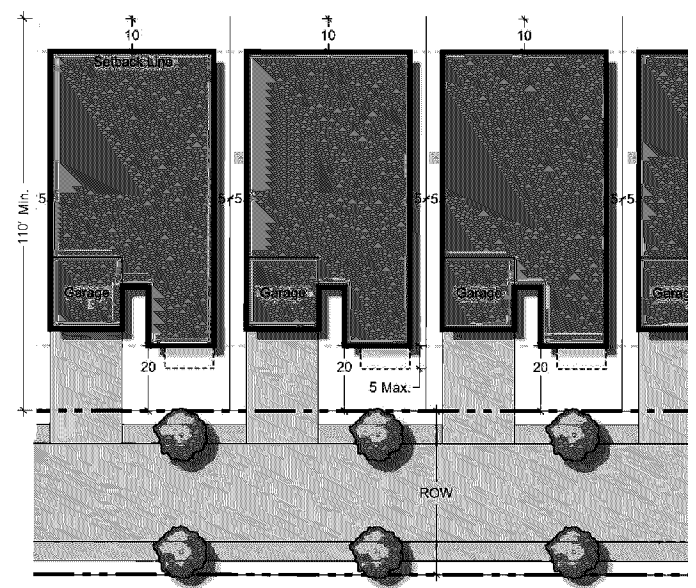
Building Height Max (Primary) 35 ft or 2-stories

Building Height Max (Accessory) 15 ft

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

Parking per Unit

Garage Parking Spaces (min.) 2



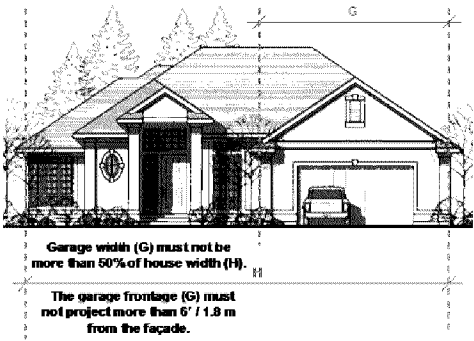
SINGLE FAMILY OR DUPLEX (FRONT LOADED) CONTD.

Architectural Design Standards Exempted

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

City Code	Description
10.405.8.4	Parking and drive areas may cover no more than 33% of the front yard. A front loading garage may occupy no more than 50% of the house linear frontage and protrude no more than 6ft. from the longest wall.

10.406.3.3.1

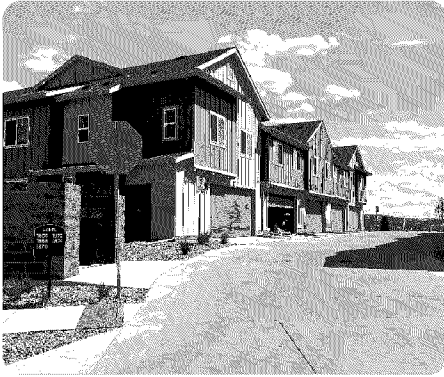


The section below does not apply to the duplex lots.

10.406.4.4.5	Front loading garage doors may comprise no more than 50% of the total length of the front facade.
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ATTACHED OR DETACHED SINGLE FAMILY (ALLEY LOADED)

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



Lot Standards

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

Setbacks

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

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

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

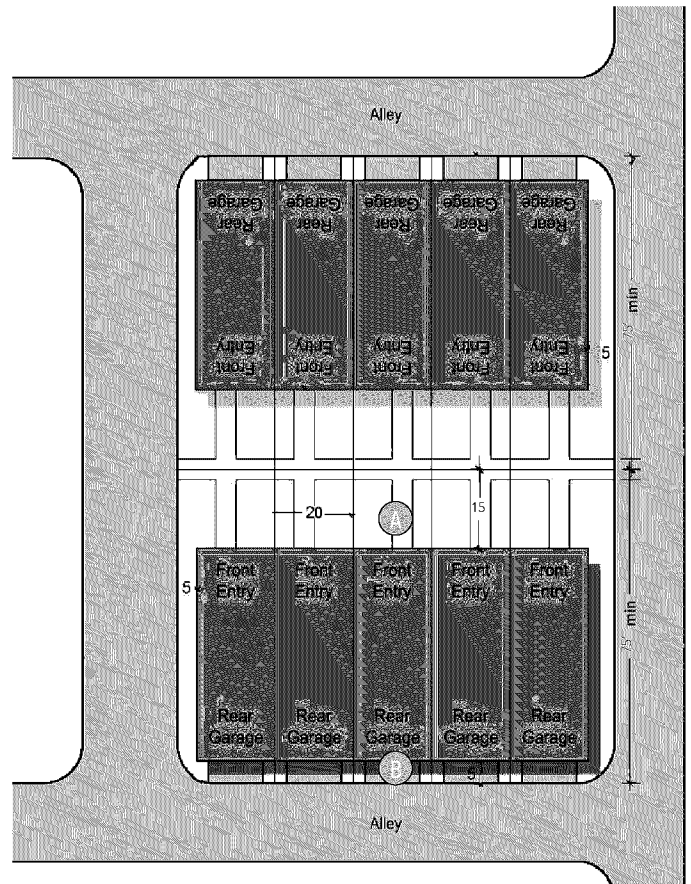
Building Standards

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

Parking per Unit

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

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



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

4. Street Type Standards

RESIDENTIAL COLLECTOR

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

RESIDENTIAL STREET

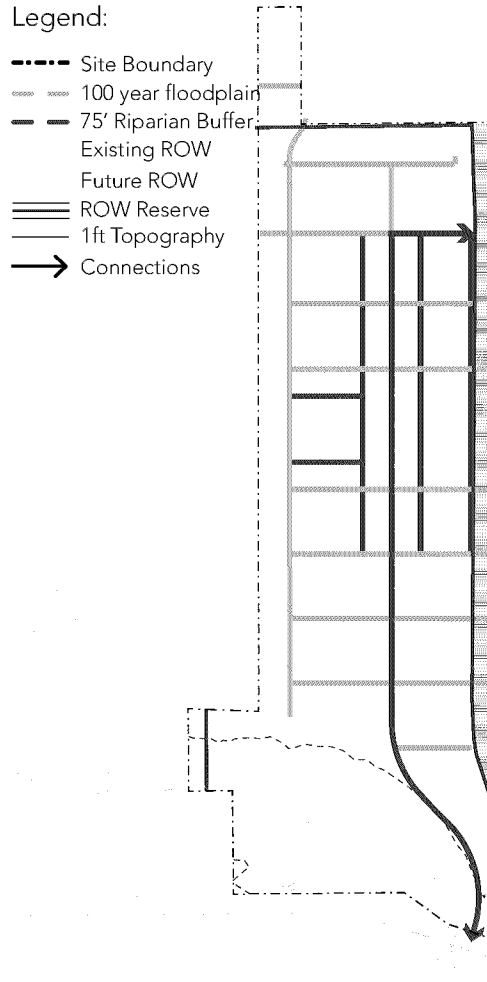
These streets are intended to provide access to the lots and operate at lower speeds, providing access to the collector street. Residential streets include room for parallel parking on one side of the street.

ALLEY

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

Legend:

- Site Boundary
- 100 year floodplain
- 75' Riparian Buffer
- Existing ROW
- Future ROW
- ROW Reserve
- 1ft Topography
- Connections



General Guidelines:

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

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

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

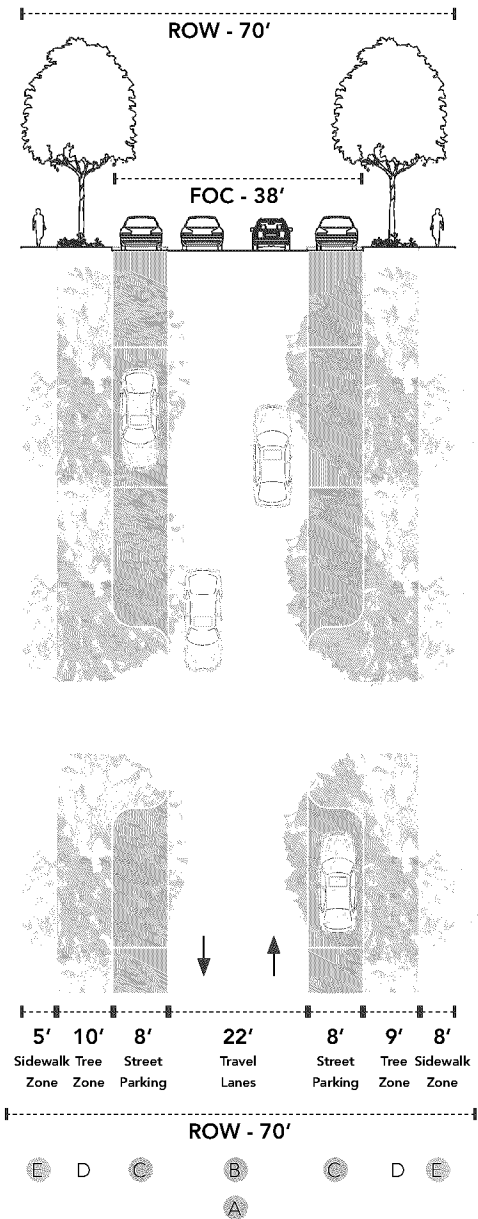
Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. Final configurations and alignments will be defined during the site plan development application process.

RESIDENTIAL COLLECTOR

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

Street Standards

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



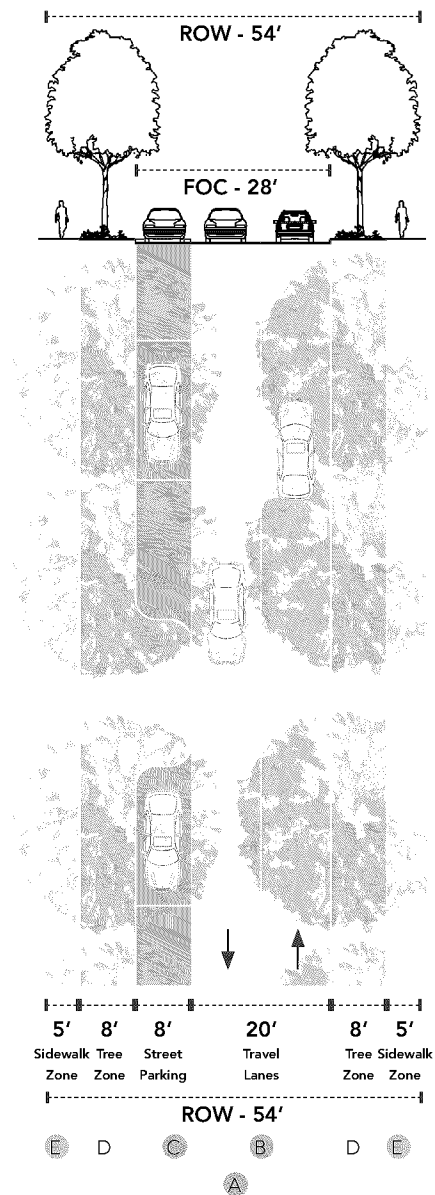
RESIDENTIAL STREET

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

Street Standards

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

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



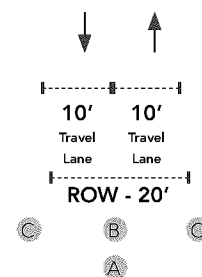
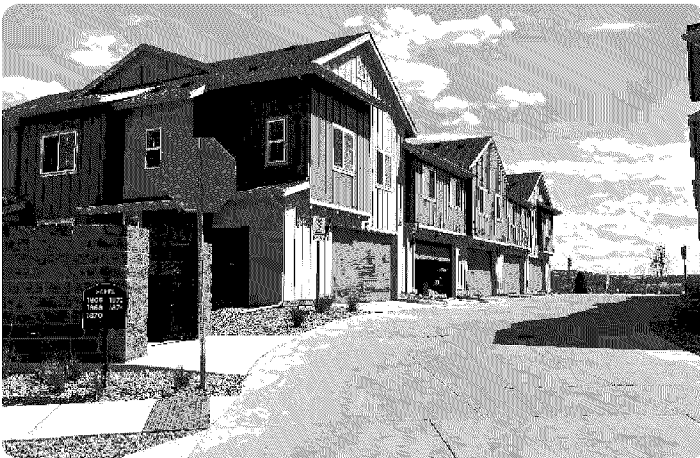
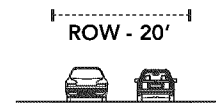
ALLEY

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

Street Standards

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

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



5. Common Open Spaces

PASSIVE PARKS

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



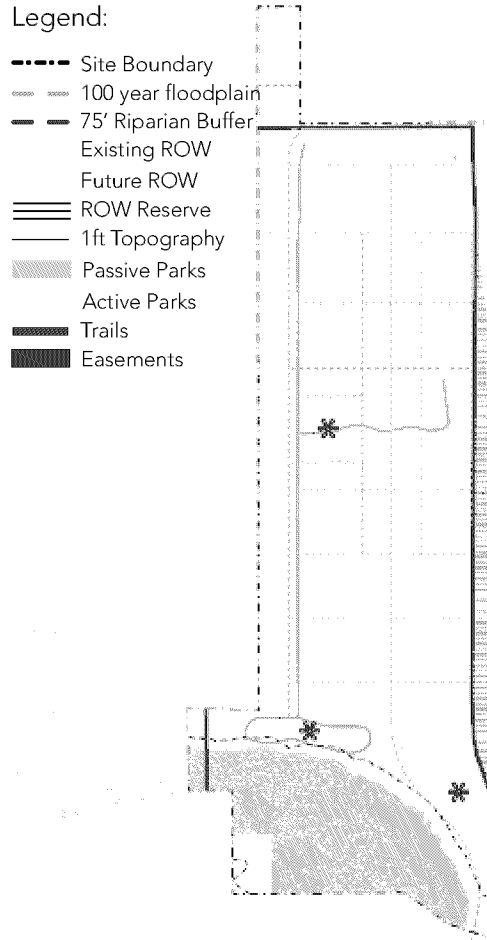
Active parks are spread throughout the site and serve as a gathering place for social and recreational purposes. Active parks are developed with amenities and landscaped areas. All active parks will be maintained and operated by the HOA.

TRAILS

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

Legend:

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



Amenities:

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

Required amenities within active HOA maintained parks include:

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

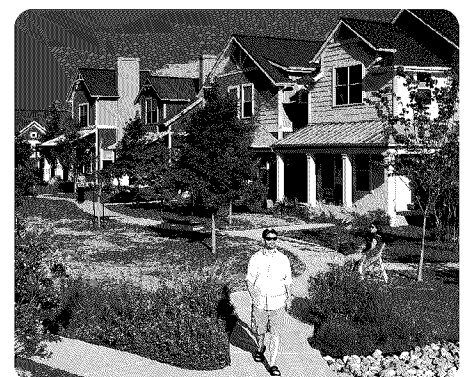
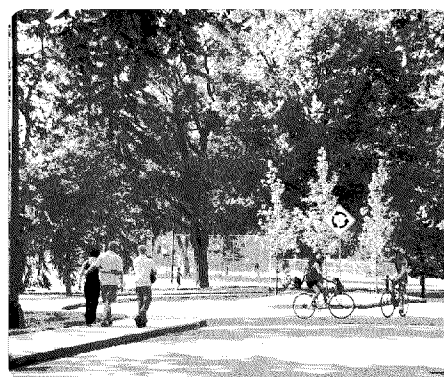
In addition to required amenities at least 3 of the following amenities are required within Active Parks:

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

PASSIVE PARKS



TRAILS



6. Supplemental Standards

A. Landscaping

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

B. Lighting

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

C. Signage

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

D. Fencing

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

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

SITE METRICS

Total Site Area	87.8 acres
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LAND USE SUMMARY TABLE

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

General Notes

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

- Entrance Road

- Commercial Structure

- Trail construction

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

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

Legend:

- - - - - Site Boundary

Zoning:

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation

General Notes

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

Note: If needed of platting, an a secondary conn provided for fin

Legend:

Site Boundary

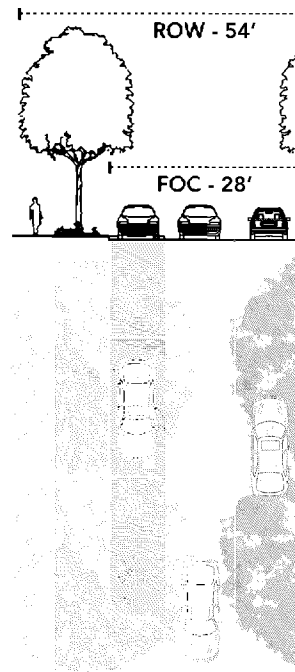
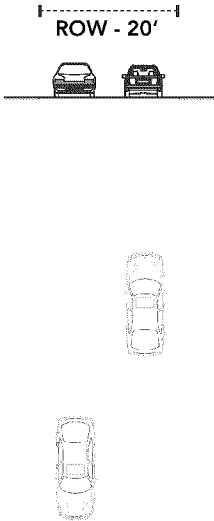
Streets:

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation

General Notes

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



RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation

REQUIRED PARKLAND

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

General Notes

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

Required amenities identified in the Meadow Brook PUD are constructed.

Legend:

----- Site Boundary

Parks:

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024086246

Pages: 27 Fee: \$145.00

10/29/2024 04:20 PM

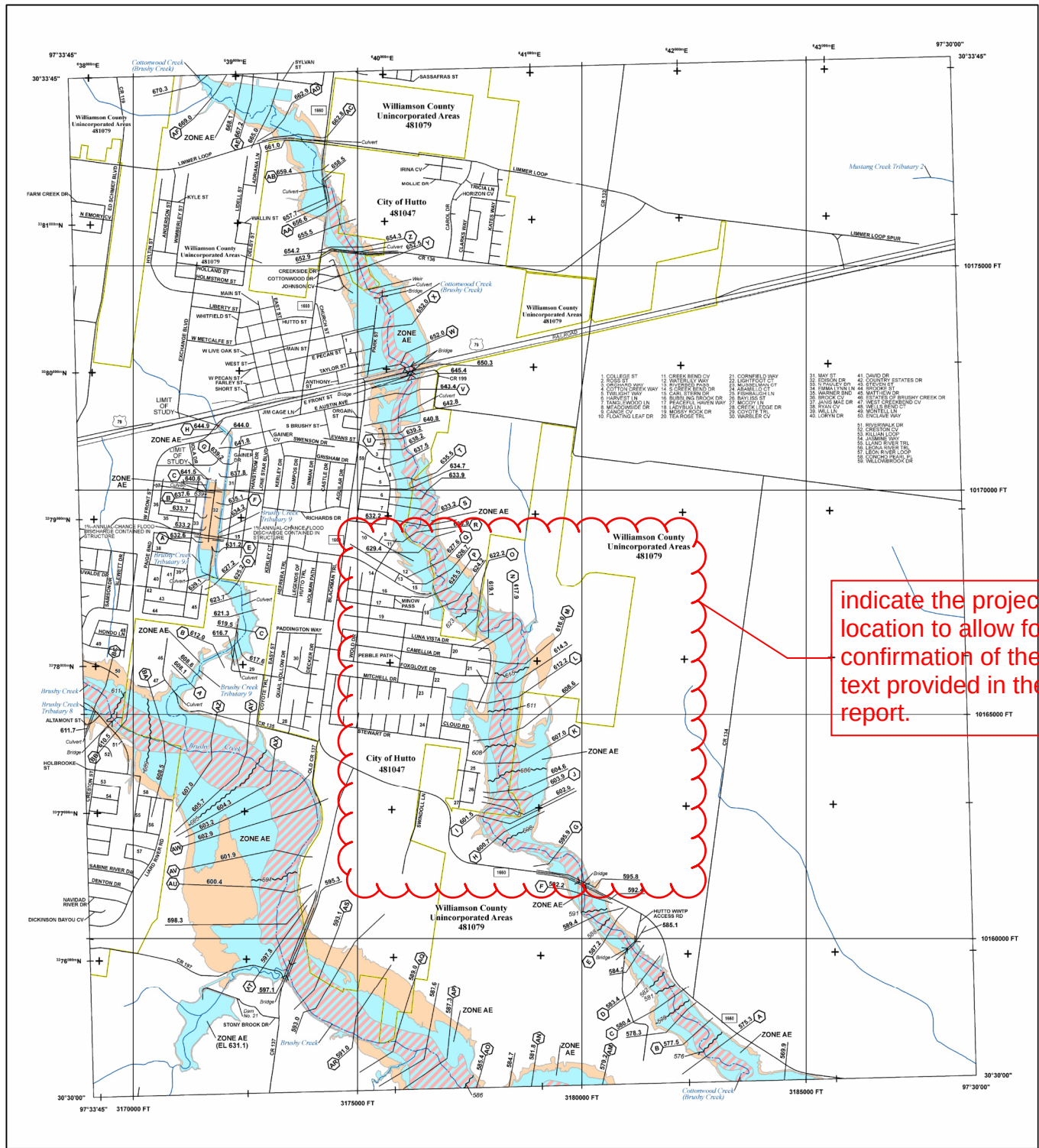
MBARRICK



Nancy E. Rister

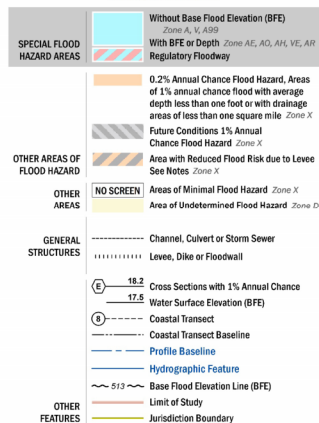
Nancy E. Rister, County Clerk
Williamson County, Texas

EXHIBIT 2



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://NSC.FEMA.GOV](https://nsc.fema.gov)



NOTES TO USERS

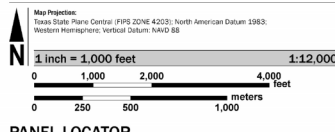
For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-4MAP (1-877-336-6277) or visit the FEMA Flood Map Service Center website at <https://nfis.msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be ordered or obtained directly from the website.

Communications originating from an adjacent FIRM panel may contain 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.

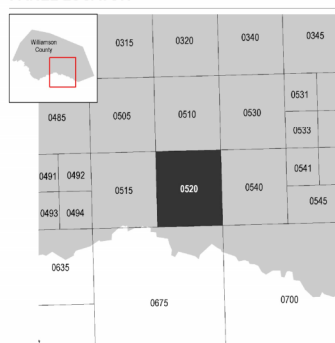
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6625.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information Systems (TNRIS), dated 2002; United States Census Bureau, dated 2015; United States Geological Survey, dated 2005; 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

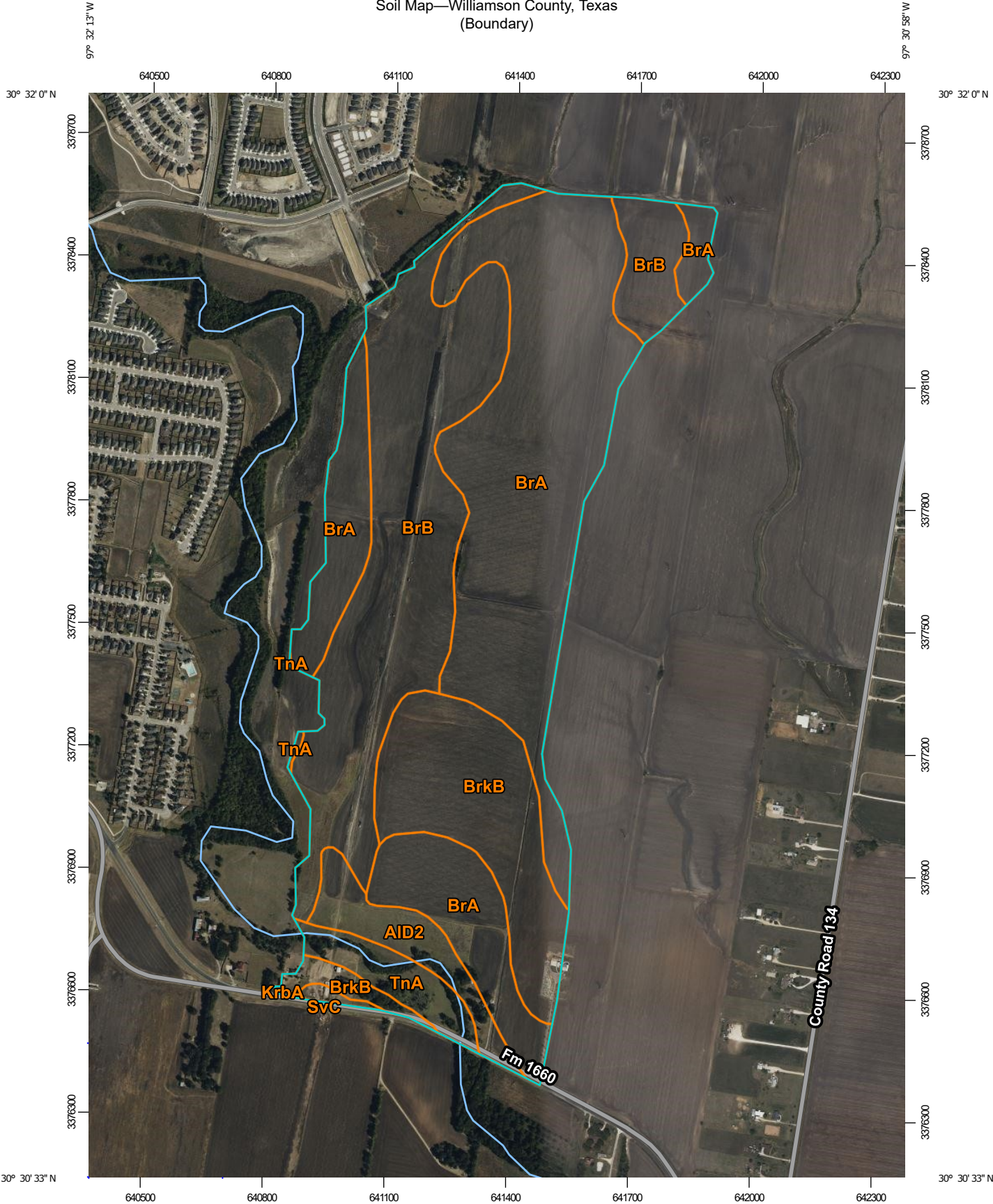
Panel Contains:
COMMUNITY
HUTTO, CITY OF
WILLIAMSON COUNTY

NUMBER PANEL SUFFIX
481047 0520
481079 0520
F

VERSION NUMBER
2.3.3.3
MAP NUMBER
48491C0520F
MAP REVISED
2015

EXHIBIT 3

Soil Map—Williamson County, Texas
(Boundary)



Map Scale: 1:13,000 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils		Soil Map Unit Polygons		Story Spot
		Soil Map Unit Lines		Very Story Spot
		Soil Map Unit Points		Wet Spot
Special Point Features		Blowout		Other
		Borrow Pit	Water Features	Special Line Features
		Clay Spot		Streams and Canals
		Closed Depression	Transportation	
		Gravel Pit		Rails
		Gravelly Spot		Interstate Highways
		Landfill		US Routes
		Lava Flow		Major Roads
		Marsh or swamp		Local Roads
		Mine or Quarry	Background	
		Miscellaneous Water		Aerial Photography
		Perennial Water		
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas

Survey Area Data: Version 24, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 2, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AID2	Altoga silty clay loam, 5 to 8 percent slopes, moderately eroded	14.6	4.4%
BrA	Branyon clay, 0 to 1 percent slopes	152.5	45.9%
BrB	Branyon clay, 1 to 3 percent slopes	103.2	31.1%
BrkB	Branyon-Krum complex, 1 to 3 percent slopes	48.8	14.7%
KrbA	Krum-Branyon complex, 0 to 1 percent slopes	0.2	0.1%
SvC	Sunev loam, 2 to 5 percent slopes	1.3	0.4%
TnA	Tinn clay, 0 to 1 percent slopes, frequently flooded	11.7	3.5%
Totals for Area of Interest		332.3	100.0%

EXHIBIT 4

Table 1: NOAA Atlas 14 Brushy Creek Watershed Centroid Rainfall Depth for selected Durations and Frequencies (inches); AC = Annual Chance

Duration	1-yr	2-yr	5-yr	10-yr	25-yr (4% AC)	50-yr	100-yr (1% AC)	200-yr	500-yr	1000-yr
5-min	0.438	0.520	0.650	0.761	0.921	1.05	1.18	1.32	1.50	1.65
10-min	0.697	0.829	1.040	1.22	1.47	1.68	1.90	2.11	2.38	2.59
15-min	0.879	1.04	1.30	1.52	1.83	2.09	2.35	2.61	2.98	3.25
30-min	1.24	1.47	1.82	2.12	2.55	2.90	3.25	3.63	4.15	4.57
60-min	1.61	1.91	2.39	2.80	3.39	3.85	4.35	4.89	5.66	6.28
2-hr	1.93	2.35	2.99	3.57	4.41	5.11	5.87	6.73	7.99	9.03
3-hr	2.10	2.61	3.36	4.05	5.08	5.94	6.91	8.02	9.65	11.0
6-hr	2.40	3.05	3.98	4.86	6.19	7.32	8.62	10.1	12.3	14.2
12-hr	2.73	3.49	4.58	5.61	7.18	8.53	10.1	11.9	14.6	17.0
24-hr	3.10	3.97	5.20	6.38	8.17	9.70	11.5	13.5	16.7	19.3

Table 2: NOAA Atlas 14 Brushy Creek Watershed Centroid Rainfall Intensity for selected Durations and Frequencies (inches/hour); AC = Annual Chance

Duration	1-yr	2-yr	5-yr	10-yr	25-yr (4% AC)	50-yr	100-yr (1% AC)	200-yr	500-yr	1000-yr
5-min	5.26	6.24	7.80	9.13	11.1	12.6	14.2	15.8	18.0	19.8
10-min	4.18	4.97	6.22	7.30	8.84	10.1	11.4	12.6	14.3	15.5
15-min	3.52	4.17	5.19	6.08	7.33	8.34	9.39	10.5	11.9	13.0
30-min	2.48	2.93	3.64	4.25	5.11	5.79	6.51	7.26	8.31	9.13
60-min	1.61	1.91	2.39	2.80	3.39	3.85	4.35	4.89	5.66	6.28
2-hr	0.964	1.18	1.50	1.78	2.21	2.55	2.94	3.37	3.99	4.51
3-hr	0.699	0.868	1.12	1.35	1.69	1.98	2.30	2.67	3.21	3.67
6-hr	0.402	0.510	0.665	0.812	1.03	1.22	1.44	1.69	2.06	2.38
12-hr	0.227	0.290	0.380	0.466	0.596	0.708	0.838	0.988	1.22	1.41
24-hr	0.129	0.165	0.217	0.266	0.340	0.404	0.478	0.564	0.694	0.805

Best fit rainfall intensity values at the centroid of the Brushy Creek Watershed for 5 to 30-minute durations and selected frequencies as determined by the City's consultant from analyses of the NOAA Atlas 14 data are provided in Table 3; these values may be used for hydrologic analyses within the Brushy Creek Watershed when using the Rational Method.

Table 3: Best fit NOAA Atlas 14 Brushy Creek Watershed Centroid Rainfall Intensity for 5 to 30-minute Durations and selected Frequencies (inches/hour); AC = Annual Chance

Duration	1-yr	2-yr	5-yr	10-yr	25-yr (4% AC)	50-yr	100-yr (1% AC)	200-yr	500-yr	1000-yr
5-min	5.26	6.24	7.80	9.13	11.1	12.6	14.2	15.8	18.0	19.8
6-min	4.97	5.91	7.39	8.67	10.5	12.0	13.5	15.0	17.0	18.6
7-min	4.74	5.63	7.05	8.27	10.0	11.5	12.9	14.3	16.2	17.7
8-min	4.53	5.39	6.75	7.92	9.61	11.0	12.4	13.7	15.5	16.9
9-min	4.35	5.17	6.48	7.60	9.21	10.5	11.9	13.1	14.9	16.1
10-min	4.18	4.97	6.22	7.30	8.84	10.1	11.4	12.6	14.3	15.5
11-min	4.03	4.78	5.98	7.02	8.49	9.69	10.9	12.1	13.7	14.9
12-min	3.88	4.61	5.76	6.75	8.16	9.31	10.5	11.7	13.2	14.4
13-min	3.75	4.45	5.55	6.51	7.86	8.96	10.1	11.2	12.7	13.9
14-min	3.63	4.30	5.36	6.28	7.58	8.63	9.73	10.9	12.3	13.4
15-min	3.52	4.17	5.19	6.08	7.33	8.34	9.39	10.5	11.9	13.0
16-min	3.42	4.05	5.03	5.89	7.10	8.07	9.09	10.2	11.5	12.6
17-min	3.32	3.93	4.89	5.72	6.89	7.83	8.81	9.86	11.2	12.2
18-min	3.23	3.82	4.75	5.56	6.69	7.60	8.55	9.58	10.9	11.9
19-min	3.15	3.72	4.63	5.41	6.51	7.40	8.32	9.31	10.6	11.6
20-min	3.07	3.63	4.51	5.27	6.34	7.20	8.10	9.07	10.3	11.3
21-min	3.00	3.54	4.40	5.14	6.19	7.02	7.89	8.84	10.1	11.0
22-min	2.93	3.46	4.30	5.02	6.04	6.85	7.70	8.62	9.81	10.8
23-min	2.86	3.38	4.20	4.91	5.90	6.69	7.52	8.41	9.59	10.5
24-min	2.80	3.31	4.11	4.80	5.77	6.54	7.36	8.22	9.37	10.3
25-min	2.74	3.24	4.02	4.70	5.65	6.40	7.20	8.04	9.17	10.1
26-min	2.68	3.17	3.94	4.60	5.53	6.27	7.04	7.87	8.98	9.86
27-min	2.63	3.11	3.86	4.50	5.42	6.14	6.90	7.70	8.80	9.66
28-min	2.58	3.04	3.78	4.42	5.31	6.02	6.76	7.55	8.63	9.48
29-min	2.53	2.99	3.71	4.33	5.21	5.90	6.63	7.40	8.47	9.30
30-min	2.48	2.93	3.64	4.25	5.11	5.79	6.51	7.26	8.31	9.13

Rainfall depth and intensity values for selected durations and frequencies extracted from the NOAA Atlas 14 data for the centroid of the Lake Creek Watershed as shown on the map in Appendix A are provided in Tables 4 and 5, respectively; these values may be used for hydrologic analyses performed on areas within the Lake Creek Watershed when using the Natural Resources Conservation Service (NRCS) or HEC-HMS methods.

EXHIBIT 5

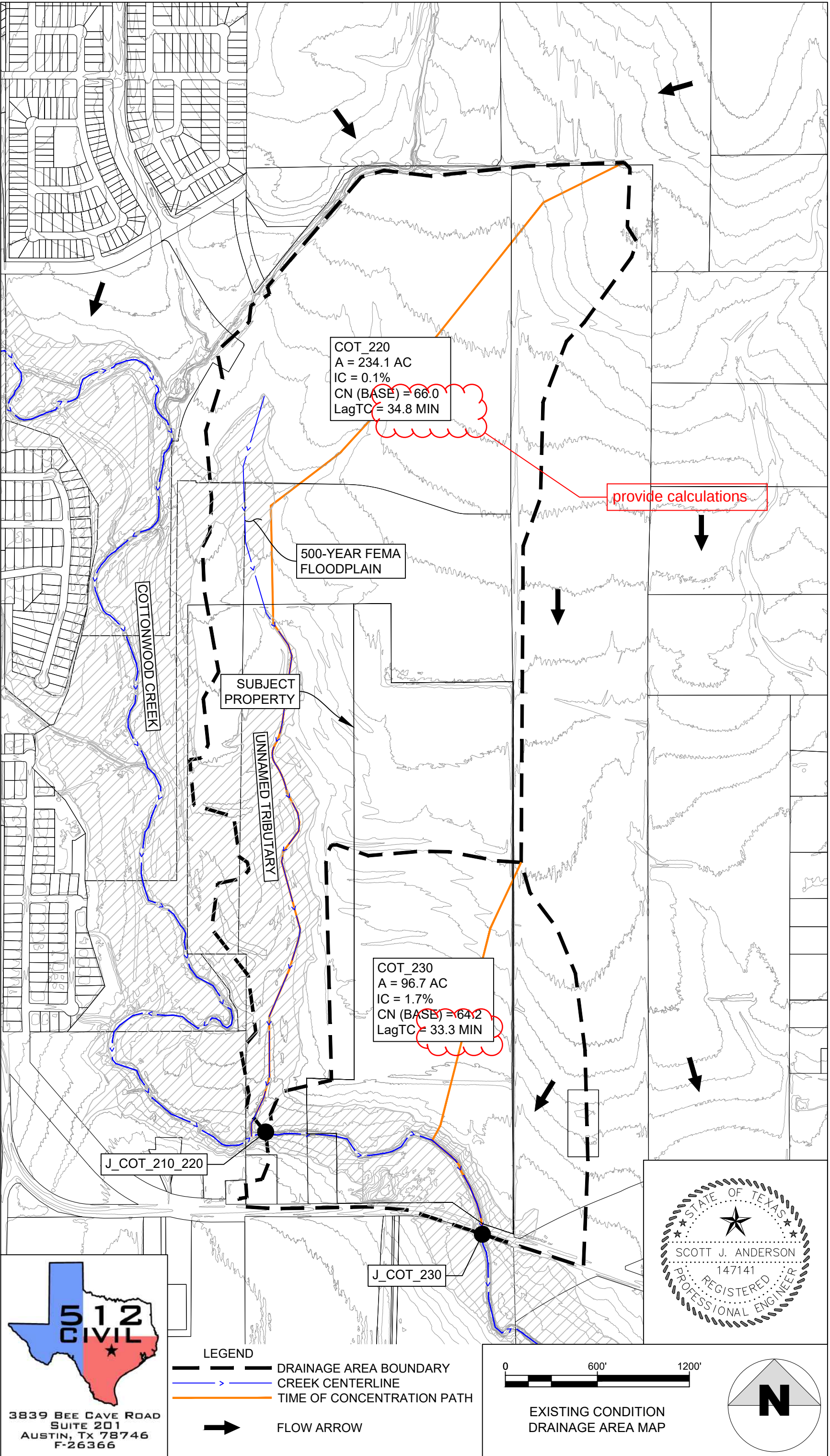


EXHIBIT 6

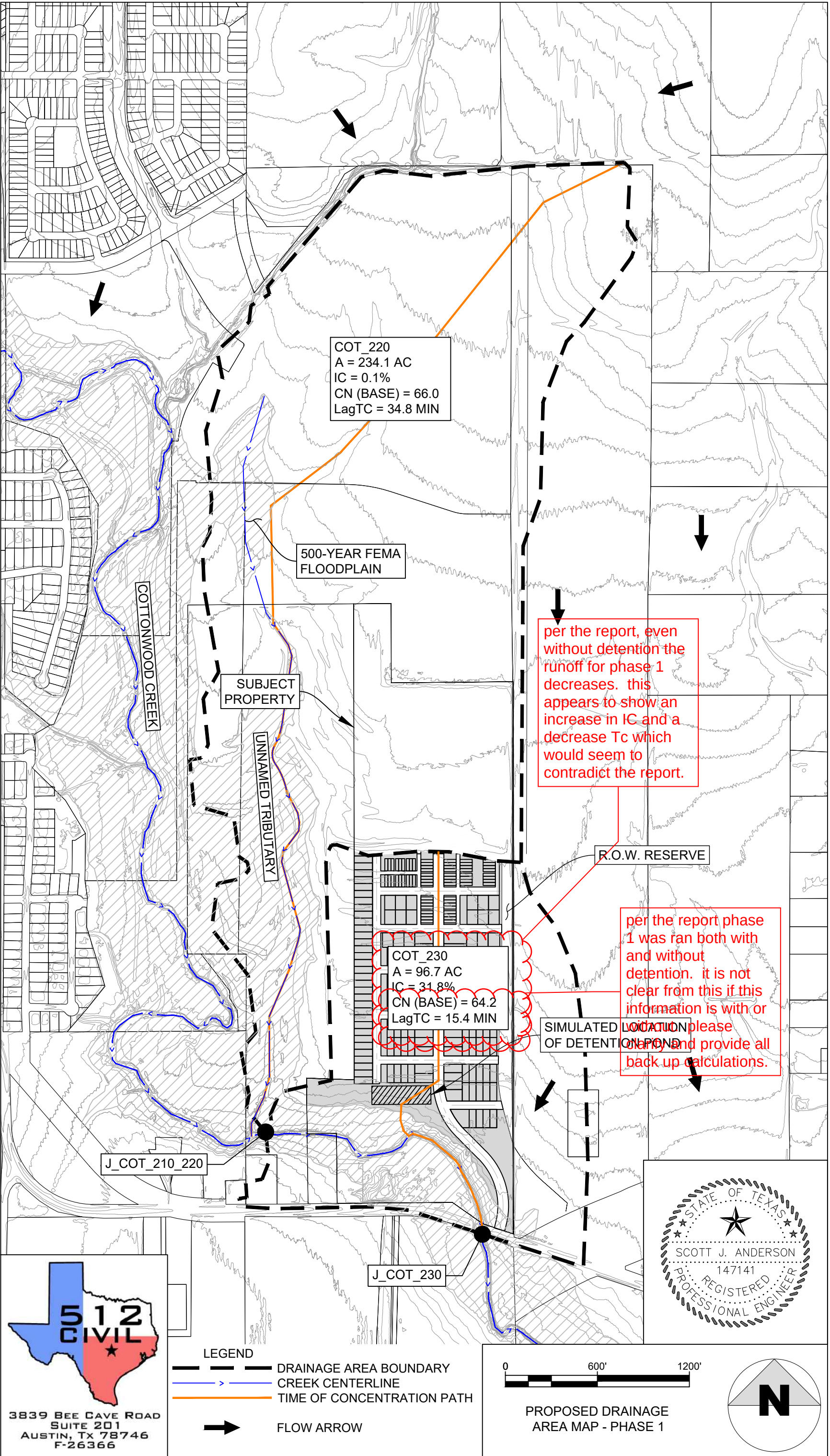


EXHIBIT 7

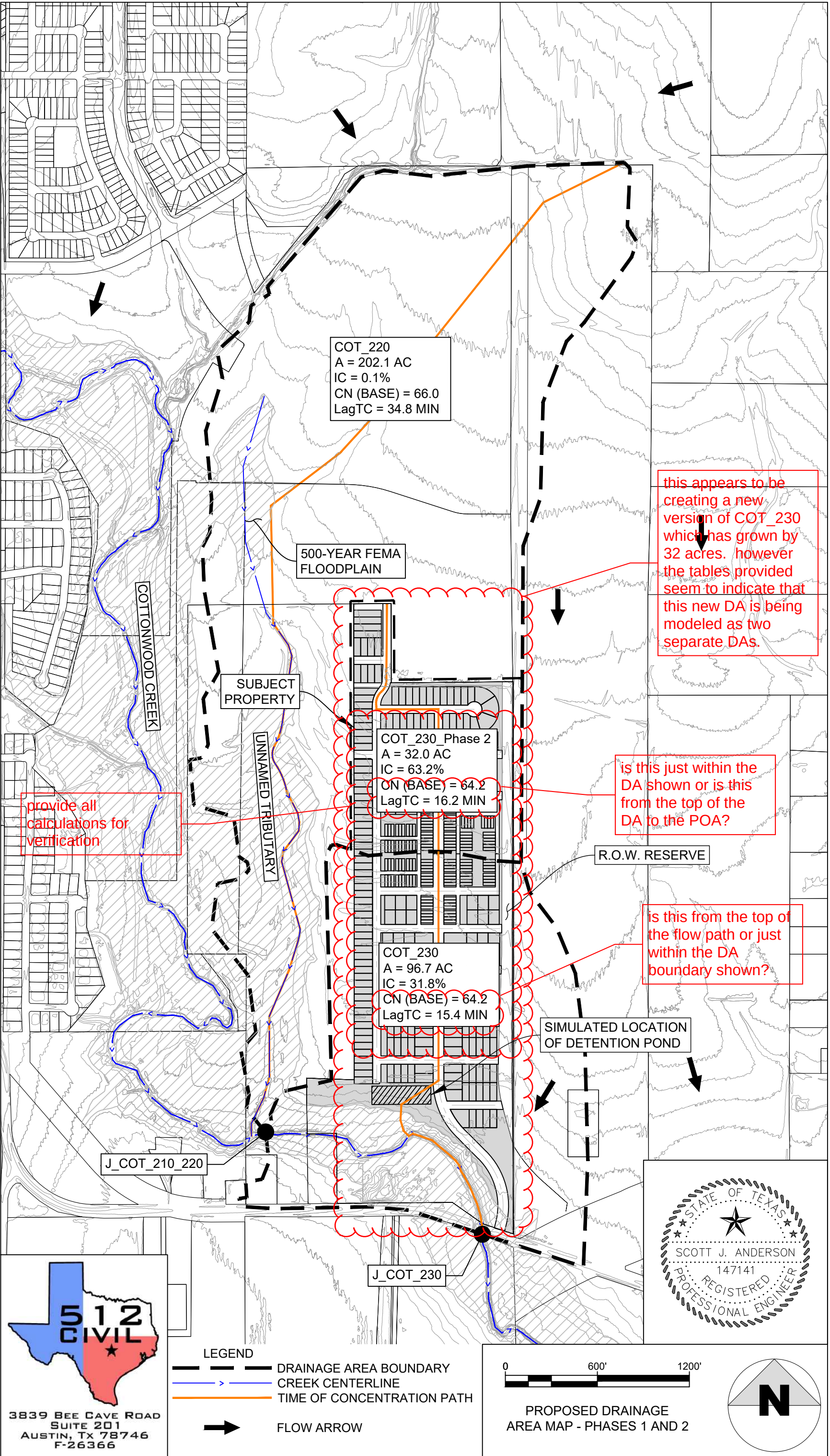
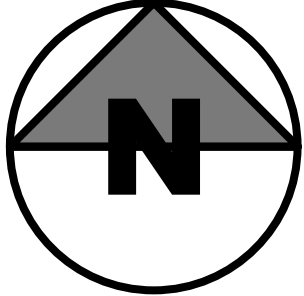
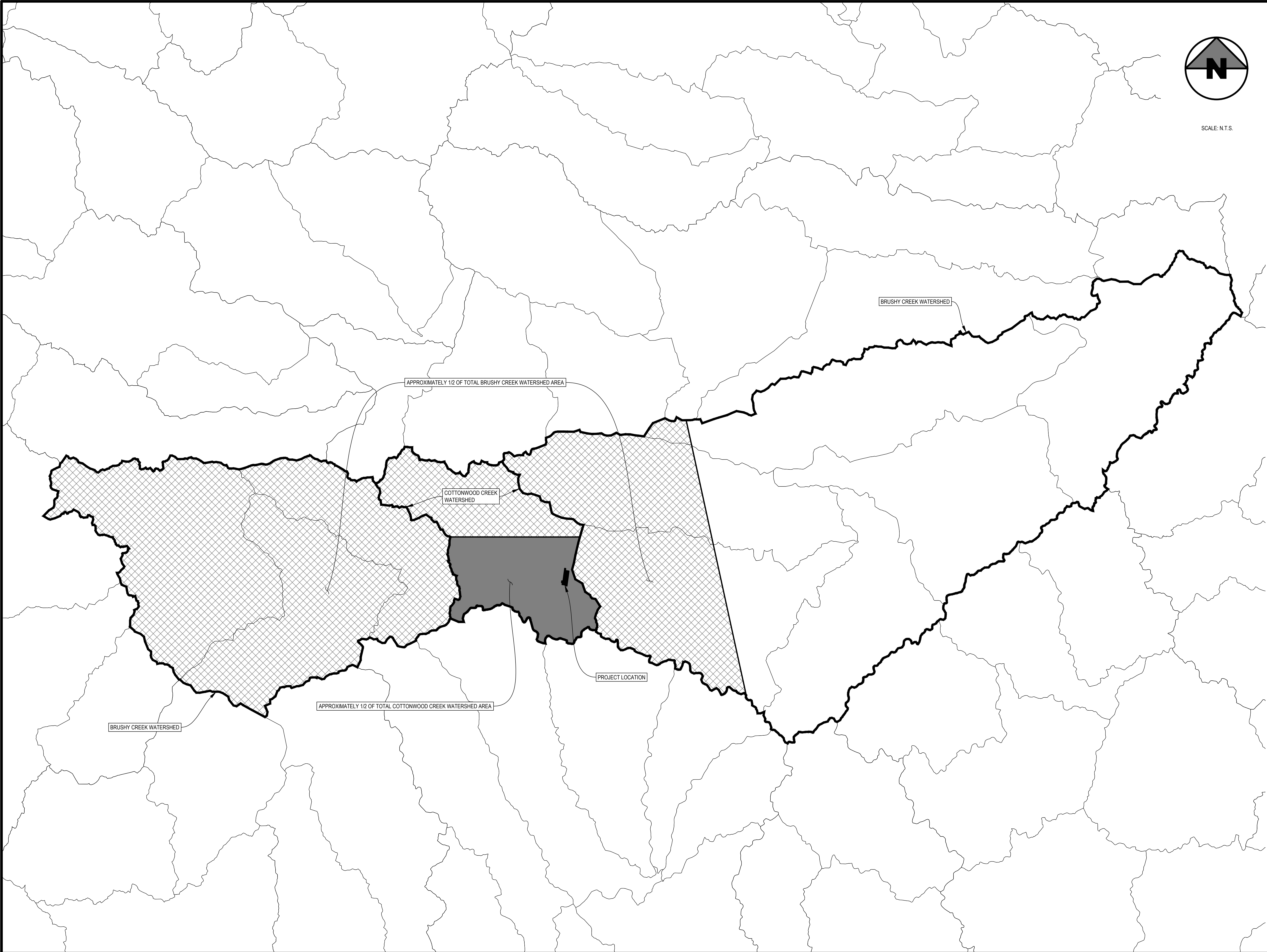


EXHIBIT 8

PLOT DATE: 2024-10-1
FILE PATH: C:\Users\Scott\GrainyFileSync\Data_512\Civil\005-001_Colummar Meadowbrook\Drainage Study From LIA\CAD\Exhibits\Watershed Project Location.dwg / LAYOUT: 24X36 PLAN (L)



SCALE: N.T.S.



Know what's below.
Call before you dig.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



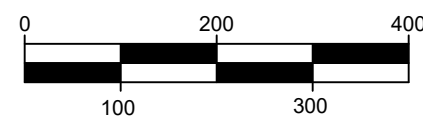
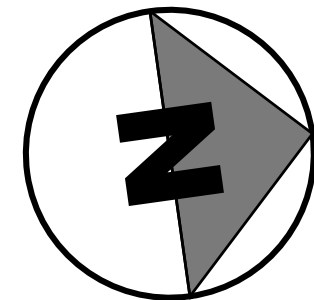
3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
F-26366

Meadow Brook Drainage Report
Exhibit 8
10501 FM 1660, Hutto, Texas 78634
PROPERTY LOCATION WITHIN BRUSHY CREEK
AND COTTONWOOD CREEK WATERSHEDS

EX8

Rev	Description	Date

MEADOW BROOK PRELIMINARY PLAT



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.

Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-365-9198
02/24/2025 8:46:34 AM
DENIED

Erosion and Sediment Control Plan Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-759-4003
02/25/2025

the PUD seems to indicate a commercial lot in this area. please clarify.

suggest showing these on the map for clarity and remove the notes. based on these notes, Lot 9 Block A, Lot 1 Block B, Lot 1 Block C, Lot 1 Block D, Lot 1 Block E, Lot 1 Block F, Lot 1 Block G and most of Lot 17 Block A become PUEs rather than parks.

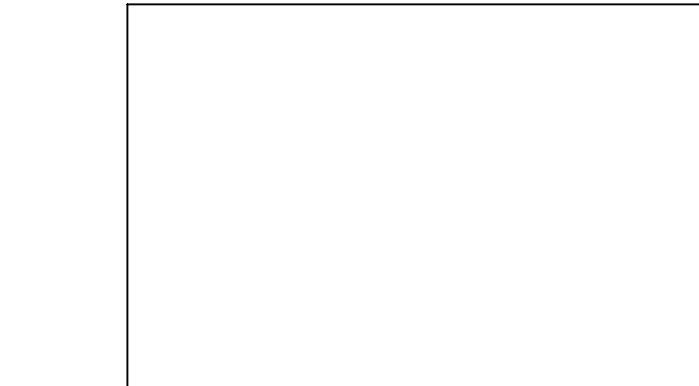
block lengths must be no longer than 1000 ft except along major arterials 10.613.3.5.1a

PLAT NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- ALL BUILDINGS SHALL CONFORM TO ALL CITY REQUIREMENTS AS AMENDED.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER AND STORM SEWER.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS

- UTILITY NOTES:
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.
- FLOODPLAIN NOTES:
 - NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS UNDATED 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 48491 C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- THIS SUBDIVISION IS ZONED PUD PER ORDINANCE NO. 0-2024-051.
- THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPTUAL PLAN IN PLANNED UNIT DEVELOPMENT MEADOW BROOK PUD AS APPROVED BY CITY COUNCIL ON SEPTEMBER 5, 2024.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 60%.

STREET NAME	CLASSIFICATION	ROW WIDTH	TREE ZONE	SIDWALK ZONE	TOTAL LENGTH (FT)	DRIVEWAY DISTANCE FROM CORNER
MEADOW BROOK BLVD	RES. COLLECTOR	70'	9' & 10'	8' & 5'	3509	125'
RAW SIENNA AVE	RES. COLLECTOR / STREET	70' / 54'	9' & 10' / 8'	8' & 5' / 5'	967	125' / 50'
CADWELL DR	RES. STREET	54'	8'	5'	3068	50'
VERMILLION ST	RES. STREET	54'	8'	5'	2262	50'
MAIDEN CT	RES. STREET	54'	8'	5'	612	50'
JUNEGRASS AVE	RES. STREET	54'	8'	5'	673	50'
COGON AVE	RES. STREET	54'	8'	5'	673	50'
SHORTGRASS AVE	RES. STREET	54'	8'	5'	673	50'
DROPSPEED PL	RES. STREET	54'	8'	5'	212	50'
BRISTLEGRASS WAY	RES. STREET	54'	8'	5'	391	50'
RIBBON GRASS WAY	RES. STREET	54'	8'	5'	391	50'
FESCUE AVE	RES. STREET	54'	8'	5'	391	50'
GRAMA AVE	RES. STREET	54'	8'	5'	391	50'
SETARIA AVE	RES. STREET	54'	8'	5'	257	50'



Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	PL0	COVER SHEET
2	PL1	PRELIMINARY PLAT SHEET 1 OF 2
3	PL2	PRELIMINARY PLAT SHEET 2 OF 2
4	PL3	LOT AREA TABLES
5	TS0	TREE SURVEY
6	DM1	EXISTING DRAINAGE AREA LAYOUT
7	DM2	PROPOSED DRAINAGE AREA LAYOUT - PHASE 1
8	DM3	PROPOSED DRAINAGE AREA LAYOUT - PHASES 1 AND 2
9	UT1	WATER & WASTEWATER LAYOUT SHEET 1 OF 2
10	UT2	WATER & WASTEWATER LAYOUT SHEET 2 OF 2
11	CI0	CONNECTIVITY INDEX
12	AP0	ADJACENT PROPERTY OWNERS

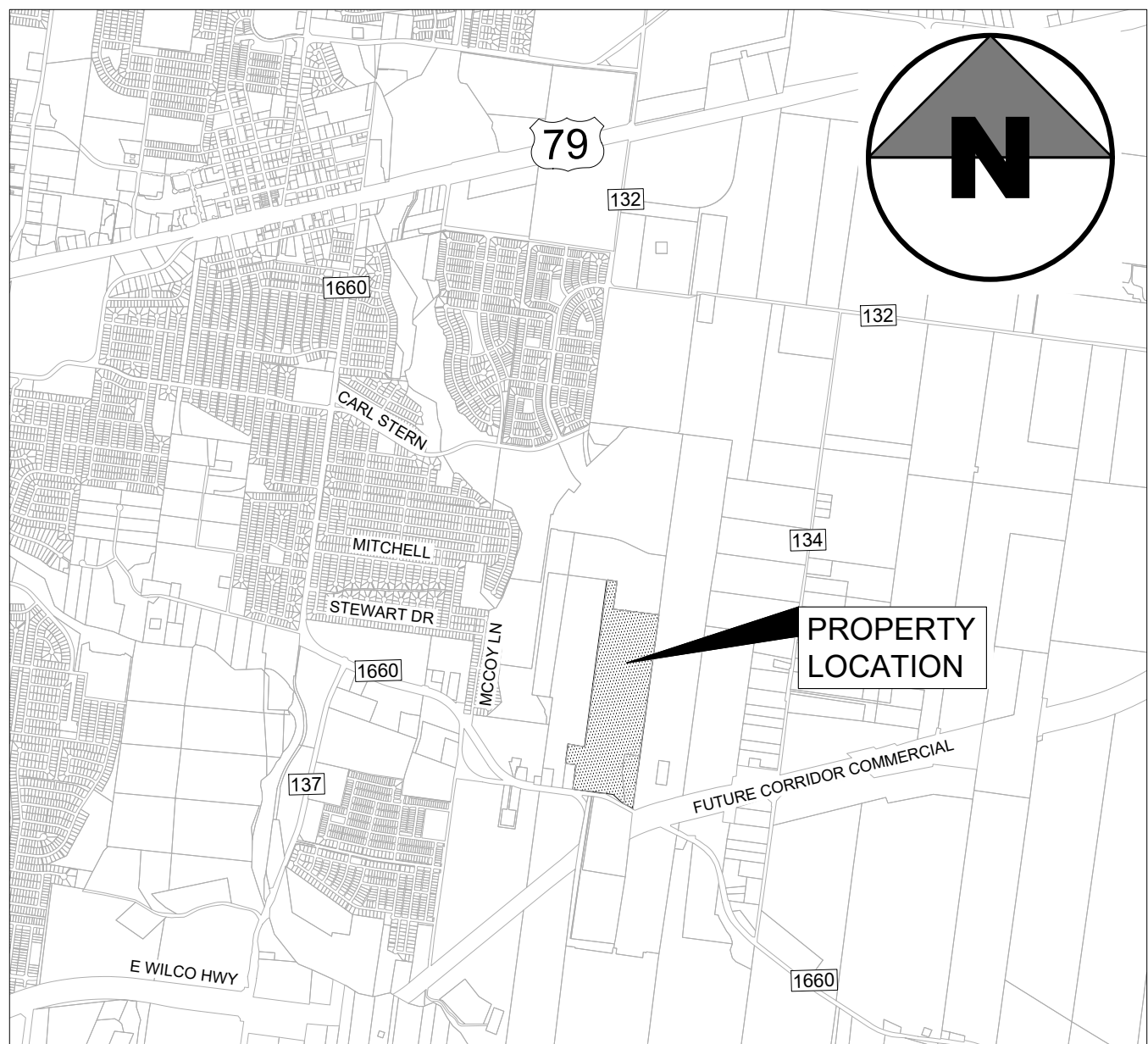
OWNER:
MB HUTTO LLC
1999 BRYAN STREET, SUITE 900
DALLAS, TEXAS 75201

DEVELOPER:
MB HUTTO, LLC
C/O JOHN LANDWEHR
COLUMNAR LAND
5500 GREENWOOD PLAZA BOULEVARD, SUITE 130
GREENWOOD VILLAGE, COLORADO 80111

ENGINEER:
512-CIVIL, INC.
3839 BEE CAVE ROAD, SUITE 201
AUSTIN, TEXAS 78746
(253) 232-6788
FIRM NO. F-26366
SCOTT J. ANDERSON, P.E.

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

LAND USE SUMMARY	
	UNIT COUNT
SINGLE FAMILY RESIDENTIAL LOT	
LOT SIZE 45'x110'	164
LOT SIZE 45'x120'	72
LOT SIZE 55'x110'	64
DUPLEX RESIDENTIAL LOT (1 LOT = 2 UNITS)	
LOT SIZE 35'x95'	40
TOTAL UNITS *	340
* MAXIMUM UNITS PER PUD = 520	
AREA (AC)	
RESIDENTIAL LOT	47.60
ACTIVE PARK LOT **	6.50
PASSIVE PARK LOT (OPEN SPACE) ***	15.90
RIGHT-OF-WAY	17.83
TOTAL ACREAGE	87.83
** MINIMUM ACTIVE PARK PER PUD = 5 AC	
*** MINIMUM PASSIVE PARK PER PUD = 10 AC	
TOTAL NUMBER OF LOTS	335
TOTAL NUMBER OF BLOCKS	17



LOCATION MAP
SCALE: 1"=3000'

MEADOW BROOK (Preliminary plat)

HUTTO, TEXAS

COVER SHEET

PL0

1

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0005-001

512 CIVIL

3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
F-26366

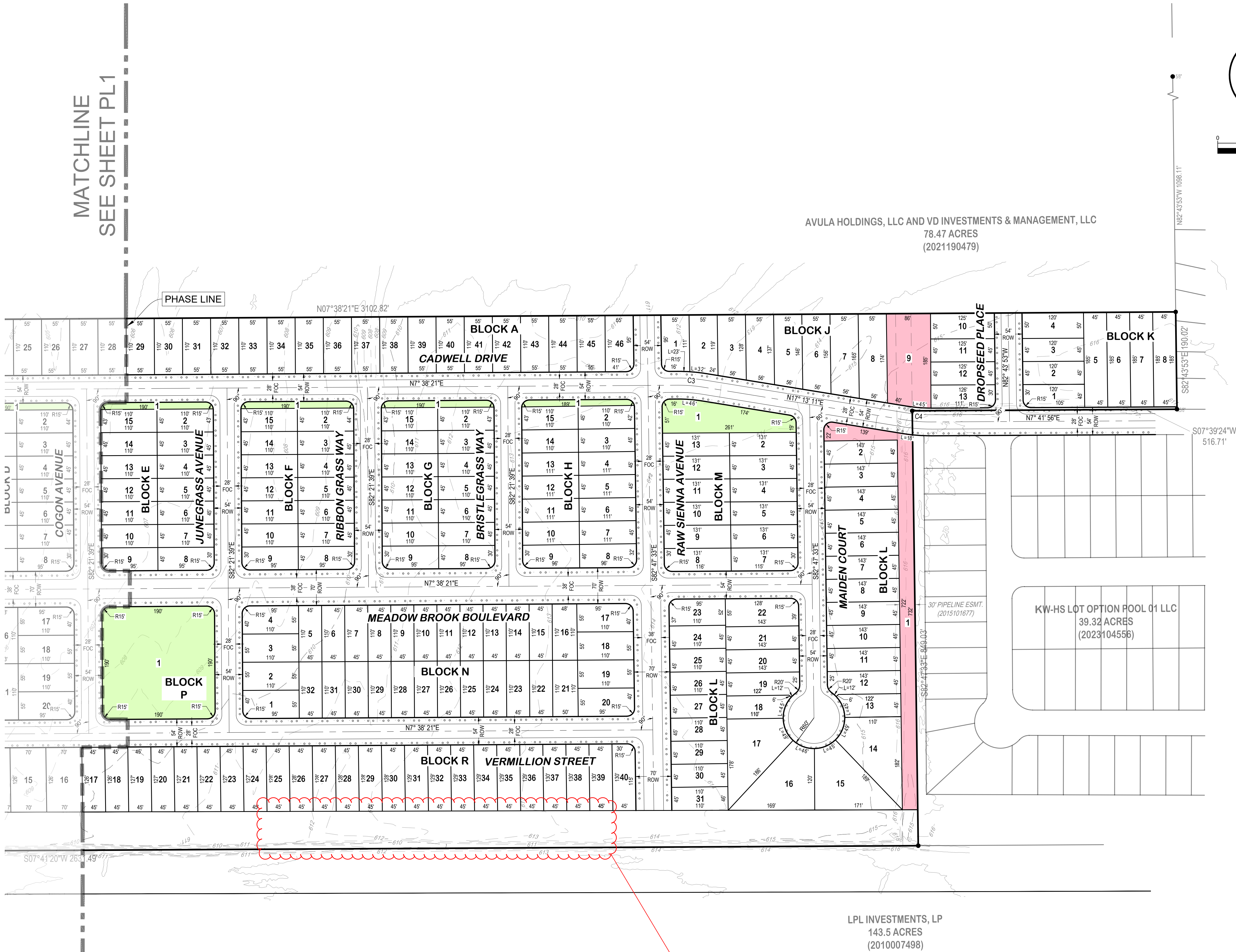
12/30/2024

STATE OF TEXAS

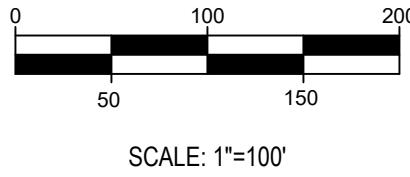
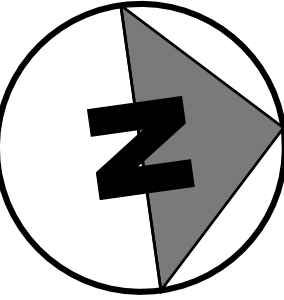
SCOTT J. ANDERSON

147141

REGISTERED PROFESSIONAL ENGINEER



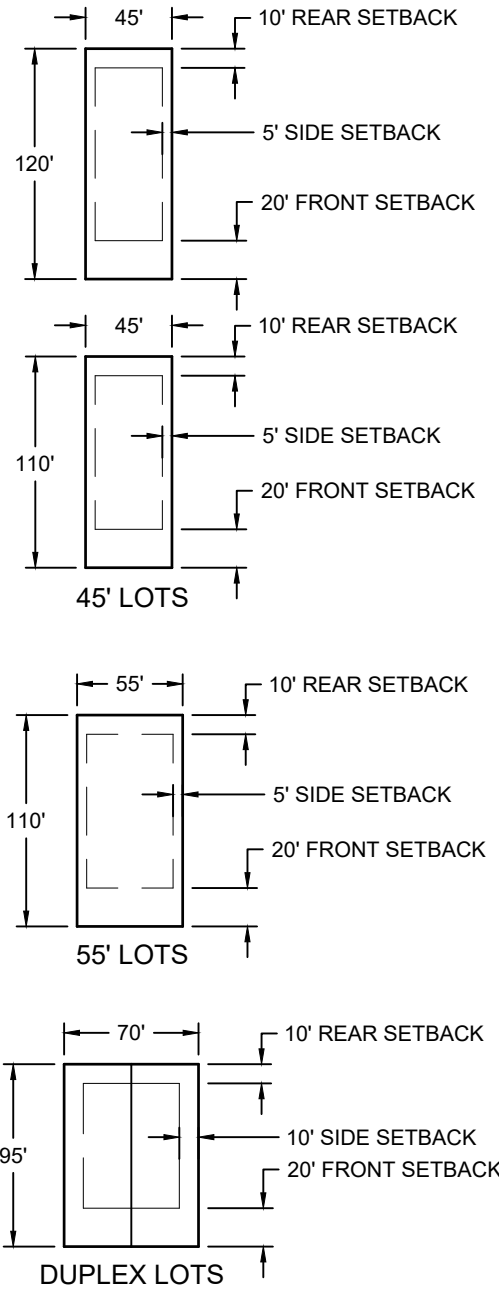
should this be
ROW?



SCALE: 1"=100'

LEGEND:

- PROPOSED BOUNDARY
- PROPOSED RIGHT-OF-WAY (ROW)
- PROPOSED LOT LINE
- EASEMENT
- FLOODPLAIN
- CREEK CENTERLINE
- PROPOSED FACE OF CURB (FOC)
- PROPOSED SIDEWALK
- ACTIVE PARK
- PASSIVE PARK / OPEN SPACE



STANDARD LOT SETBACKS
SCALE: 1"=100'

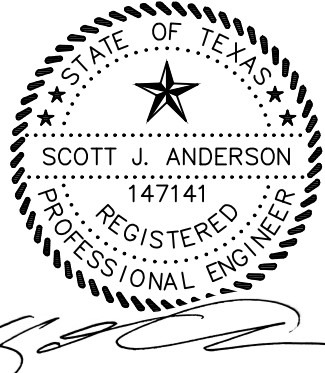
Curve Table

Curve #	Radius (ft)	Length (ft)	Chord Direction	Chord Length (ft)	Delta Angle
C3	300.00	50.16	N12° 25' 46"E	50.10	9°34'49"
C4	293.08	48.70	N12° 27' 33"E	48.64	9°31'15"



3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
F-26366

12/30/2024



MEADOW BROOK (Preliminary plat)

HUTTO, TEXAS

PRELIMINARY PLAT SHEET 2 OF 2

PL2

3

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0005-001

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	763740	17.53	BLOCK A	Park / Open Space
2	5353	0.12	BLOCK A	
3	5400	0.12	BLOCK A	
4	5400	0.12	BLOCK A	
5	5400	0.12	BLOCK A	
6	5400	0.12	BLOCK A	
7	5400	0.12	BLOCK A	
8	5400	0.12	BLOCK A	
9	1572	0.04	BLOCK A	
10	6050	0.14	BLOCK A	
11	6049	0.14	BLOCK A	
12	6049	0.14	BLOCK A	
13	6049	0.14	BLOCK A	
14	6049	0.14	BLOCK A	
15	6048	0.14	BLOCK A	

16	6048	0.14	BLOCK A	Open Space
17	1649	0.04	BLOCK A	
18	6048	0.14	BLOCK A	
19	6047	0.14	BLOCK A	
20	6047	0.14	BLOCK A	
21	6047	0.14	BLOCK A	
22	6047	0.14	BLOCK A	
23	6046	0.14	BLOCK A	
24	6046	0.14	BLOCK A	
25	6046	0.14	BLOCK A	
26	6046	0.14	BLOCK A	
27	6045	0.14	BLOCK A	
28	6045	0.14	BLOCK A	
29	6045	0.14	BLOCK A	
30	6044	0.14	BLOCK A	
31	6044	0.14	BLOCK A	
32	6044	0.14	BLOCK A	
33	6044	0.14	BLOCK A	
34	6043	0.14	BLOCK A	
35	6043	0.14	BLOCK A	
36	6043	0.14	BLOCK A	
37	6043	0.14	BLOCK A	
38	6042	0.14	BLOCK A	
39	6042	0.14	BLOCK A	
40	6042	0.14	BLOCK A	
41	6041	0.14	BLOCK A	
42	6041	0.14	BLOCK A	
43	6041	0.14	BLOCK A	
44	6041	0.14	BLOCK A	
45	6040	0.14	BLOCK A	
46	6037	0.14	BLOCK A	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	13647	0.31	BLOCK M	Park
2	5873	0.13	BLOCK M	
3	5873	0.13	BLOCK M	
4	5873	0.13	BLOCK M	
5	5873	0.13	BLOCK M	
6	5879	0.13	BLOCK M	
7	5818	0.13	BLOCK M	
8	5808	0.13	BLOCK M	
9	5890	0.14	BLOCK M	
10	5873	0.13	BLOCK M	
11	5873	0.13	BLOCK M	
12	5873	0.13	BLOCK M	
13	5873	0.13	BLOCK M	

Only parkland being credited or accepted should be labeled as parkland.

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	2874	0.07	BLOCK B	Park
2	4949	0.11	BLOCK B	
3	4949	0.11	BLOCK B	
4	4949	0.11	BLOCK B	
5	4949	0.11	BLOCK B	
6	4949	0.11	BLOCK B	
7	4950	0.11	BLOCK B	
8	4902	0.11	BLOCK B	
9	4902	0.11	BLOCK B	
10	4950	0.11	BLOCK B	
11	4951	0.11	BLOCK B	
12	4951	0.11	BLOCK B	
13	4951	0.11	BLOCK B	
14	4951	0.11	BLOCK B	
15	4951	0.11	BLOCK B	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	2874	0.07	BLOCK G	Park
2	4950	0.11	BLOCK G	
3	4950	0.11	BLOCK G	
4	4950	0.11	BLOCK G	
5	4950	0.11	BLOCK G	
6	4950	0.11	BLOCK G	
7	4950	0.11	BLOCK G	
8	4902	0.11	BLOCK G	
9	4902	0.11	BLOCK G	
10	4950	0.11	BLOCK G	
11	4950	0.11	BLOCK G	
12	4950	0.11	BLOCK G	
13	4950	0.11	BLOCK G	
14	4950	0.11	BLOCK G	
15	4950	0.11	BLOCK G	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6002	0.14	BLOCK N	
2	6050	0.14	BLOCK N	
3	6050	0.14	BLOCK N	
4	6002	0.14	BLOCK N	
5	4950	0.11	BLOCK N	
6	4950	0.11	BLOCK N	
7	4950	0.11	BLOCK N	
8	4950	0.11	BLOCK N	
9	4950	0.11	BLOCK N	
10	4950	0.11	BLOCK N	
11	4950	0.11	BLOCK N	
12	4950	0.11	BLOCK N	
13	4950	0.11	BLOCK N	
14	4950	0.11	BLOCK N	
15	4950	0.11	BLOCK N	
16	5326	0.12	BLOCK N	
17	6003	0.14	BLOCK N	
18	6050	0.14	BLOCK N	
19	6050	0.14	BLOCK N	
20	6001	0.14	BLOCK N	
21	5417	0.12	BLOCK N	
22	4950	0.11	BLOCK N	
23	4950	0.11	BLOCK N	
24	4950	0.11	BLOCK N	
25	4950	0.11	BLOCK N	
26	4950	0.11	BLOCK N	
27	4950	0.11	BLOCK N	
28	4950	0.11	BLOCK N	
29	4950	0.11	BLOCK N	
30	4950	0.11	BLOCK N	
31	4950	0.11	BLOCK N	
32	4950	0.11	BLOCK N	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	2874	0.07	BLOCK C	Park
2	4950	0.11	BLOCK C	
3	4950	0.11	BLOCK C	
4	4950	0.11	BLOCK C	
5	4950	0.11	BLOCK C	
6	4950	0.11	BLOCK C	
7	4950	0.11	BLOCK C	
8	4902	0.11	BLOCK C	
9	4902	0.11	BLOCK C	
10	4950	0.11	BLOCK C	
11	4950	0.11	BLOCK C	
12	4950	0.11	BLOCK C	
13	4950	0.11	BLOCK C	
14	4950	0.11	BLOCK C	
15	4950	0.11	BLOCK C	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	2691	0.06	BLOCK H	Park
2	4956	0.11	BLOCK H	
3	4964	0.11	BLOCK H	
4	4971	0.11	BLOCK H	
5	4979	0.11	BLOCK H	
6	4986	0.11	BLOCK H	
7	4994	0.11	BLOCK H	
8	5092	0.12	BLOCK H	
9	5000	0.11	BLOCK H	
10	4994	0.11	BLOCK H	
11	4987	0.11	BLOCK H	
12	4979	0.11	BLOCK H	
13	4971	0.11	BLOCK H	
14	4964	0.11	BLOCK H	
15	4956	0.11	BLOCK H	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	48207	1.11	BLOCK P	Park

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	90983	2.09	BLOCK S	Open Space
2	4950	0.11	BLOCK S	
3	4950	0.11	BLOCK S	
4	4950	0.11	BLOCK S	
5	4950	0.11	BLOCK S	
6	4950	0.11	BLOCK S	
7	6383	0.15	BLOCK S	
8	6791	0.16	BLOCK S	
9	6875	0.16	BLOCK S	
10	6827	0.16	BLOCK S	
11	7115	0.16	BLOCK S	
12	6650	0.15	BLOCK S	
13	6650	0.15	BLOCK S	
14	6634	0.15	BLOCK S	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	2874	0.07	BLOCK D	Park
2	4950	0.11	BLOCK D	
3	4950	0.11	BLOCK D	
4	4950	0.11	BLOCK D	
5	4950	0.11	BLOCK D	
6	4950	0.11	BLOCK D	
7	4950	0.11	BLOCK D	
8	4902	0.11	BLOCK D	
9	4902	0.11	BLOCK D	
10	4950	0.11	BLOCK D	
11	4950	0.11	BLOCK D	
12	4950	0.11	BLOCK D	
13	4950	0.11	BLOCK D	
14	4950	0.11	BLOCK D	
15	4950	0.11	BLOCK D	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6009	0.14	BLOCK J	Open Space
2	6283	0.14	BLOCK J	
3	6778	0.16	BLOCK J	
4	7289	0.17	BLOCK J	
5	7800	0.18	BLOCK J	
6	8312	0.19	BLOCK J	
7	8823	0.20	BLOCK J	
8	9334	0.21	BLOCK J	
9	15471	0.36	BLOCK J	
10	6228	0.14	BLOCK J	
11	5630	0.13	BLOCK J	
12	5646	0.13	BLOCK J	
13	5612	0.13	BLOCK J	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6002	0.14	BLOCK Q	
2	6050	0.14	BLOCK Q	
3	6050	0.14	BLOCK Q	
4	6002	0.14	BLOCK Q	
5	4950	0.11	BLOCK Q	
6	4950	0.11	BLOCK Q	
7	4950	0.11	BLOCK Q	
8	4950	0.11	BLOCK Q	
9	4950	0.11	BLOCK Q	
10	4950	0.11	BLOCK Q	
11	4950	0.11	BLOCK Q	
12	4950	0.11	BLOCK Q	
13	4950	0.11	BLOCK Q	
14	4950	0.11	BLOCK Q	
15	4950	0.11	BLOCK Q	
16	5830	0.13	BLOCK Q	
17	6002	0.14	BLOCK Q	
18	6050	0.14	BLOCK Q	
19	6050	0.14	BLOCK Q	
20	6002	0.14	BLOCK Q	
21	5830	0.13	BLOCK Q	
22	4950	0.11	BLOCK Q	
23	4950	0.11	BLOCK Q	
24	4950	0.11	BLOCK Q	
25	4950	0.11	BLOCK Q	
26	4950	0.11	BLOCK Q	
27	4950	0.11	BLOCK Q	
28	4950	0.11	BLOCK Q	
29	4950	0.11	BLOCK Q	
30	4950	0.11	BLOCK Q	
31	4950	0.11	BLOCK Q	
32	4950	0.11	BLOCK Q	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	2874	0.07	BLOCK E	Park
2	4950	0.11	BLOCK E	
3	4950	0.11	BLOCK E	
4	4950	0.11	BLOCK E	
5	4950	0.11	BLOCK E	
6	4950	0.11	BLOCK E	
7	4950	0.11	BLOCK E	
8	4902	0.11	BLOCK E	
9	4902	0.11	BLOCK E	
10	4950	0.11	BLOCK E	
11	4950	0.11	BLOCK E	
12	4950	0.11	BLOCK E	
13	4950	0.11	BLOCK E	
14	4950	0.11	BLOCK E	
15	4950	0.11	BLOCK E	

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "ELS #1"

MAG NAIL WITH WASHER SET IN CONCRETE FOOTING ALONG THE SOUTHWEST SIDE OF F.M. 1660 APPROX. 67' SOUTH OF A POWER POLE FOUND A THE SOUTHEAST END OF THE SUBJECT TRACT AND APPROX. 2.5' EAST OF THE END OF A GUARDRAIL LOCATED ALONG THE SOUTHWEST SIDE OF THE ROAD.

SURFACE COORDINATES:
N 10162314.42
E 3180590.24

TEXAS STATE PLANE COORDINATES:
N 10161095.08
E 3180208.61

ELEVATION = 593.93'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

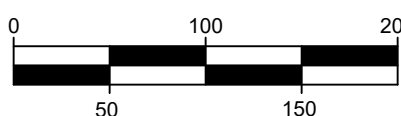
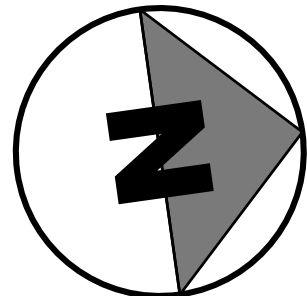
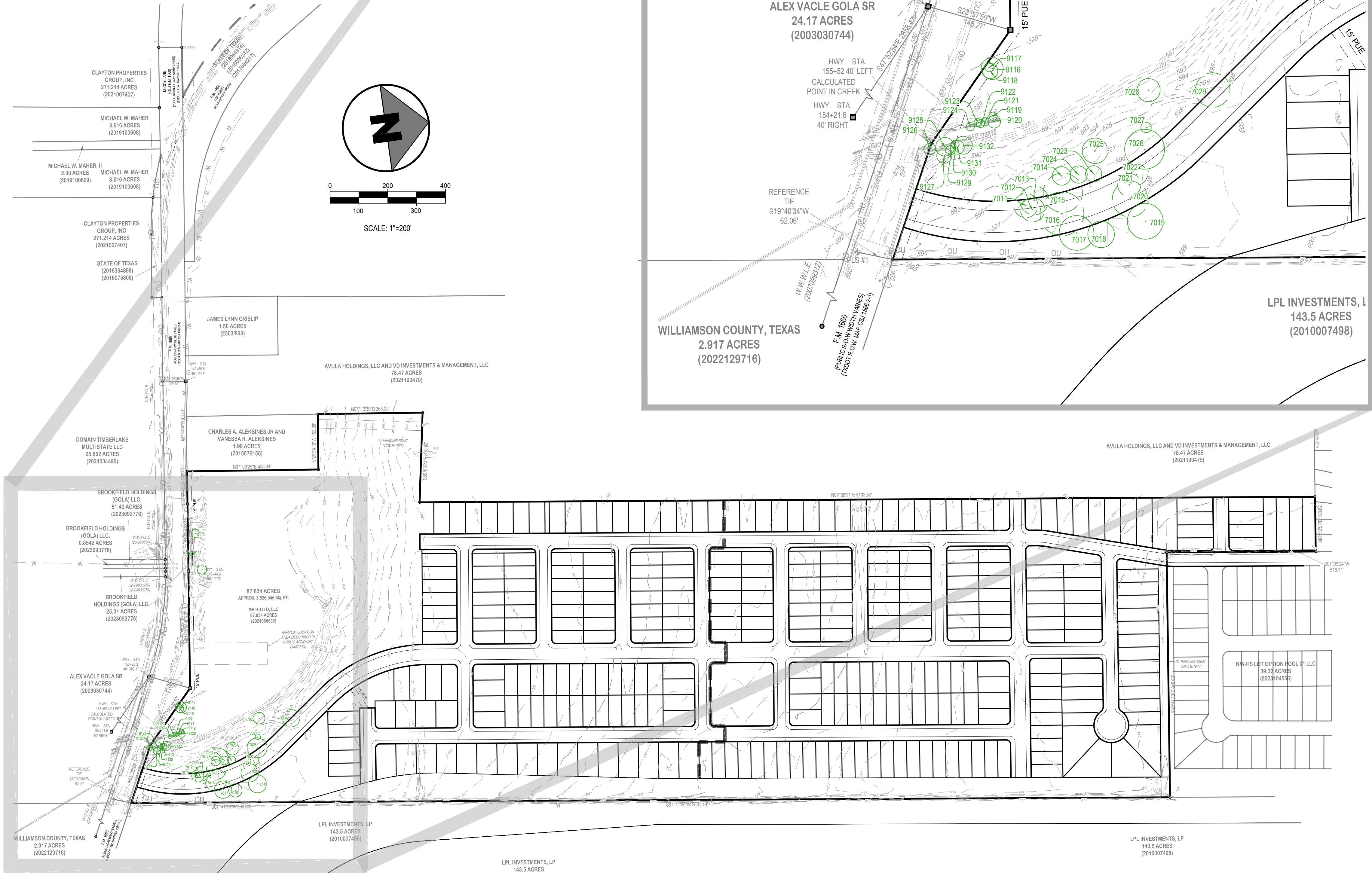
SCALED ABOUT 0.0
THETA ANGLE: 1°26'43"

SURVEYOR:
EARLY LAND SURVEYING, LLC
P.O. BOX 92568
AUSTIN, TEXAS 78709
(512) 202-8631
TBPELS FIRM NO. 10194487
JOE BEN EARLY, JR.

- THE FIELD WORK FOR BOUNDARY WAS COMPLETED ON 12/15/20.
- THE FIELD WORK FOR TOPOGRAPHY AND TREES WAS COMPLETED ON 12/18/23.
- FIELD LOCATED ADDITIONAL WASTEWATER FACILITIES ON SOUTH SIDE OF F.M. 1660 AND ADDED TO SURVEY ON 4/23/24.
- ADDITIONAL AREAS ON SOUTH SIDE OF F.M. 1660 SURVEYED ON 6/14/24.
- ADDITIONAL AREA ON NORTH SIDE OF F.M. 1660 SURVEYED ON 8/1/24.

NOTE:

ALL APPLICABLE TREES WITHIN THE PROPERTY BOUNDARY ARE SHOWN.



SCALE: 1"=100'

TREE INDEX

TAG NO.	TYPE	INDICATES	MULTI TRUNK
514	LO	17	14 11
INDIVIDUAL TRUNK DIA. (IN INCHES)		29.5 TOTAL (ROOT ZONE)	

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

100 CEDAR	TREE TO BE SAVED
101 CEDAR	TREE TO BE REMOVED

TREE LIST

7011 LIVE OAK 21
7012 LIVE OAK 21
7013 LIVE OAK 25 - HERITAGE
7014 PECAN 16
7015 COTTONWOOD 34 - PROTECTED
7016 COTTONWOOD 38 - PROTECTED
7017 LIVE OAK 30 - HERITAGE
7018 LIVE OAK 23
7019 COTTONWOOD 31 - PROTECTED
7020 COTTONWOOD 31 - PROTECTED
7021 PECAN 20
7022 AMERICAN ELM 18
7023 COTTONWOOD 14
7024 COTTONWOOD 15
7025 LIVE OAK 22
7026 PECAN 19 19 12 (34.5) - HERITAGE
7027 PECAN 9
7028 PECAN 20
7029 PECAN 30 - HERITAGE
9113 AMERICAN ELM 14
9114 PECAN 7
9115 WILLOW 16
9116 PECAN 13 12 (19) - PROTECTED
9117 PECAN 8
9118 PECAN 9 8 (13)
9119 CEDAR ELM 7
9120 AMERICAN ELM 11
9121 CEDAR ELM 7
9122 AMERICAN ELM 7
9123 AMERICAN ELM 7
9124 AMERICAN ELM 7
9126 COTTONWOOD 10
9127 AMERICAN ELM 13
9128 BOX ELDER 16
9129 CEDAR ELM 8
9130 AMERICAN ELM 7
9131 CEDAR ELM 12
9132 CEDAR ELM 11 9 (15.5)



3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
F-26366

12/30/2024



MEADOW BROOK (Preliminary plat)

HUTTO, TEXAS

TREE SURVEY

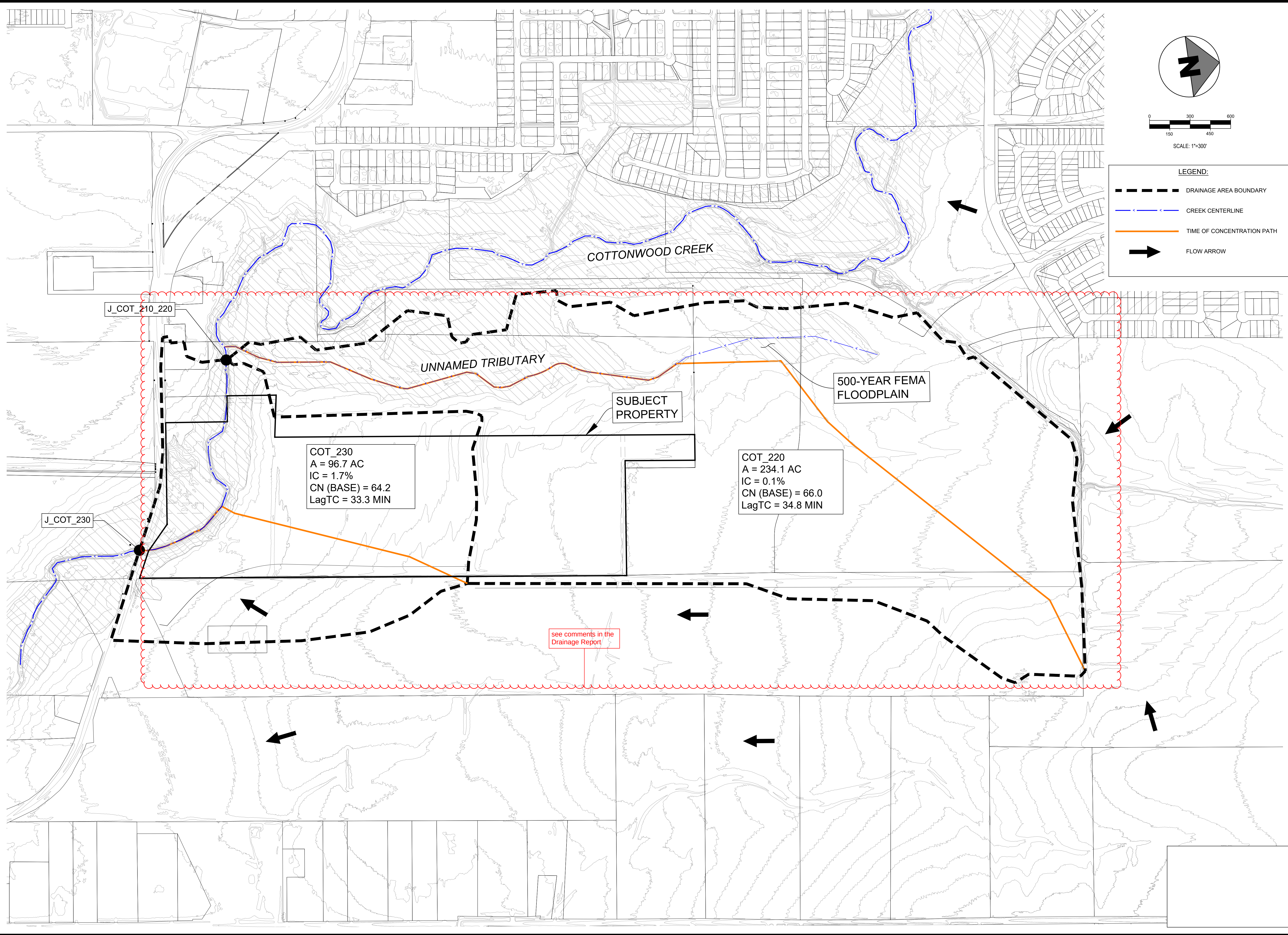
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0005-001

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Rev	Description	Date

3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
F-26366

12/30/2024

SCOTT J. ANDERSON
147141
REGISTERED PROFESSIONAL ENGINEER

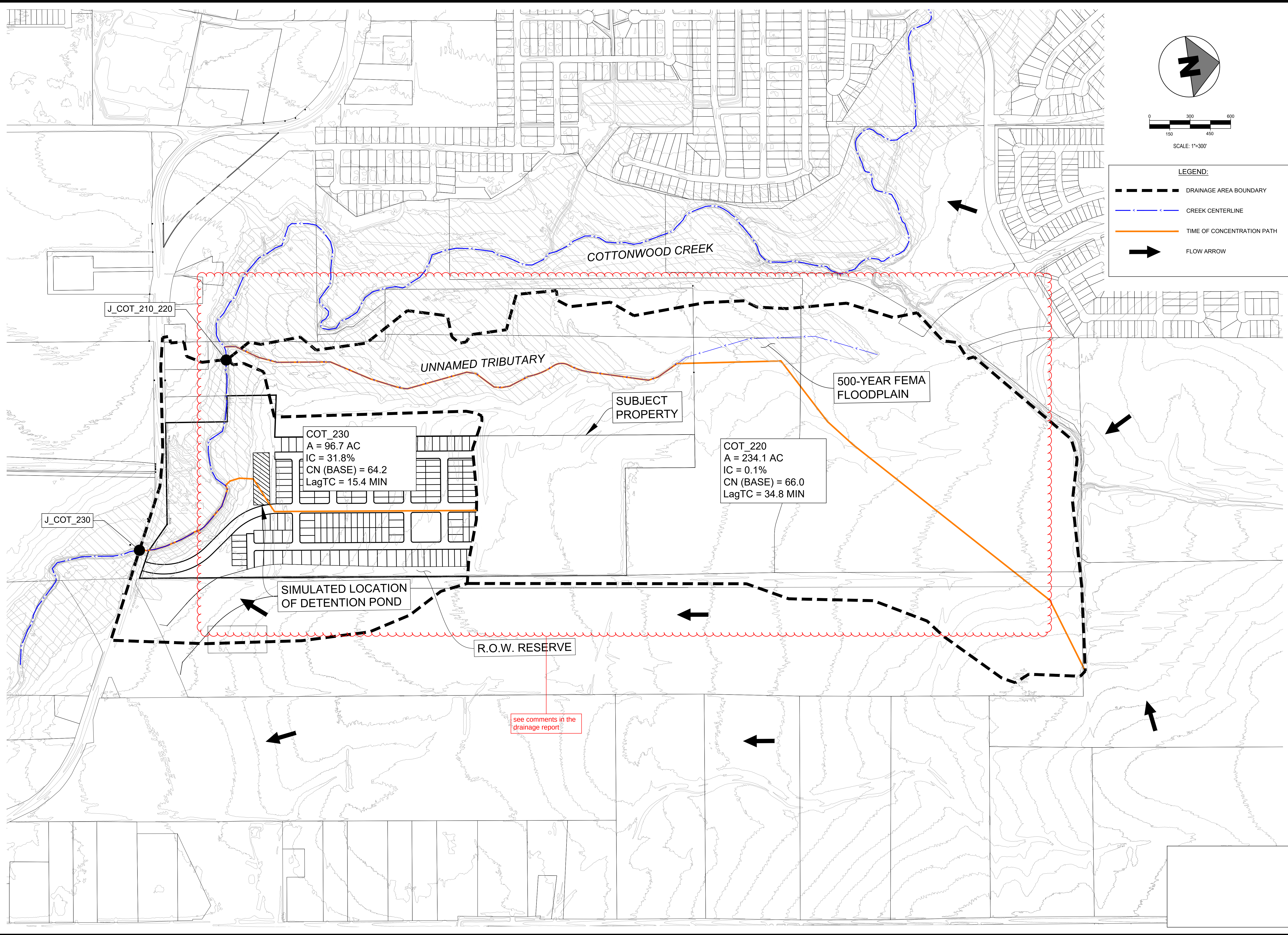
MEADOW BROOK (Preliminary plat)
HUTTO, TEXAS
EXISTING DRAINAGE AREA LAYOUT

DM1

6 / **12**

0005-001

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Rev	Description	Date

3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
F-26366

12/30/2024

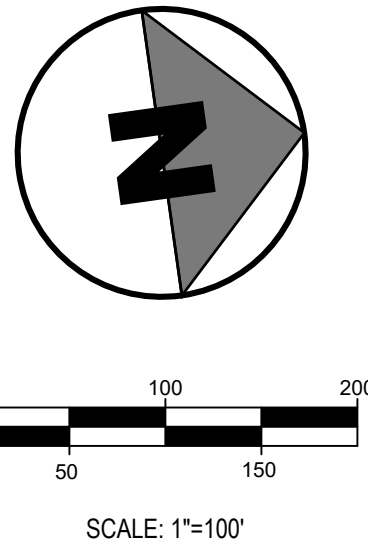
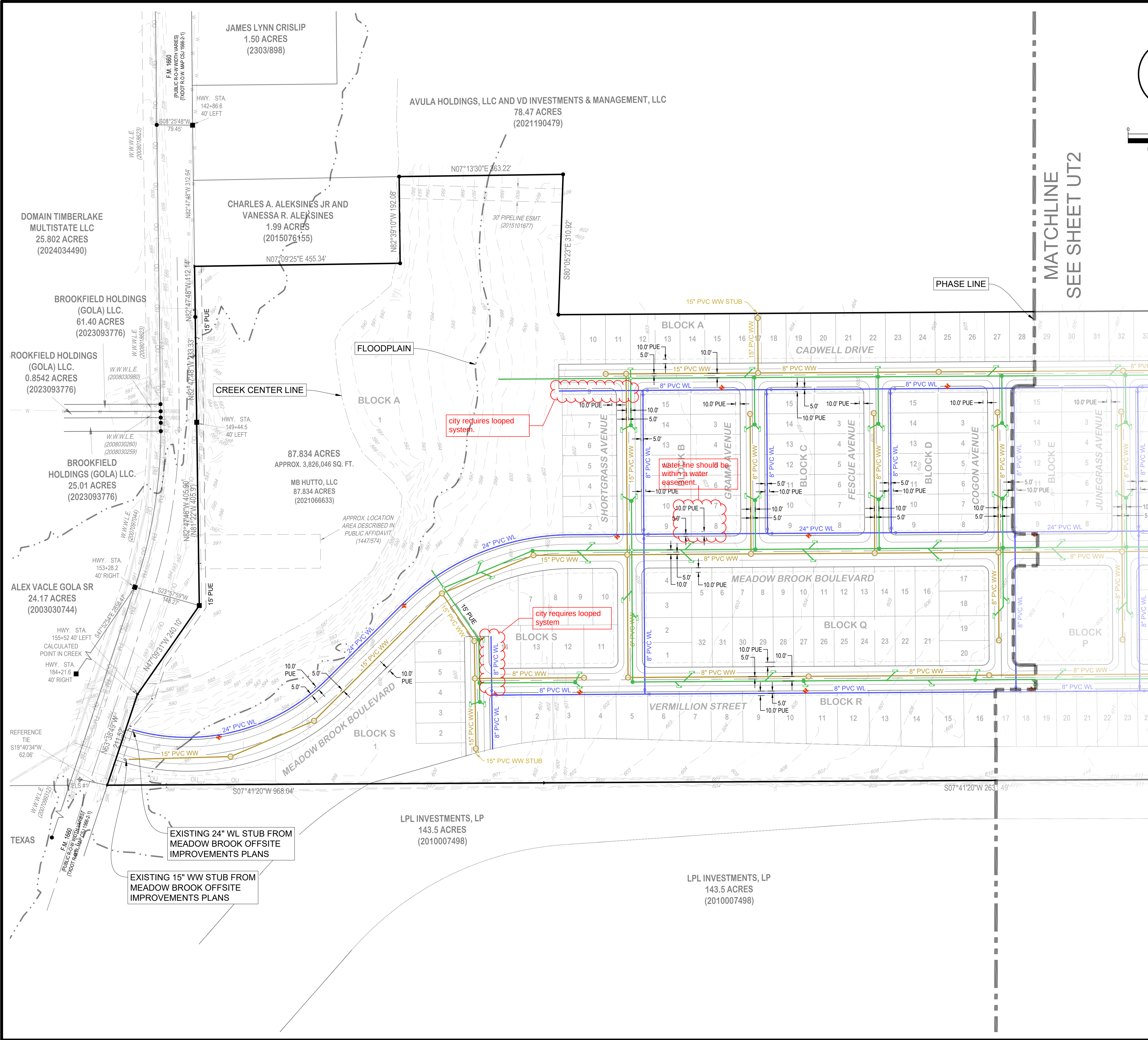
SCOTT J. ANDERSON
147141
REGISTERED PROFESSIONAL ENGINEER

MEADOW BROOK (Preliminary plat)
HUTTO, TEXAS
PROPOSED DRAINAGE AREA LAYOUT - PHASE 1

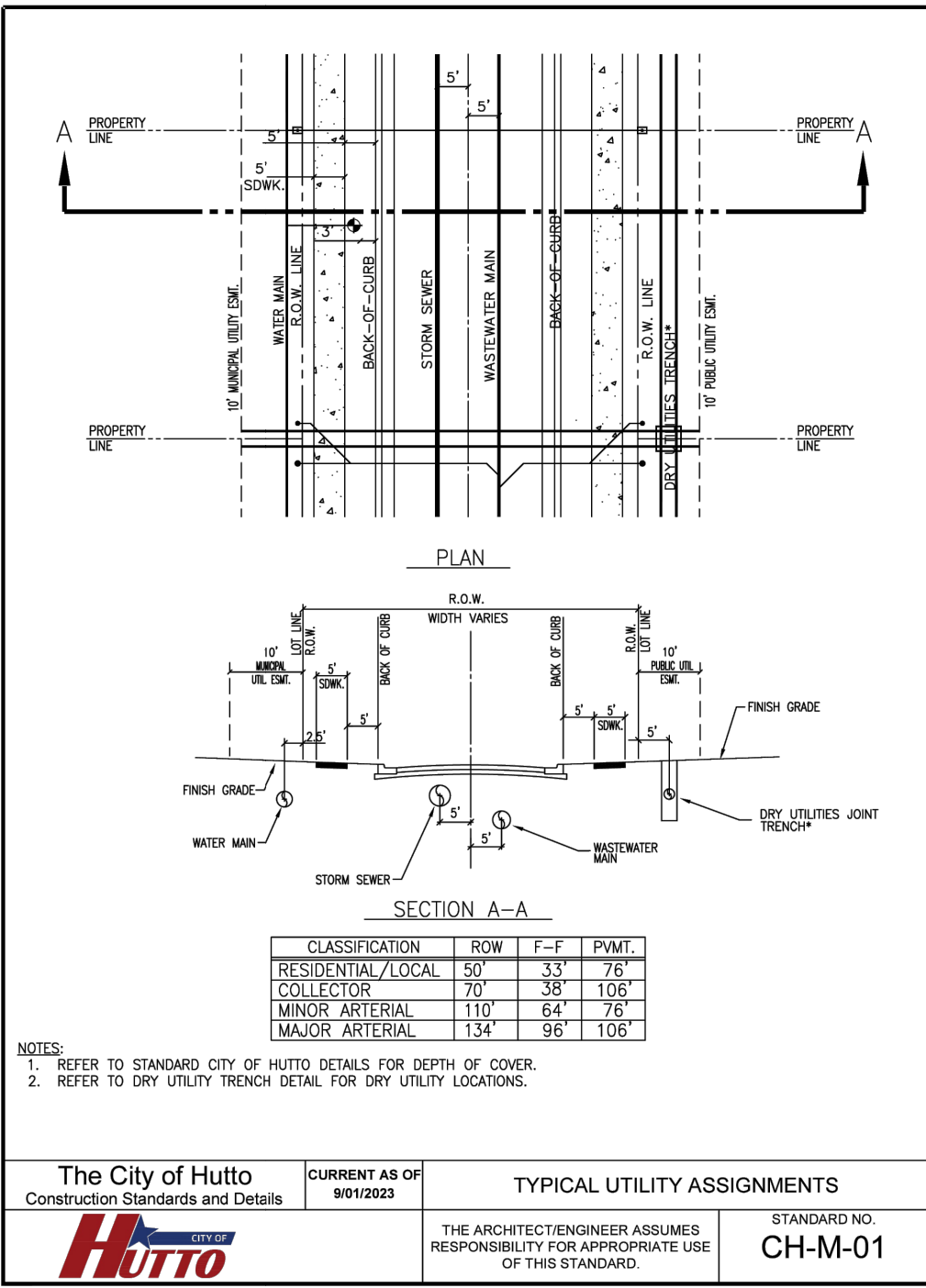
DM2

7 / **12**

0005-001

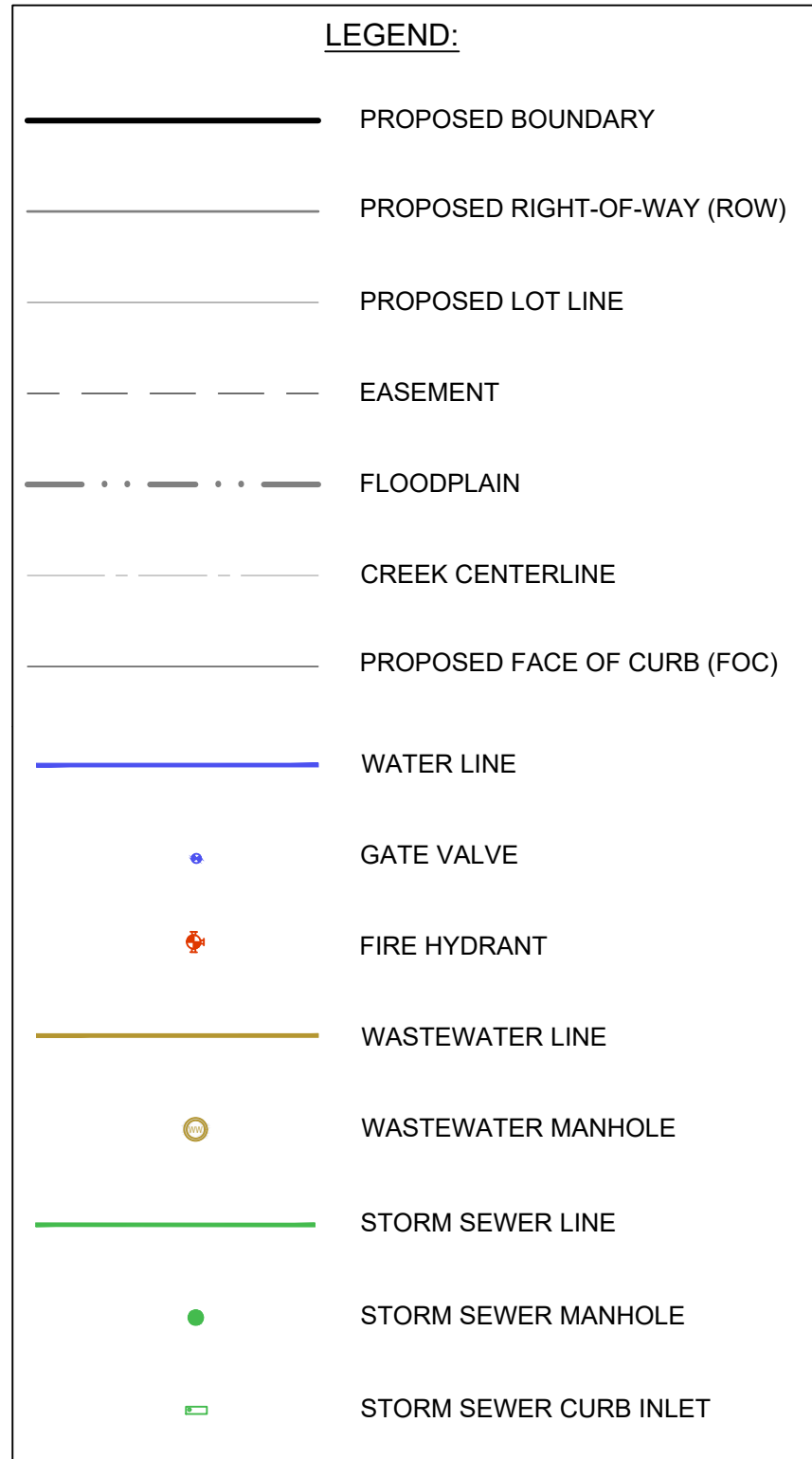


LEGEND:	
	PROPOSED BOUNDARY
	PROPOSED RIGHT-OF-WAY (ROW)
	PROPOSED LOT LINE
	EASEMENT
	FLOODPLAIN
	CREEK CENTERLINE
	PROPOSED FACE OF CURB (FOC)
	WATER LINE
	GATE VALVE
	FIRE HYDRANT
	WASTEWATER MANHOLE
	STORM SEWER LINE
	STORM SEWER MANHOLE
	STORM SEWER CURB INLET



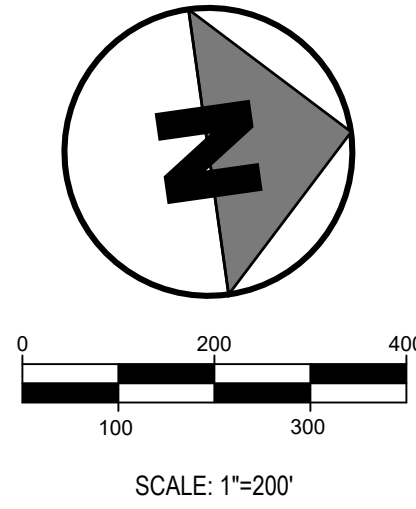
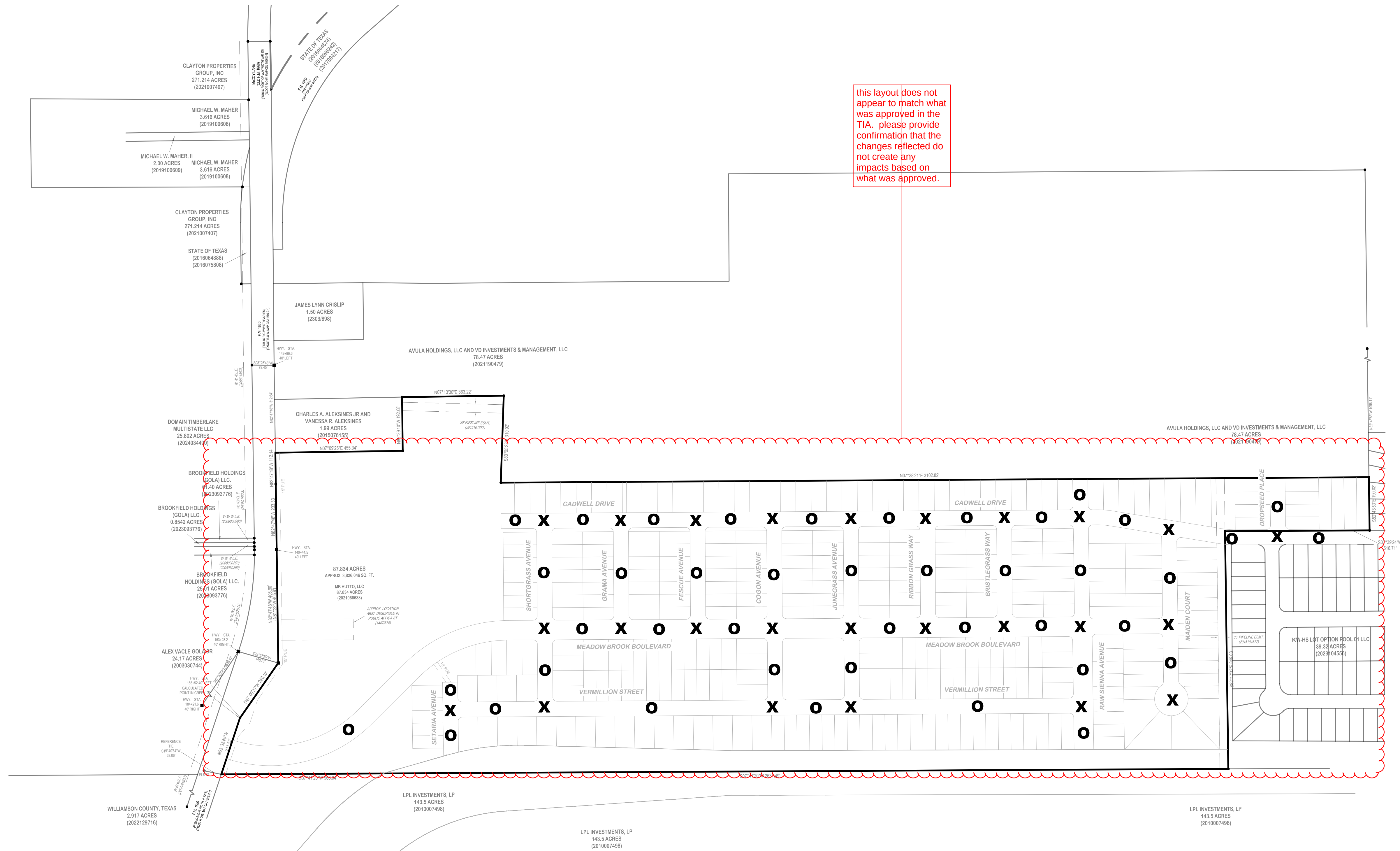
MEADOW BROOK PUD SER APPROVED APRIL 25, 2023

Date	
Description	
Rev	
3839 BEE CAVE ROAD SUITE 201 AUSTIN, TX 78746 F-26366	
12/30/2024	
MEADOW BROOK (Preliminary plan)	
HUTTO, TEXAS	
WATER & WASTEWATER LAYOUT SHEET 1 OF 2	
UT1	
9	
12	
0005-001	



LPL INVESTMENTS, LP
143.5 ACRES
(2010007498)

MEADOW BROOK

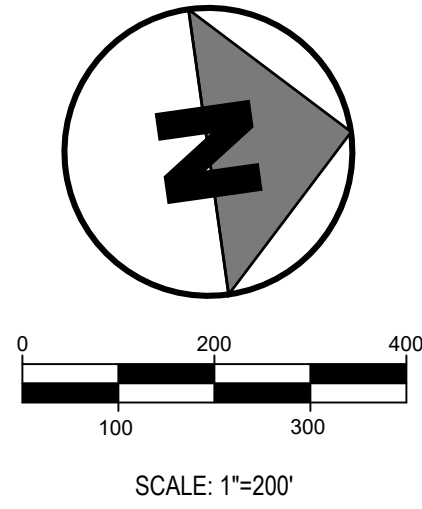
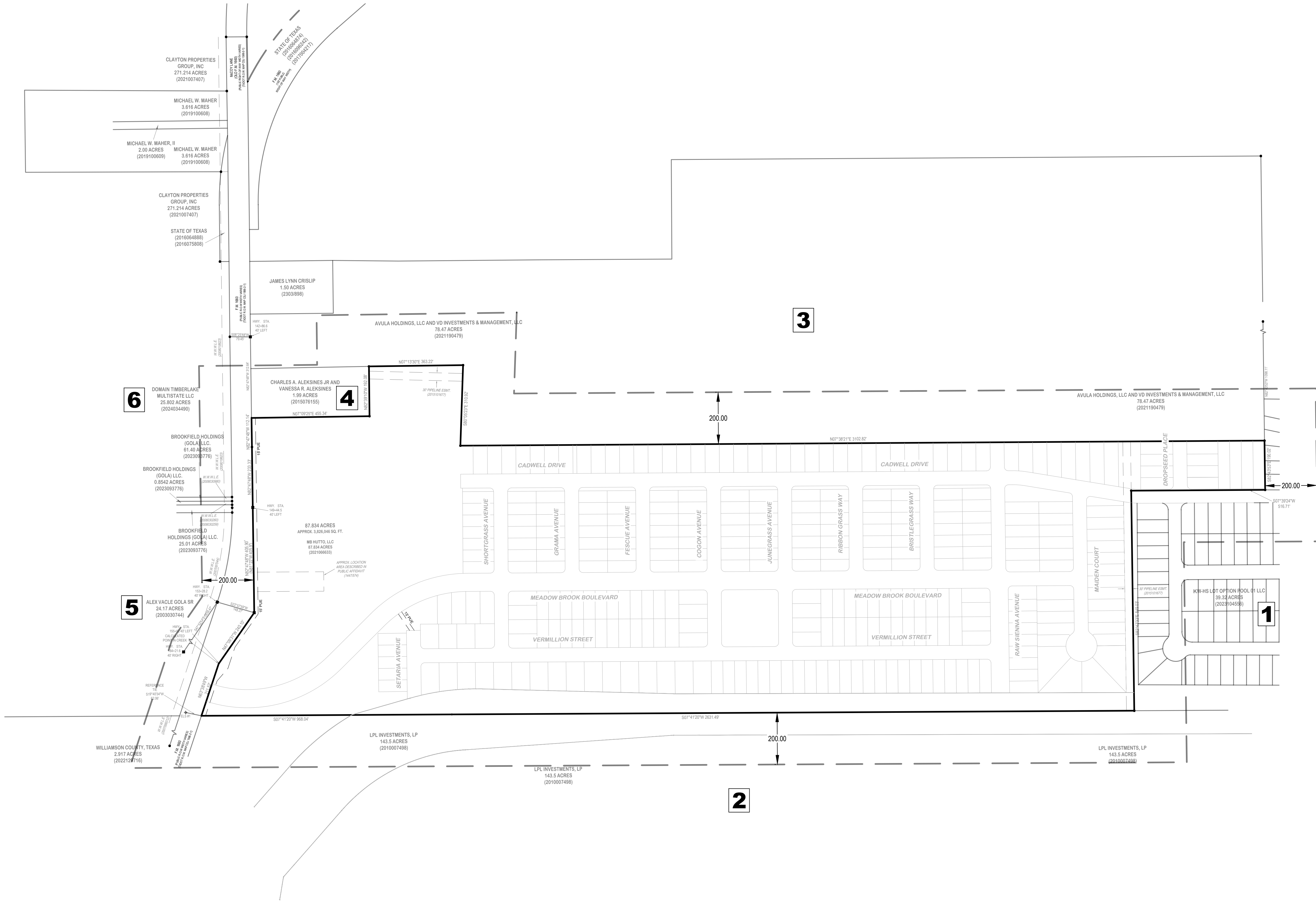


O = STREET LINKS = 42

X = INTERSECTIONS = 25

CONNECTIVITY INDEX = 1.68

[illegible]



- 1

R020594
KW-HS LOT OPTION POOL 01 LLC
C/O HEARTHSTONE INC
23975 PARK SORRENTO SUITE 220
CALABASAS, CA 91302
- 2

R020601
LPL INVESTMENTS LP
4000 CR 132
HUTTO, TX 78634
- 3

R020611
AVULA HOLDINGS LLC AND VD
INVESTMENTS & MANAGEMENT LLC
517 FALLEN OAKS DRIVE
CEDAR PARK, TX 78613
- 4

R020616
CHARLES A JR & VANESSA R ALEKSINES
10251 FM 1660
HUTTO, TX 78634
- 5

R020599
ALEX VACLE GOLA SR
10300 FM 1660
HUTTO, TX 78634
- 6

R661695, R661669
DOMAIN TIMBERLAKE MULTISTATE LLC
590 MADISON AVE, 13TH FLOOR
NEW YORK, NY 10022

Date	
Description	
Rev	

3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
F-26366

12/30/2024

SCOTT J. ANDERSON
147141
REGISTERED PROFESSIONAL ENGINEER

MEADOW BROOK (Preliminary plat)

HUTTO, TEXAS

ADJACENT PROPERTY OWNERS

AP0

12 / 12

0005-001

**Meadow Brook PUD
Preliminary Plat Submittal
Engineering Report**

January 2025

Submitted to



City of Hutto, TX
Development Services Department

Prepared for

M B Hutto, LLC
c/o John C. Landwehr, Partner
Columnar Investments
PO Box 243
Parker, Colorado 80134

Prepared by



3839 Bee Cave Road #201
Austin, TX 78746
Texas Registered Engineering Firm F-26366



12/30/2024

TABLE OF CONTENTS

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GENERAL DESCRIPTION OF THE PROPOSED DEVELOPMENT1

DRAINAGE DESIGN.....1

IMPERVIOUS COVER.....2

WATER AND WASTEWATER DESIGN2



**ENGINEERING REPORT
TO ACCOMPANY
MEADOW BROOK PUD PRELIMINARY PLAT SUBMITTAL**

PURPOSE AND SCOPE

This report is intended to provide engineering data in support of the Owner's application to the City of Hutto for approval of a Preliminary Plat. The site improvements are being developed in accordance with all applicable rules of the City of Hutto's Site Development Ordinance.

DESCRIPTION OF PROPERTY

The property consists of approximately 87.8 acres of undeveloped land located within the City Limits of the City of Hutto. A Planned Unit Development (PUD) has been approved by the City for the proposed development (Ordinance No. O-2024-051). The property is bounded by the existing FM 1660 to the south, undeveloped land to the east and west, and Phase 7 of the Cottonwood Creek Preliminary Plat to the north. The property is located entirely within the Brushy Creek Watershed.

GENERAL DESCRIPTION OF THE PROPOSED DEVELOPMENT

Meadow Brook PUD proposes a total of 340 single-family lots, approximately 15-acres of passive parks, and approximately 6.5-acres of active parks. The project also proposes approximately 17.8-acres of right-of-way with a combination of 70' and 54' rights-of-way. Access will be provided via one connection to FM 1660 and two connections to a future highway extension as part of Williamson County's SE Loop Improvements project. Right-of-way area is dedicated for the SE Loop Improvements project as a part of this preliminary plat but is not included in the 17.8 acres described previously.

DRAINAGE DESIGN

The primary drainage pattern in the preliminary plat area is generally from north to south with off-site drainage coming from Phase 7 of the Cottonwood Creek Preliminary Plat to the north. The property is bounded by FM 1660 to the south and a vegetated channel to the east, therefore, no flow enters the site from the south or east. To the west of the subject property is an unnamed tributary that diverts a considerable amount of flow around the property and intersects Cottonwood Creek to the southwest of the tract.

The storm run-off generated within the development will be conveyed by a system of curb and gutter, inlets, storm drains, and channel improvements through the site to discharge at Cottonwood Creek south of the proposed single-family lots. From there, stormwater run-off will discharge down Cottonwood Creek within the limits of the 100-year floodplain as part of Brushy Creek Watershed.

Extensive drainage analysis has proven that detention is not necessary for this project, therefore, the run-off will be released directly into Cottonwood Creek in the southern portion of the property. This analysis can be found in the Drainage Report included in this preliminary plat submittal package.

A portion of the property lies within the limits of the flood hazard area according to FIRM Panel #48491C90520F, dated December 20, 2019. The flood hazard area is proposed as passive park area defined under the PUD agreement.

assuming that the drainage report is approved and that no adverse impact is proven then and the project is not detaining on site or off site as required by the UDC then the project would be subject to the stormwater management fee in lieu of detention.



IMPERVIOUS COVER

The maximum impervious cover allowed per lot under the PUD agreement is 60%. At full build-out this maximum would increase the impervious cover of the drainage area affected by the project from approximately 1.7% to approximately 31.8%.

WATER AND WASTEWATER DESIGN

A Service Extension Request (SER) was approved with requirements for the project site in April 2023. The SER requires a 16" waterline be extended along the frontage of FM 1660 and stubbed to the east for future connection as well as installing a new 24" waterline intersecting the 16" line and stubbed to the north of the property for future connection. The property will be served off the 24" waterline installed under this SER requirement.

For wastewater extension, the SER requires a 15" wastewater line be connected to the Glenwood Interceptor and be routed approximately 2000 LF north through the property and approximately 1000 LF east and west through the property. The property will be served off the 15" installed under this SER requirement.

The improvements required under the approved SER are under review by the City of Hutto (Meadow Brook Offsite Improvements – Initial Comments dated November 6, 2024).

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action to approve the proposed Ironwood Amended Plat, 117.552 acres, more or less, of land, six (6) industrial lots, located on the northeast corner of Innovation Boulevard and US Highway 79.
Meeting: Tuesday, March 4, 2025
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Amended Plat consists of 117.552 acres proposed as six lots and an east-west right-of-way that will be dedicated to the City. The tract has three frontages; US79 to the south, Alliance Blvd. to the east, and Innovation Blvd. to the west. Existing industrial and storage uses lie to the north of the proposed development. The site drains towards the existing creek and on-site detention will be proposed to ensure proposed flows do not exceed existing conditions.

The tract will be served by the City of Hutto after extensions have been made to the waterline in Innovation Blvd. and an existing wastewater line. The developer will also provide an 8' public sewer extension in the public right-of-way shown on the schematic.

The purpose of the amended plat is to modify the north line of Lot 1, Block A.

SUMMARY OF REQUEST:

The amended plat is recommended for approval with conditions as shown on the staff comment report. Each condition is minor in nature and does not affect the final approval. All items will be satisfied prior to plat recordation.

STAFF REVIEW:

Staff recommends approval of the Final Plat with the following conditions:

1. All easement callouts will be cleaned up to reflect accurately what they are pointing at prior to recordation.
2. The project will use the FEMA 500 year floodplain as the Atlas 14 100 year floodplain to regulate all development on site including the riparian setback.
3. The project will dedicate their half of the ROW along Alliance Blvd.
4. The conflicts between the PUEs shown on the schematics and the PUEs listed in the general notes be resolved prior to recordation.
5. Note 28 be revised to indicate that no structures or facilities will be placed over city infrastructure except where a crossing is necessary and nothing except for grass be placed over city infrastructure.

AGENDA ITEM REPORT

4.3.



6. Their drainage report be considered preliminary and the final drainage report will be submitted and approved before site permits are issued.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. IronwoodAP-Init-ComIssued(2-19-25)



February 19, 2025

Westwood Professional Services
Clayton Strolle
8701 N Mopac Expwy., #320
Austin, TX 78759
clayton.strolle@westwoodps.com - *communication provided via email*

RE: Ironwood Subdivision Amended Plat, Hutto, TX 78634
Plat Review – Ironwood Subdivision Amended Plat - Comment Report to Initial Submittal (received 1-28-25)
Project No.: PLAT-25-0003

Mr. Strolle,

Upon review of the above referenced plat initial application submitted on January 28, 2025, the following comments are required to be resolved and updated plans submitted for review.

Please provide **Update #1** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **digital** format only. If the plat contains more than one sheet, please combine all sheets into one document file. Upload updated documents to the GovWell permit number and send digital update files to: planning@huttotx.gov, reference project number, project name and update number.

Planning Review – John Byrum, Planning Manager (512) 759-5974 – john.byrum@huttotx.gov

1. See attached markups.
2. Provide written WCESD#3 plan review approval.

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

3. See attached markups.
4. Provide written WCESD#3 plan review approval.

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

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

Sincerely,
Development Services Department

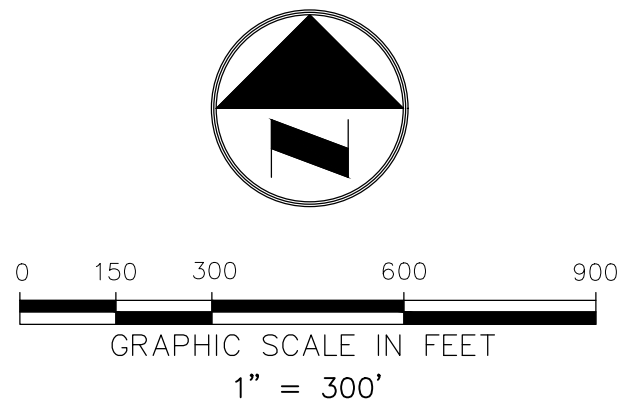
IRONWOOD SUBDIVISION AP - INITIAL SUBMITTAL 2/19/2025

Attendees

jbyrum (john.byrum@huttotx.gov)
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

IronwoodAP-Init-Plat(1-28-25).pdf



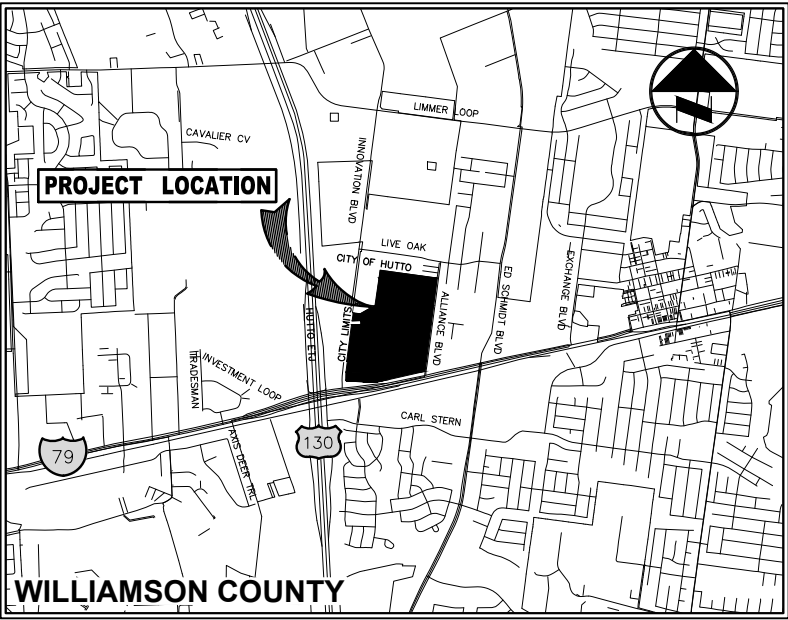
Match line must be included on all plat sheets

AMENDED PLAT
IRONWOOD
LOCATED IN THE CITY OF HUTTO AND BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587, WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 9

The title should reference the recorded plat

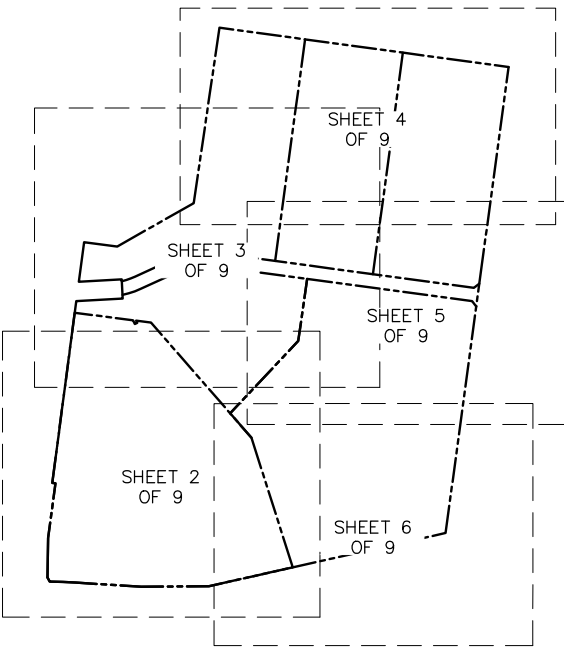
Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-365-9198 02/14/2025 11:38:20 AM
DENIED

Erosion and Sediment Control Plan Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-759-4003
02/18/2025



VICINITY MAP
(SCALE: 1"=5,000')

PLAT INDEX



LEGEND

- CALCULATED POINT (UNLESS OTHERWISE NOTED)
- PROPERTY LINE — SUBJECT
- - - PROPERTY LINE — ADJOINING
- LOT LINE
- DEED LINE
- - - EASEMENT LINE
- - - CENTERLINE OF CREEK
- - - LIMITS OF FLOOD ZONE
- + + + + + 100-YEAR ATLAS 14 FLOOD PLAIN

AREA TABLE		
LOT 1, BLOCK A	29.939 ACRES	1,304,111 SF
LOT 2, BLOCK A	10.380 ACRES	452,146 SF
LOT 3, BLOCK A	30.157 ACRES	1,313,618 SF
LOT 1, BLOCK B	14.953 ACRES	651,364 SF
LOT 2, BLOCK B	13.737 ACRES	598,380 SF
LOT 3, BLOCK B	14.308 ACRES	623,249 SF
PARKER WAY RIGHT-OF-WAY DEDICATION	3.026 ACRES	131,823 SF
ALLIANCE BOULEVARD RIGHT-OF-WAY DEDICATION	1.052 ACRES	45,852 SF
TOTAL AREA	117.552 ACRES	5,120,543 SF

sqft does not match

Add point of beginning to the legend and label on the plat

sqft does not match what is on the area table

LOT 2
BLOCK A
10.380 ACRES
(452,147 SQUARE FEET)

PARKER WAY
3.026 ACRES
(131,823 SQUARE FEET)
RIGHT-OF-WAY
(HEREBY DEDICATED)

ALLIANCE BOULEVARD
1.052 ACRE
(45,852 SQUARE FEET)
ADDITIONAL RIGHT-OF-WAY
(HEREBY DEDICATED)

LOT 3
BLOCK A
30.157 ACRES
(1,313,618 SQUARE FEET)

ALLIANCE BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)

U.S. HIGHWAY 79
O.P.R. 2002064773
(VARIABLE WIDTH RIGHT-OF-WAY)

BRUSHY CREEK
TRIBUTARY 7

LOT 1
BLOCK A
29.939 ACRES
(1,304,111 SQUARE FEET)

INNOVATION BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)

Fill in the blanks

OWNER OF RECORD
(LOT 1, BLOCK A & LOTS 1-3, BLOCK B):
VELOCIS HUTTO INNOVATION JV LP
CONTACT: PAUL R. SMITH
ADDRESS: 300 Crescent Court, Suite 850
Dallas, Texas 75201
PH: 214-702-0217
EMAIL: paul.smith@velocis.com

OWNER OF RECORD
(LOTS 2 & 3, BLOCK A):
VELOCIS HUTTO INNOVATION PHASE I, LP
CONTACT: _____
ADDRESS: _____
PH: _____
EMAIL: _____

DEVELOPER:
IRONWOOD REALTY PARTNERS, LLC
CONTACT: ROBERT RICE
ADDRESS: 3030 LBJ FREEWAY, SUITE 1390
DALLAS, TEXAS 75234
PH: 214-264-7423
EMAIL: BOB@IRONWOODRP.COM

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
CONTACT: CLAYTON J. STROLLE
ADDRESS: 8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
EMAIL: CLAYTON.STROLLE@WESTWOODPS.COM

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
CONTACT: JASON R. GABRIEL
ADDRESS: 211 NORTH LOOP 1604 EAST, SUITE 205
SAN ANTONIO, TEXAS 78232
PH: 210-265-8300
EMAIL: JASON.GABRIEL@WESTWOODPS.COM

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
TollFree (888) 937-5150 Austin, TX 78759

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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ZNBM	JRG	1"=300'	01/23/2025	4703-22.249

PROJECT NAME: IRONWOOD

AMENDED PLAT IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 9

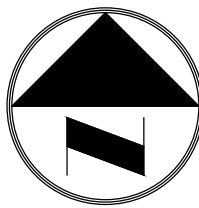
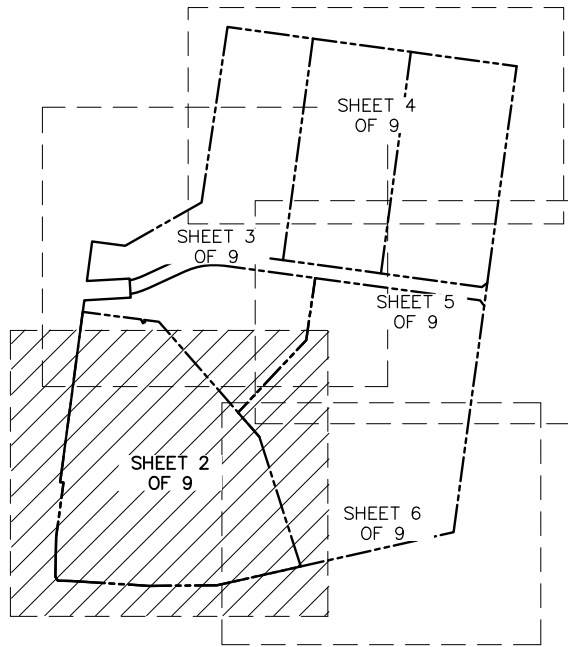
Match Line?

The title should
reference the
recorded plat

**LOT 2
BLOCK A**
10.380 ACRES
(452,147 SQUARE FEET)

sqft does not match what
is on the area table

PLAT INDEX



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- CALCULATED POINT (UNLESS OTHERWISE NOTED)
- SIR 1/2-INCH IRON ROD W/"WESTWOOD" CAP SET (C.M.)
- CONTROLLING MONUMENT
- PROPERTY LINE - SUBJECT
- PROPERTY LINE - ADJOINING
- LOT LINE
- EASEMENT LINE
- RIPARIAN SETBACK LINE
- LIMITS OF FLOOD ZONE
- CENTERLINE OF CREEK
- DRAINAGE EASEMENT
- 100-YEAR ATLAS 14 FLOOD PLAIN
- O.P.R. OFFICIAL PUBLIC RECORDS

**LOT 1
BLOCK A**
29.939 ACRES
(1,304,111 SQUARE FEET)

**LOT 3
BLOCK A**
30.157 ACRES
(1,313,618 SQUARE FEET)

**BRUSHY CREEK
TRIBUTARY 7**

INNOVATION BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)

U.S. HIGHWAY 79
O.P.R. 2002064773
(VARIABLE WIDTH RIGHT-OF-WAY)

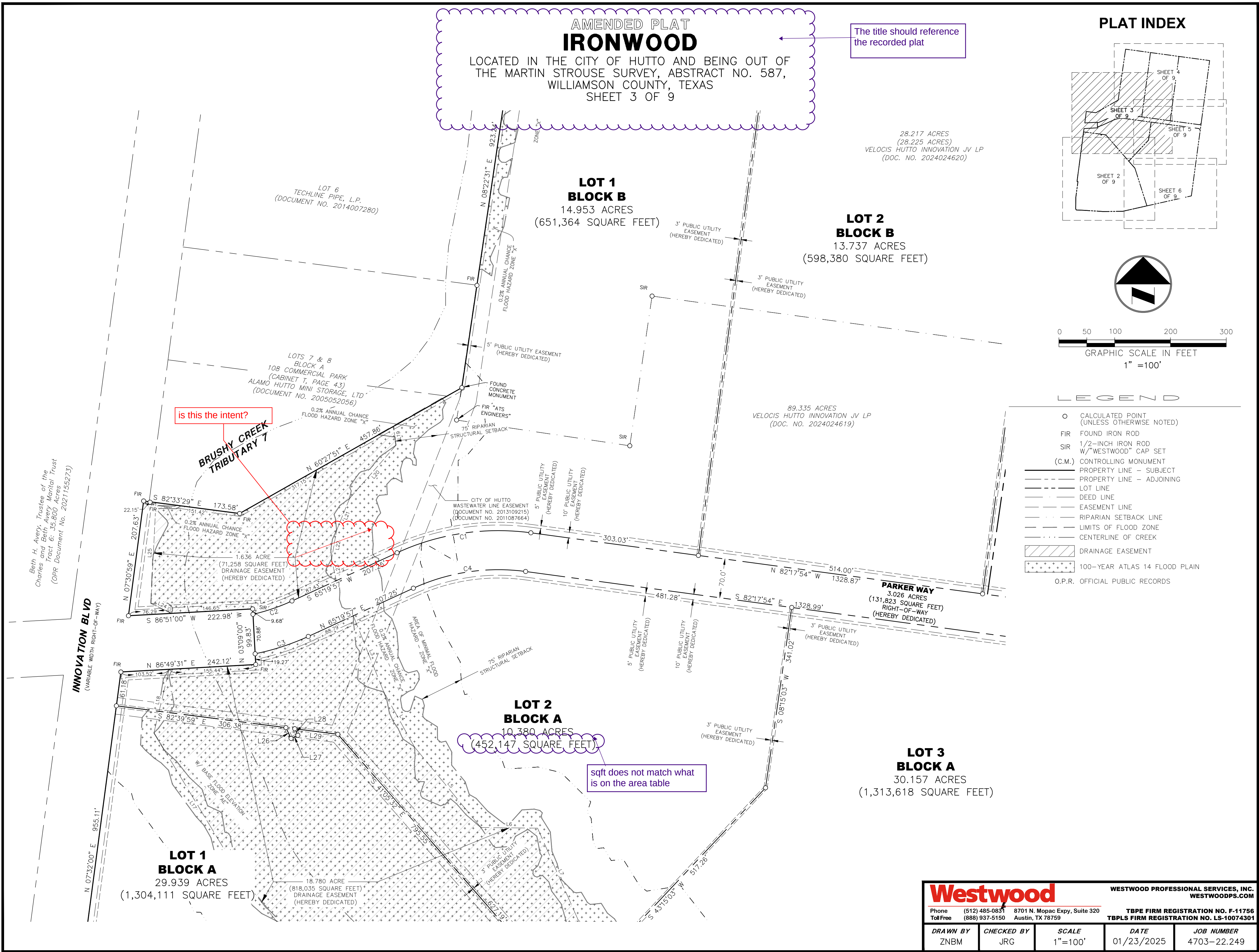
Westwood

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WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
TollFree (888) 937-5150 Austin, TX 78759

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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
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The title should reference the recorded plat

is this the intent?

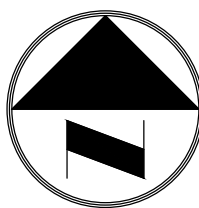
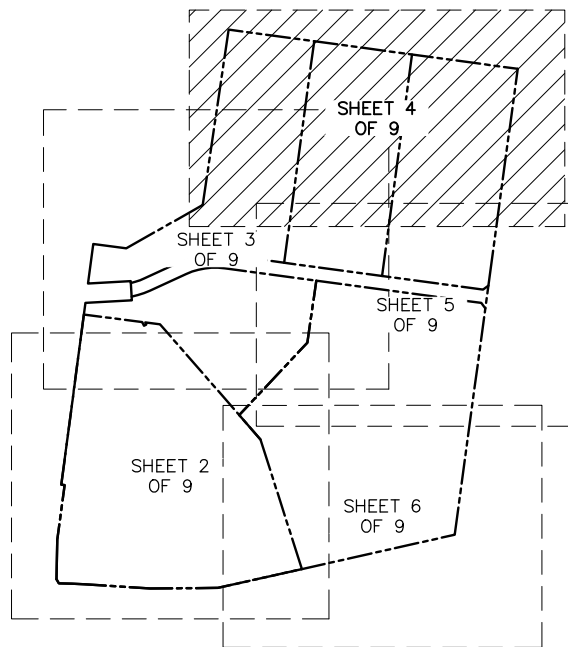
sqft does not match what is on the area table

AMENDED PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 4 OF 9

The title should reference
the recorded plat

PLAT INDEX



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- CALCULATED POINT (UNLESS OTHERWISE NOTED)
- FIR FOUND IRON ROD
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- - - CENTERLINE OF CREEK
- ▨ DRAINAGE EASEMENT
- + + + + + 100-YEAR ATLAS 14 FLOOD PLAIN

**LOT 1
BLOCK B**
14.953 ACRES
(651,364 SQUARE FEET)

**LOT 2
BLOCK B**
13.737 ACRES
(598,380 SQUARE FEET)

ALLIANCE BOULEVARD
1.052 ACRE
(45,852 SQUARE FEET)
ADDITIONAL RIGHT-OF-WAY
(HEREBY DEDICATED)

**LOT 3
BLOCK B**
14.308 ACRES
(623,266 SQUARE FEET)

sqft does not match what
is on the area table

Emory Farms
46.269 Acres
(Cabinet CC, Slide 134)

The City of Hutto
3.569 Acres
(Document No. 2013025291)

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320 **TBPE FIRM REGISTRATION NO. F-11756**
TollFree (888) 937-5150 Austin, TX 78759 **TBPLS FIRM REGISTRATION NO. LS-10074301**

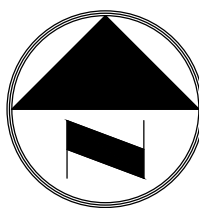
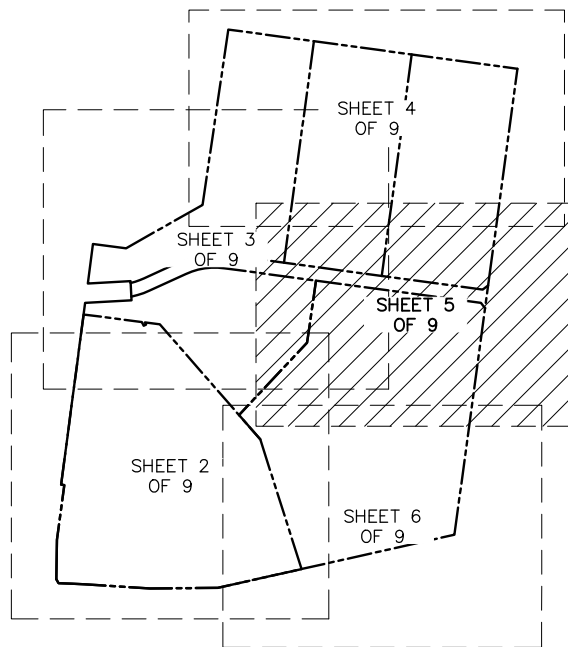
DRAWN BY ZNBM	CHECKED BY JRG	SCALE 1"=100'	DATE 01/23/2025	JOB NUMBER 4703-22.249
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AMENDED PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 5 OF 9

The title should reference
the recorded plat

PLAT INDEX



0 50 100 200 300
GRAPHIC SCALE IN FEET
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LEGEND

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- DRAINAGE EASEMENT
- 100-YEAR ATLAS 14 FLOOD PLAIN

89.335 ACRES
VELOCIS HUTTO INNOVATION JV LP
(DOC. NO. 2024024619)

**LOT 2
BLOCK B**
13.737 ACRES
(598,380 SQUARE FEET)

**LOT 3
BLOCK B**
14.308 ACRES
(623,266 SQUARE FEET)

sqft does not match what
is on the area table

**LOT 3
BLOCK A**
30.157 ACRES
(1,313,618 SQUARE FEET)

**LOT 2
BLOCK A**
10.380 ACRES
(452,147 SQUARE FEET)

PARKER WAY
3.026 ACRES
(131,823 SQUARE FEET)
RIGHT-OF-WAY
(HEREBY DEDICATED)

ALLIANCE BOULEVARD
1.052 ACRE
(45,852 SQUARE FEET)
ADDITIONAL RIGHT-OF-WAY
(HEREBY DEDICATED)

ALLIANCE BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)

The City of Hutto
3.569 Acres
(Document No. 2013025291)

The City of Hutto
4.055 Acres
(Document No. 201305095)

CR 119-HWY 79, LP
10.840 Acres
(Document No. 2007069943)

Cynergy Texas Interests, Inc.,
11.460 Acres
(Document No. 2007026602)

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
TollFree (888) 937-5150 Austin, TX 78759

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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ZNBM	JRG	1"=100'	01/23/2025	4703-22.249

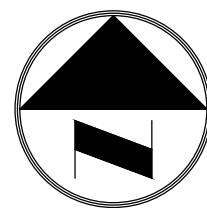
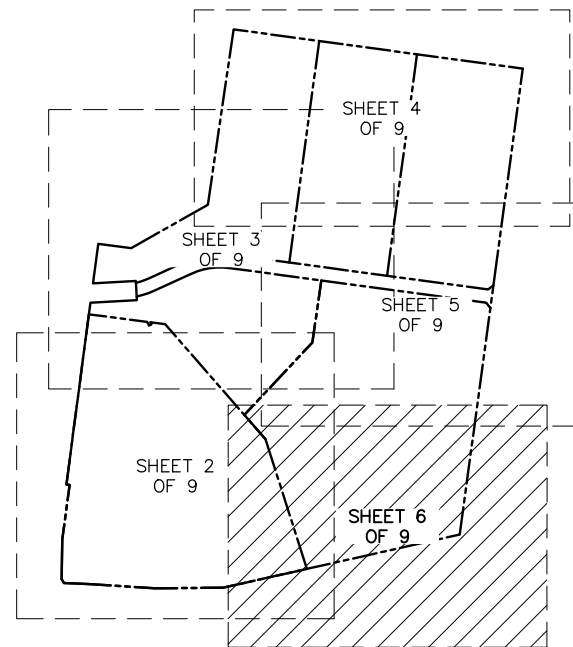
PROJECT NAME: IRONWOOD

AMENDED PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 6 OF 9

The title should reference
the recorded plat

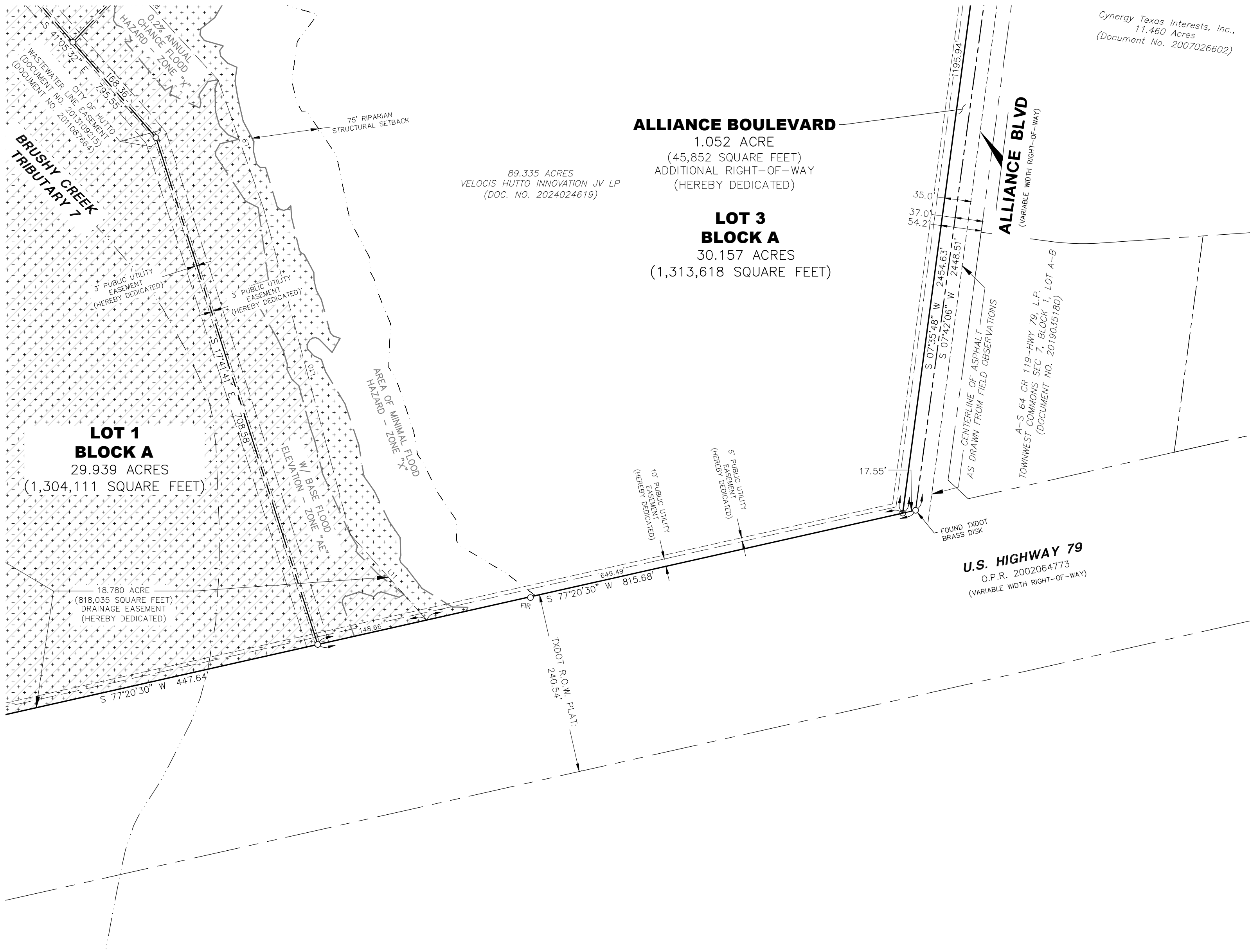
PLAT INDEX



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- CALCULATED POINT (UNLESS OTHERWISE NOTED)
- FIR FOUND IRON ROD
- SIR 1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE - SUBJECT
- - - PROPERTY LINE - ADJOINING
- - - LOT LINE
- - - EASEMENT LINE
- - - CENTERLINE OF ALLIANCE BLVD
- - - RIPARIAN SETBACK LINE
- - - LIMITS OF FLOOD ZONE
- - - CENTERLINE OF CREEK
- DRAINAGE EASEMENT
- 100-YEAR ATLAS 14 FLOOD PLAIN
- O.P.R. OFFICIAL PUBLIC RECORDS



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TollFree (888) 937-5150 Austin, TX 78759

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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ZNBM	JRG	1"=100'	01/23/2025	4703-22.249

ZNMOORE
1/23/2025 11:14 AM
M: \DWG-47\4703-22.249\DWG\SURVEY C3D 2018\20250117 4703-22.249 AP.DWG

NOTES

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES AND AREAS SHOWN ARE IN SURFACE AND HAVE BEEN SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER, AS SHOWN ON PLAT.
4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL 10' P.U.E. FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES, AS SHOWN ON PLAT.
5. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES, AS SHOWN ON PLAT.
6. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
7. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
8. 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.
9. ALL DRAINAGE SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE PER CITY OF ROUND ROCK DRAINAGE CRITERIA MANUAL. (UDC 10.802.1)
10. ALL PONDS SHALL BE PRIVATELY MAINTAINED. OR THEY NEED TO BE CONTAINED ON DESIGNATED DRAINAGE LOT PER UDC 10.802.5.4.2.
11. MAJOR STREAMS SHALL NOT BE MODIFIED WITHOUT CONSENT OF APPLICABLE STATE AND FEDERAL AGENCIES, AND WITH AUTHORIZATION FROM THE CITY ENGINEER. (UDC 10.802.5.4.10.5)
12. SECTION 8.3.4 OF THE ROUND ROCK DRAINAGE CRITERIA MANUAL SHALL APPLY FOR ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING WATER QUALITY FACILITIES AND STORMWATER MANAGEMENT INFRASTRUCTURE. (UDC 10.802.5.4.12)
13. MINIMUM STRUCTURAL SETBACKS FROM RIPARIAN AREAS (EDGE OF 100-YEAR FLOODPLAIN OR DELINEATED WETLANDS) ARE: (UDC 10.403.4.3)
- 13.A. WATERCOURSES DRAINING AN AREA AT LEAST 0.5 SQUARE MILES AND HAVING A DEFINED BED & BANK, DESIGNATED 100-YEAR FLOOD PLAINS, AND CATEGORY 3 WETLANDS: 25 FT.
- 13.B. WATERCOURSES DRAINING AN AREA OF 0.5-20 SQUARE MILES, AND CATEGORY 2 WETLANDS: 75 FT.
- 13.C. WATERCOURSES DRAINING AN AREA OF GREATER THAN 20 SQUARE MILES, AND CATEGORY 1 WETLANDS: 125 FT.
14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
15. UTILITY NOTES:
- 15.A. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY
- 15.B. 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.
- 15.D. ALL WATER AND WASTEWATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF HUTTO UTILITY DESIGN CRITERIA MANUAL, CITY OF HUTTO STANDARD DETAILS, AND TCEQ DESIGN CRITERIA IN THE TEXAS ADMINISTRATIVE CODE, AS AMENDED.
- 15.E. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GEORGETOWN SPECIFICATIONS AND CITY OF HUTTO STANDARD DETAILS.
- 15.F. WHERE A CITY OF HUTTO DETAIL DOES NOT EXIST, USE THE APPLICABLE GEORGETOWN DETAIL.
- 15.G. IF THERE IS A CONFLICT BETWEEN HUTTO CITY ORDINANCE AND MANUAL CONTENT, HUTTO ORDINANCES WILL PREVAIL.
16. FLOODPLAIN NOTES:
- 16.A. ULTIMATE FLOODPLAIN
- 16.A.A. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- 16.B. EXISTING FLOODPLAIN
- 16.B.A. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR THE CITY OF HUTTO, TEXAS.
17. 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-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
18. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. THIS SUBDIVISION IS ZONED: LIGHT INDUSTRIAL.
21. CITY LIMIT AND ETJ LINES ARE APPROXIMATED. INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (HTTPS://WWW.HUTTOTX.GOV/DEPARTMENTS/GIS/GIS_LAYERS.PHP), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
22. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
23. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
24. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
25. ROADS 20 FEET WIDE TO 26 FEET WIDE REQUIRE FIRE LANE SIGNAGE TO BE POSTED ON BOTH SIDES OF THE ROAD AND ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE SIGNAGE TO BE POSTED ON ONE SIDE OF THE ROAD.
26. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
27. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE CREATED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF THE SEPARATE INSTRUMENT.
28. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF HUTTO BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF HUTTO, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT. NO STRUCTURES OR FACILITIES WILL BE PLACED OVER CITY INFRASTRUCTURE EXCEPT WHERE A CROSSING IS NECESSARY AND NOTHING EXCEPT GRASS BE PLACED OVER CITY INFRASTRUCTURE.
29. THE CITY OF HUTTO ADOPTED TRANSPORTATION IMPACT FEES BY ORDINANCE NO. 2121-014 EFFECTIVE APRIL 15, 2021.
30. THE PROPOSED SITE HAS A PENDING LOMR AND ONCE APPROVED THE SITE WILL BE REPLATED WITH THE ADJUSTED FLOODPLAIN EASEMENT AND RIPARIAN SETBACK. SITE PLAN SHALL BE BASED ON PROPOSED FLOODPLAIN LINE ONCE LOMR IS FILED AND COMPLETE.

AMENDED PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 7 OF 9

The title should reference
the recorded plat

Add a note or alter an exisging note that specifies
drainage easements and who is responsible for
maintaining drainage easements.

Specify who will
maintain ponds (if
there are any).
HOA? Owner?

LINE TABLE

LINE	BEARING	LENGTH
L1	S 52°41'40" W	35.30'
L2	S 37°21'03" E	35.39'
L3	S 21°47'57" E	147.42'
L4	S 29°08'44" E	112.49'
L5	S 39°30'03" E	187.32'
L6	S 89°20'29" E	101.63'
L7	S 23°50'42" E	179.20'
L8	S 42°34'45" E	258.88'
L9	S 19°28'05" E	181.02'
L10	S 14°53'22" E	449.39'
L11	S 41°44'09" E	153.05'
L12	N 01°55'05" E	20.18'
L13	N 21°13'22" E	405.45'
L14	N 11°57'40" W	374.02'
L15	N 42°17'37" W	173.19'
L16	N 38°13'48" W	296.23'
L17	N 31°06'16" W	294.95'
L18	N 13°28'06" E	117.14'
L19	S 07°04'42" E	34.24'
L20	S 41°01'02" W	126.73'
L21	S 22°10'10" W	61.46'
L22	S 09°54'15" W	52.44'
L23	S 12°27'44" E	39.50'
L24	N 63°28'09" W	40.19'
L25	N 02°48'31" E	181.04'
L26	S 25°20'55" E	21.56'
L27	N 64°39'05" E	13.47'
L28	N 25°20'55" W	12.92'
L29	S 82°39'59" E	77.83'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°22'09"	435.00'	245.75'	S 81°31'02" W	242.50'
C2	11°37'16"	365.00'	74.03'	S 71°08'35" W	73.91'
C3	13°13'34"	435.00'	100.41'	N 71°56'44" E	100.19'
C4	32°22'09"	365.00'	206.21'	N 81°31'02" E	203.48'
C5	02°43'39"	2877.50'	136.98'	N 87°44'54" W	136.96'

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Toll Free (888) 937-5150 Austin, TX 78759

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

DRAWN BY
ZNBM

CHECKED BY
JRG

SCALE
N/A

DATE
01/23/2025

JOB NUMBER
4703-22.249

PROJECT NAME: IRONWOOD

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AMENDED PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 8 OF 9

The title should reference
the recorded plat

DESCRIPTION OF PROPERTY SURVEYED

TRACT 1:

28.217 ACRES (1,229,126 SQUARE FEET) OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, SAID 28.217 ACRES BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO VELOCIS HUTTO INNOVATION JV LP, DATED MARCH 28, 2024, AND RECORDED AS DOCUMENT NUMBER 2024024620 WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT THE NORTHWEST CORNER OF SAID 28.217 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 5A, BLOCK B, REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK AS RECORDED IN OPR DOCUMENT NO. 2002060391 AND THE NORTHEAST CORNER OF LOT 4, BLOCK A OF 108 COMMERCIAL PARK, A SUBDIVISION OF RECORD IN PLAT CABINET T, SLIDE 43, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, SAID CORNER BEING MARKED WITH A FOUND 5/8” IRON ROD;

THENCE S 82°15'52" E 1,519.27' ALONG THE NORTH LINE OF SAID 28.217 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 108 COMMERCIAL PARK AND REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK TO THE NORTHEAST CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER BEING MARKED WITH A STAKE SET IN THE WEST LINE OF ALLIANCE BOULEVARD;

THENCE S 07°42'06" W 1,036.69' ALONG THE EAST LINE OF SAID 28.217 ACRE TRACT AND THE WEST LINE OF SAID ALLIANCE BOULEVARD TO THE SOUTHEAST CORNER OF SAID 28.217 ACRE TRACT AND THE NORTHEAST CORNER OF A 89.335 ACRE TRACT DESCRIBED IN A DEED RECORDED AS O.P.R. DOCUMENT 2024024619, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;

- THENCE** ALONG THE SOUTHERLY BOUNDARY OF SAID 28.217 ACRE TRACT AND THE NORTHERLY BOUNDARY OF SAID 89.335 ACRE TRACT AS FOLLOWS:
- **N 82°12'43" W 173.13'** TO A CORNER OF SAID 28.217 ACRE TRACT AND OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
 - **N 07°42'33" E 321.36'** TO A CORNER OF SAID 28.217 ACRE TRACT AND OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
 - **N 82°13'57" W 1,041.20'** TO A CORNER OF SAID 28.217 ACRE TRACT AND OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
 - **S 08°27'17" W 271.40'** TO A CORNER OF SAID 28.217 ACRE TRACT AND OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
 - **N 81°32'44" W 313.88'** TO A CORNER OF SAID 28.217 ACRE TRACT AND OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP

THENCE N 09°14'51" E 58.87' ALONG THE WEST LINE OF SAID 28.217 ACRE TRACT TO A SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK, AND SAID CORNER BEING MARKED WITH A FOUND CONCRETE MARKER;

THENCE N 08°22'31" E 923.24' ALONG THE WEST LINE OF SAID 28.217 ACRE TRACT AND ALONG THE EAST LINE OF SAID 108 COMMERCIAL PARK TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 28.217 ACRES (1,229,126 SQUARE FEET), AS SHOWN ON THE ACCOMPANYING PLAT. BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD 83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REFLECT THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS. SET STAKES ARE 1/2” REBAR WITH WESTWOOD PLASTIC IDENTIFIER CAPS.

TRACT 2:

89.335 ACRES (3,891,417 SQUARE FEET) OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, SAID 89.335 ACRES BEING ALL OF THAT TRACT OF LAND DESCRIBED AS 89.335 ACRES IN THE DEED TO VELOCIS HUTTO INNOVATION JV LP, DATED MARCH 28, 2024, AND RECORDED IN DOCUMENT NUMBER 2024024619 WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2” IRON ROD, SAID CORNER BEING THE SOUTHWEST CORNER OF THE 108 COMMERCIAL PARK (PLAT CABINET T, SLIDES 43-44);

THENCE S 82°33'29" E 173.58' TO AN INTERIOR CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2” IRON ROD, SAID CORNER BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK;

THENCE N 60°27'51" E 457.86' ALONG AN INTERIOR LINE OF SAID 89.335 ACRE TRACT, SAID LINE ALSO BEING A SOUTHEAST LINE OF SAID 108 COMMERCIAL PARK, TO AN INTERIOR CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER ALSO BEING A SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK, AND SAID CORNER BEING MARKED WITH A FOUND CONCRETE MARKER;

- THENCE** ALONG THE NORTHERLY BOUNDARY OF SAID 89.335 ACRE TRACT AND THE SOUTHERLY BOUNDARY OF A 28.217 ACRE TRACT DESCRIBED IN DEED RECORDED AS OPR DOCUMENT 2024024620 AS FOLLOWS:
- **S 09°14'51" W 58.87'** TO THE SOUTHWEST CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
 - **S 81°32'44" E 313.88'** TO A CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A SET STAKE;
 - **N 08°27'17" E 271.40'** TO A CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
 - **S 82°13'57" E 1,041.20'** TO A CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
 - **S 07°42'33" W 321.36'** TO A CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A SET STAKE;
 - **S 82°12'43" E 173.13'** TO THE NORTHEAST LINE OF SAID 89.335 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;

THENCE S 07°42'06" W 1,411.82' ALONG THE EAST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE WEST LINE OF ALLIANCE BOULEVARD TO THE NORTHEAST CORNER OF A 8.848 ACRE TRACT DESCRIBED IN DEED RECORDED AS OPR DOCUMENT 2002064773, SAID CORNER BEING MARKED WITH A FOUND TXDOT BRASS DISK IN THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 79;

- THENCE** ALONG THE NORTHERLY LINE OF SAID 8.848 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 AS FOLLOWS:
- **S 77°20'30" W 1,263.32'** TO A CORNER OF SAID 8.848 ACRE TRACT, FROM SAID CORNER A LEANING TXDOT BRASS DISK BEARS S 87°11'56" E 0.94';
 - **S 89°31'53" W 352.39'** TO A CORNER OF SAID 8.848 ACRE TRACT MARKED WITH A FOUND TXDOT BRASS DISK;
 - **N 86°22'11" W 340.14'** TO A CORNER OF SAID 8.848 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE AND
 - ALONG A CURVE TURNING TO THE LEFT WITH AN **ARC LENGTH OF 136.98'**, WITH A **RADIUS OF 2,877.50'**, WITH A **CHORD BEARING OF N 87°44'54" W**, WITH A **CHORD LENGTH OF 136.96'**, TO THE SOUTHEAST CORNER OF A 0.267 ACRE TRACT LABELED PART 2 OF DEED RECORDED AS OPR DOCUMENT NO. 2005088244 AND THE EAST RIGHT-OF-WAY OF INNOVATION BLVD, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID 89.335 ACRE TRACT AND BEING MARKED WITH A SET STAKE.

- THENCE** ALONG SAID 0.267 ACRE TRACT AND ALONG SAID EAST RIGHT-OF-WAY OF INNOVATION BOULEVARD AS FOLLOWS:
- **N 29°01'07" W 24.59'** TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
 - **N 00°58'30" E 205.96'** TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
 - **N 07°42'40" E 286.42'** TO THE NORTHEAST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
 - **N 82°17'36" W 17.11'** TO THE NORTHWEST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;

THENCE N 07°32'00" E 955.11' ALONG THE WEST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE SOUTHWEST CORNER OF A 0.534 ACRE TRACT LABELED PART 1 OF SAID DEED RECORDED AS OPR DOCUMENT NO. 2005088244, SAID CORNER BEING MARKED WITH A FOUND 1/2” IRON ROD;

- THENCE** ALONG THE BOUNDARIES OF SAID 0.534 ACRE TRACT AS FOLLOWS:
- **N 86°49'31" E 242.12'** TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2” IRON ROD;
 - **N 03°09'00" W 99.83'** TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
 - **S 86°51'00" W 222.98'** TO THE NORTHWEST CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A 1/2” IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD;

THENCE N 07°30'59" E 207.63' ALONG THE WEST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 89.335 ACRES (3,891,417 SQUARE FEET), AS SHOWN ON THE ACCOMPANYING PLAT. BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD 83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REFLECT THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS. SET STAKES ARE 1/2” REBAR WITH WESTWOOD PLASTIC IDENTIFIER CAPS.

DESCRIPTION OF PROPERTY SURVEYED (CONTINUED)

BEING THE SAME LAND AS DESCRIBED AS FOLLOWS:

117.551 ACRES (5,120,543 SQUARE FEET) OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, SAID 117.551 ACRES BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED FROM ALPHA 79 INVESTMENT ASSOCIATES TO VELOCIS HUTTO INNOVATION JV LP, DATED MARCH 28, 2024 AND RECORDED IN DOCUMENT NUMBER 2024024619, WILLIAMSON COUNTY RECORDS, SAID 117.551 ACRES ALSO BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO VELOCIS HUTTO INNOVATION JV LP, DATED MARCH 28, 2024, AND RECORDED AS DOCUMENT NUMBER 2024024620 WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT THE NORTHWEST CORNER OF SAID 28.217 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 5A, BLOCK B, REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK AS RECORDED IN OPR DOCUMENT NO. 2002060391 AND THE NORTHEAST CORNER OF LOT 4, BLOCK A OF 108 COMMERCIAL PARK, A SUBDIVISION OF RECORD IN PLAT CABINET T, SLIDE 43, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, SAID CORNER BEING MARKED WITH A FOUND 5/8” IRON ROD;

THENCE S 82°15'52" E 1,519.27' ALONG THE NORTH LINE OF SAID 28.217 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 108 COMMERCIAL PARK AND REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK TO THE NORTHEAST CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER BEING MARKED WITH A STAKE SET IN THE WEST LINE OF ALLIANCE BOULEVARD;

THENCE S 07°42'06" W 2,448.51' ALONG THE EAST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE WEST LINE OF ALLIANCE BOULEVARD TO THE NORTHEAST CORNER OF A 8.848 ACRE TRACT DESCRIBED IN DEED RECORDED AS OPR DOCUMENT 2002064773, SAID CORNER BEING MARKED WITH A FOUND TXDOT BRASS DISK IN THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 79;

- THENCE** ALONG THE NORTHERLY LINE OF SAID 8.848 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 AS FOLLOWS:
- **S 77°20'30" W 1,263.32'** TO A CORNER OF SAID 8.848 ACRE TRACT, FROM SAID CORNER A LEANING TXDOT BRASS DISK BEARS **S 87°11'56" E 0.94'**;
 - **S 89°31'53" W 352.39'** TO A CORNER OF SAID 8.848 ACRE TRACT MARKED WITH A FOUND TXDOT BRASS DISK;
 - **N 86°22'11" W 340.14'** TO A CORNER OF SAID 8.848 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE AND
 - ALONG A CURVE TURNING TO THE LEFT WITH AN **ARC LENGTH OF 136.98'**, WITH A **RADIUS OF 2,877.50'**, WITH A **CHORD BEARING OF N 87°44'54" W**, WITH A **CHORD LENGTH OF 136.96'**, TO THE SOUTHEAST CORNER OF A 0.267 ACRE TRACT LABELED PART 2 OF DEED RECORDED AS OPR DOCUMENT NO. 2005088244 AND THE EAST RIGHT-OF-WAY OF INNOVATION BLVD, SAID CORNER BEING MARKED WITH A SET STAKE.

THENCE ALONG SAID 0.267 ACRE TRACT AND ALONG SAID EAST RIGHT-OF-WAY OF INNOVATION BOULEVARD AS FOLLOWS:

- **N 29°01'07" W 24.59'** TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 00°58'30" E 205.96'** TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 07°42'40" E 286.42'** TO THE NORTHEAST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 82°17'36" W 17.11'** TO THE NORTHWEST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;

THENCE N 07°32'00" E 955.11' ALONG THE WEST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE SOUTHWEST CORNER OF A 0.534 ACRE TRACT LABELED PART 1 OF SAID DEED RECORDED AS OPR DOCUMENT NO. 2005088244SAID CORNER BEING MARKED WITH A FOUND 1/2” IRON ROD;

THENCE ALONG THE BOUNDARIES OF SAID 0.534 ACRE TRACT AS FOLLOWS:

- **N 86°49'31" E 242.12'** TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2” IRON ROD;
- **N 03°09'00" W 99.83'** TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **S 86°51'00" W 222.98'** TO THE NORTHWEST CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A 1/2” IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD;

THENCE N 07°30'59" E 207.63' ALONG THE WEST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE MOST WESTERLY NORTHWEST CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2” IRON ROD, SAID CORNER BEING THE SOUTHWEST CORNER OF THE 108 COMMERCIAL PARK (PLAT CABINET T, SLIDES 43-44);

THENCE S 82°33'29" E 173.58' TO AN INTERIOR CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2” IRON ROD, SAID CORNER BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK;

THENCE N 60°27'51" E 457.86' ALONG AN INTERIOR LINE OF SAID 89.335 ACRE TRACT, SAID LINE ALSO BEING A SOUTHEAST LINE OF SAID 108 COMMERCIAL PARK, TO AN INTERIOR CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER ALSO BEING A SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK, AND SAID CORNER BEING MARKED WITH A FOUND CONCRETE MARKER;

THENCE N 08°22'31" E 923.24' ALONG THE WEST LINE OF SAID 28.217 ACRE TRACT AND ALONG THE EAST LINE OF SAID 108 COMMERCIAL PARK TO THE **POINT OF BEGINNING**, THIS TRACT HAVING AN AREA OF **117.551 ACRES (5,120,543 SQUARE FEET)**.

Westwood			WESTWOOD PROFESSIONAL SERVICES, INC. WESTWOODPS.COM		
Phone	(512) 485-0831	8701 N. Mopac Expy, Suite 320	TBPE FIRM REGISTRATION NO. F-11756		
TollFree	(888) 937-5150	Austin, TX 78759	TBPLS FIRM REGISTRATION NO. LS-10074301		
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	
ZNBM	JRG	N/A	01/23/2025	4703-22.249	

PROJECT NAME: IRONWOOD

Z:\MOORE
1/23/2025 11:14 AM
M: \DWG-47\4703-22.249\DWG\ SURVEY C3D 2018\20250117 4703-22.249 AP.DWG

AMENDED PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 9 OF 9

The title should reference
the recorded plat

SURVEYOR'S CERTIFICATE

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS 02 DAY OF APRIL, 2024.

JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6530 STATE OF TEXAS



ENGINEER'S CERTIFICATE

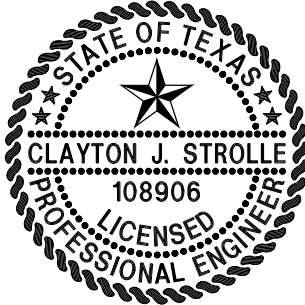
STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS

I, CLAYTON J. STROLLE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED BY ZONE A FLOOD AREA, AS DENOTED HEREIN AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 AND THAT EACH LOT CONFORMS TO THE CITY OF HUTTO REGULATIONS.

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS 02 DAY OF APRIL, 2024

CLAYTON J. STROLLE
REGISTERED PROFESSIONAL ENGINEER
NO. 108906 STATE OF TEXAS



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY SUPERVISION OF ALEX J. CAMUNEZ
P.E. 132351 ON 04 / 01 / 20 24 ALTERATION OF A
SEALED DOCUMENT WITHOUT PROPER NOTIFICATION
TO THE RESPONSIBLE ENGINEER IS AN OFFENSE
UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PLANNING AND ZONING COMMISSION

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

RICHARD HUDSON, CHAIR DATE

Susanna Boyer - Vice-chair

CITY DEVELOPMENT SERVICES

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

DATE

Ashley Bailey - Development
Services Director

OWNER'S CERTIFICATE

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

VELOCIS HUTTO INNOVATION JV LP, A DELAWARE LIMITED PARTNERSHIP, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DOES SUBDIVIDE SAID TRACT AS SHOWN HEREON; DOES HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. VELOCIS HUTTO INNOVATION JV LP, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS IRONWOOD.

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

VELOCIS HUTTO INNOVATION JV LP,
A DELAWARE LIMITED PARTNERSHIP

BY: VELOCIS IRP HUTTO GP, LP,
A DELAWARE LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: VIF GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
NAME: PAUL R. SMITH
TITLE: VICE PRESIDENT

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

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

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

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

OWNER'S CERTIFICATE

STATE OF _____ §
COUNTY OF _____ § KNOW BY MEN BY THESE PRESENTS

VELOCIS HUTTO INNOVATION PHASE I, LP, A DELAWARE LIMITED PARTNERSHIP, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DOES SUBDIVIDE SAID TRACT AS SHOWN HEREON; DOES HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. VELOCIS HUTTO INNOVATION PHASE I LP, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS IRONWOOD.

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

VELOCIS HUTTO INNOVATION PHASE I, LP,
A DELAWARE LIMITED PARTNERSHIP

BY: _____

STATE OF _____ §
COUNTY OF _____ § KNOW BY MEN BY THESE PRESENTS

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

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

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

COUNTY CLERK'S CERTIFICATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20 ____ A.D., AT ____ O'CLOCK, __M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20 ____ A.D., AT ____ O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
TollFree (888) 937-5150 Austin, TX 78759

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

DRAWN BY ZNBM	CHECKED BY JRG	SCALE N/A	DATE 01/23/2025	JOB NUMBER 4703-22.249
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PROJECT NAME: IRONWOOD

AGENDA ITEM REPORT

4.4.



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, March 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. There are still outstanding engineering comments on the proposed plat and drainage impact analysis.

FISCAL NOTES:

None.

POLICY IMPLICATIONS:

None.

ATTACHMENTS:

AGENDA ITEM REPORT

4.4.



-
1. Gola Phase 4 Final Plat - Update Resubmittal Staff Review

Gola Phase 4 Final Plat - Update Resubmittal

2/28/2025

Attendees

jbyrum (john.byrum@huttotx.gov)
Matt Rector (matt.rector@huttotx.gov)

Documents

250210 - Gola 4 Drainage Report_Signed.pdf
9691-40_Gola_P4_PLAT.pdf

Gola Phase 4

Ashton Woods

Drainage Impact Analysis

Williamson County, Texas



BGE, Inc.
TBPE Registration No. F-1046

BGE Project No. 9691-00
Feb 2025



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Appendices

Appendices

Appendix A:

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

Appendix B:

- Existing and Proposed Curve Number Summary

Appendix C:

- Time of Concentration Calculations

Appendix D:

- HEC-HMS (Electronic Files)

Appendix E:

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

Appendix F:

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

Appendix G:

- FEMA FIRM Panels

Appendix H:

- NRCS Soil Map

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:

$$\begin{aligned} Q &= \text{depth of runoff (in),} \\ P &= \text{depth of precipitation (in),} \\ S &= \text{potential maximum retention after runoff begins, and} \\ CN &= \text{runoff curve number.} \end{aligned}$$

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).

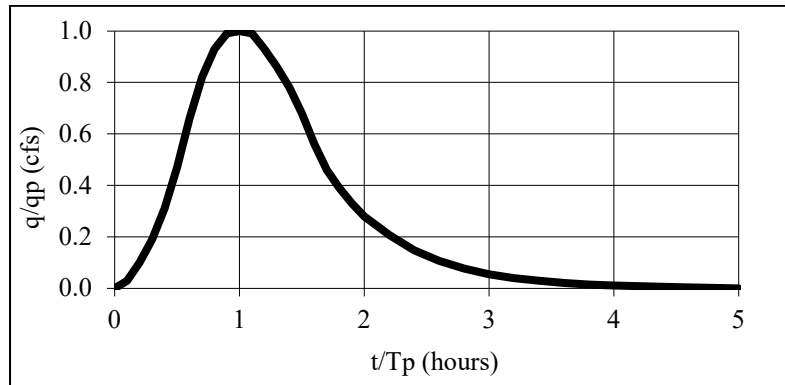


Figure 1. NRCS Unit Hydrograph

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:

$$\begin{aligned} T_{PEAK} &= \text{time to peak of the unitgraph (hrs)} \\ \Delta t &= \text{computation interval / duration of unit excess (hrs)} \\ T_{LAG} &= \text{watershed lag (hrs)} \end{aligned}$$

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

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

Where:

$$\begin{aligned} qp &= \text{peak flow rate of the unitgraph (cfs/in)} \\ A &= \text{watershed area (sq mi)} \end{aligned}$$

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.

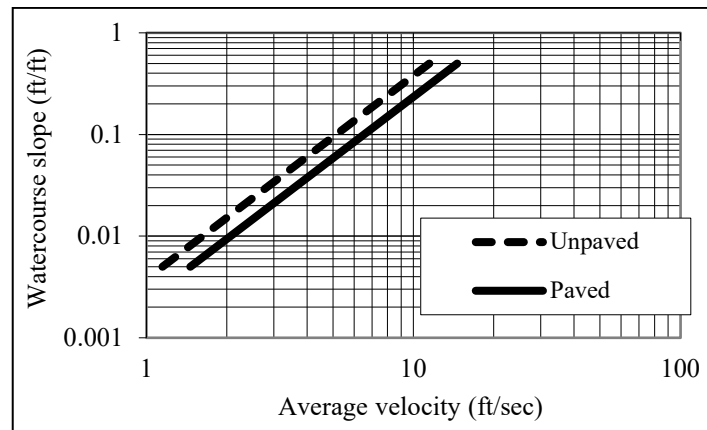


Figure 2: Average Velocities for Estimating Travel Time in Shallow Concentrated Flow Segments

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

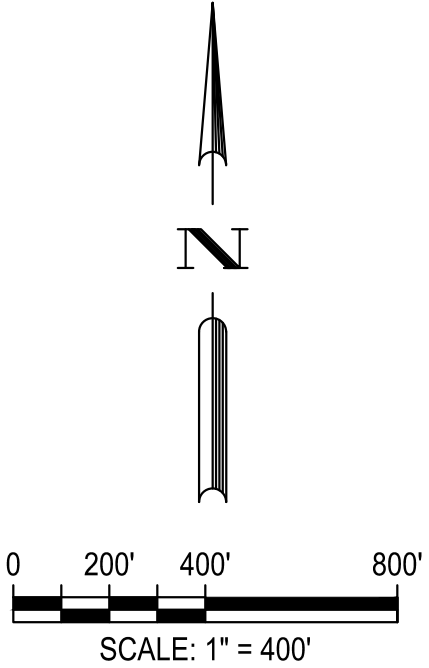
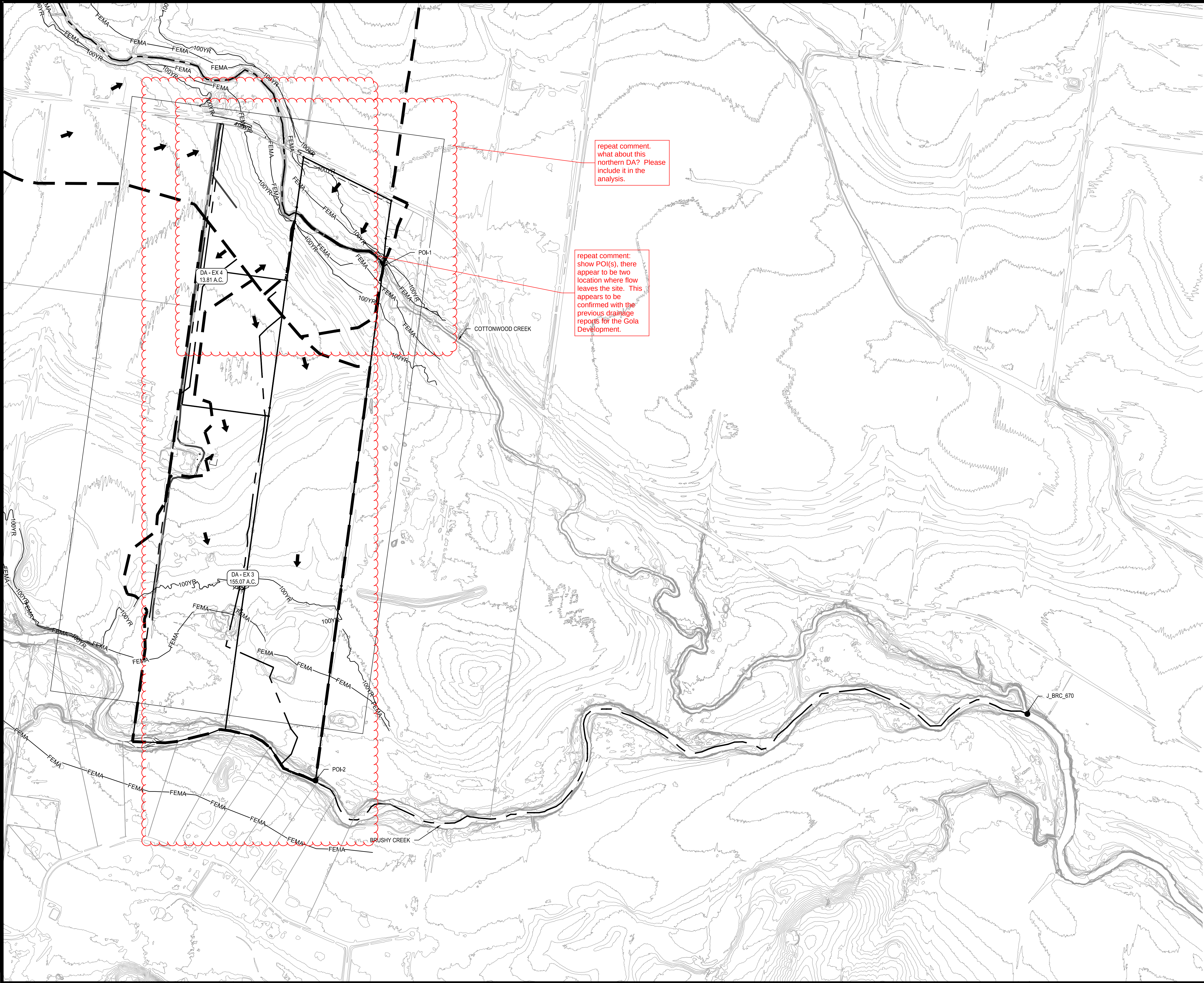
Conclusions

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

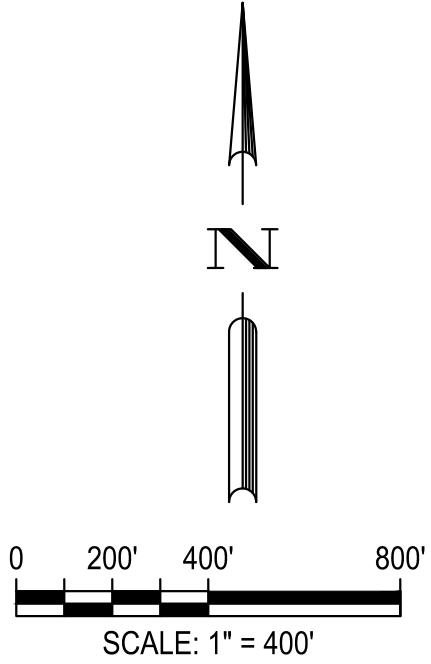
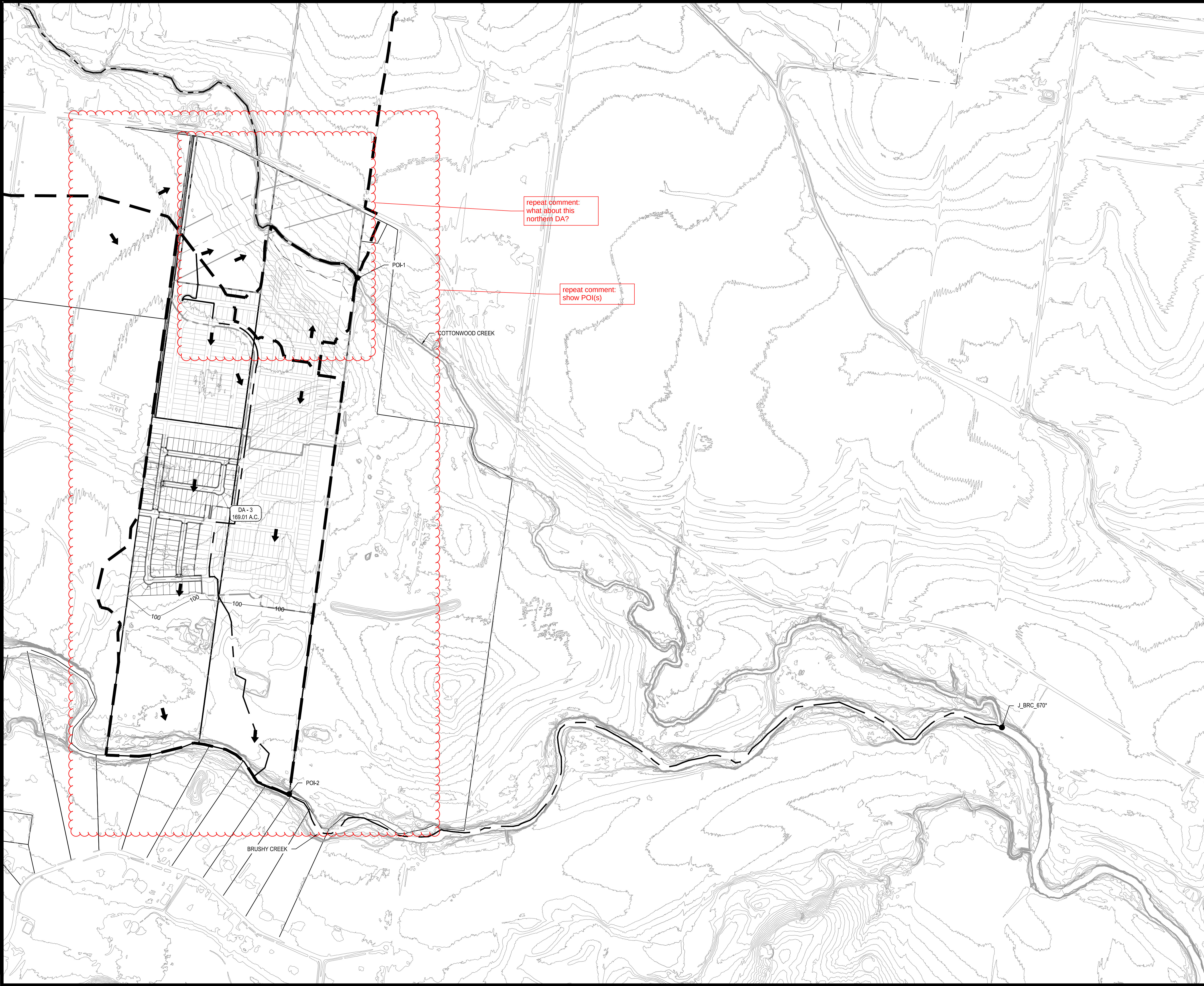
\\bgs\da2\200008691-40LD-Single_Phase01_CADD\05_ExistingHydrology_PH4.dwg Layout: PH IV EXISTING HYDROLOGY Plottest: 2/11/2025 2:08:34 PM



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

SUBMITTAL DATE: 11-20-2024	
SHEET 13 OF 59	
GOLA, PHASE IV HUTTO, TEXAS EXISTING HYDROLOGY	
BGE, INC. 1701 DIRECTORS BOULEVARD, SUITE 1000 AUSTIN, TX 78744 TYPE Registration No. F-1946 TEL: 712-679-0400 www.bgeimgp.com	
DESIGNED BY: DAZ	REVIEWED BY: XXX
DRAWN BY: DAZ	
DATE	REV
APR	

\\bgs\data\2000\0891-40\LD-Single_Phase01_CADD\05_Existing\CP-BP-HYDR_PH 4.dwg Layout: PROPOSED HYDROLOGY Plotset: 21112025 2:08:01 PM



LEGEND

- PROPERTY BOUNDARY
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - TIME OF CONCENTRATION
- FEMA FLOODPLAIN
- 100-YR FLOODPLAIN
- DRAINAGE DIVIDE
- FLOW ARROW
- DA-XX INLET ID
- XX A.C. DRAINAGE AREA

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		

*J_BRC_670 FALLS WITHIN THE AREA OF BRUSHY CREEK THAT HAS BEEN IDENTIFIED A "DETENTION EXEMPT STREAM REACHES" ZONE IN THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS ADOPTED AND EFFECTIVE AS OF DECEMBER 17, 2019. THIS MEANS THAT BRUSHY CREEK HAS A STORMWATER DISCHARGE TIME-TO-PEAK SUFFICIENTLY LONG ENOUGH TO ALLOW A PROPERTY WITH THAT ZONE TO RELEASE UNDETAILED STORM WATER DISCHARGE DIRECTLY INTO BRUSHY CREEK.

DATE	REV	DESCRIPTION
APR		

DESIGNED BY:	DAZ
REVIEWED BY:	XXX
DRAWN BY:	DAZ



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL: 712-679-0400 www.bgeimg.com

**GOLA, PHASE IV
HUTTO, TEXAS**

PROPOSED HYDROLOGY

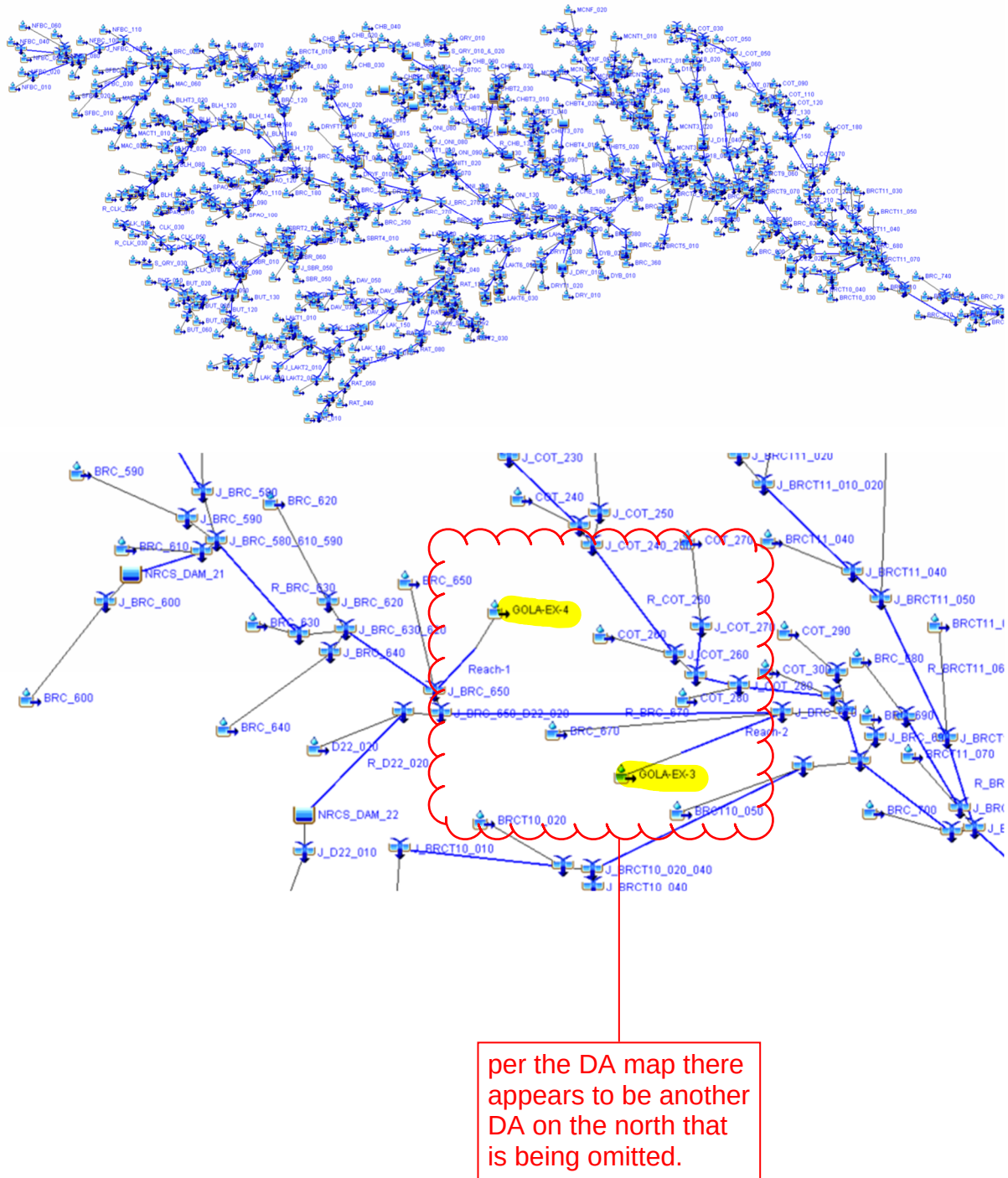
SUBMITTAL DATE:	11-20-2024
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ANTONIO RODRIGUEZ III
150383
EXPIRES 12/13/2025
LICENSED PROFESSIONAL ENGINEER

SHEET	14 OF 59
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Pre-Development Hydrologic Model



understood, however, there still appears to be a DA on the north that is being omitted.

Appendix B

Curve Number Calculation Summary

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

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

Post-Development DA-3				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
C	Residential District (1/8-acre lots)	90	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

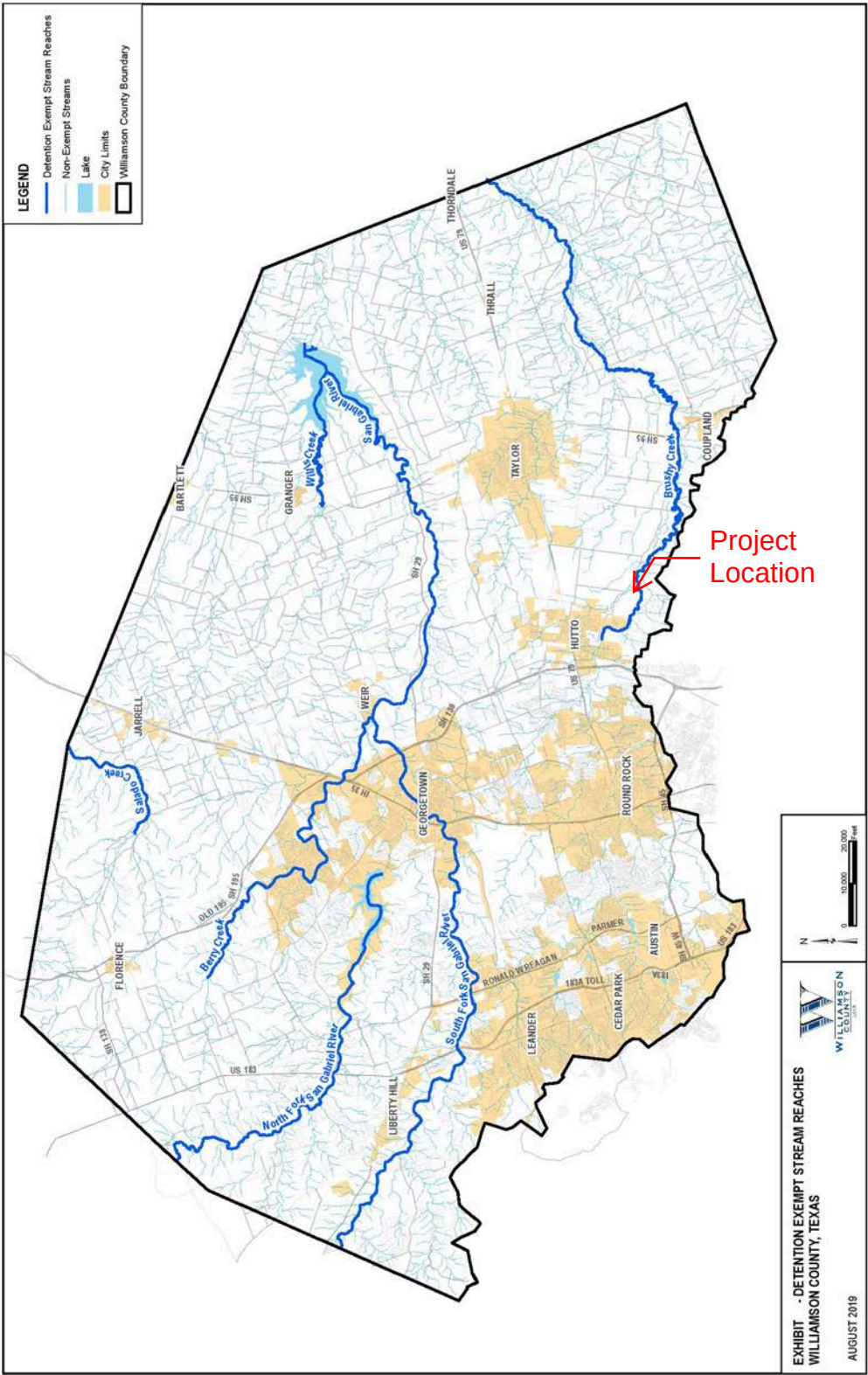
Pre-Development vs. Post-Development Flow Comparison at J_BRC_670



Appendix F

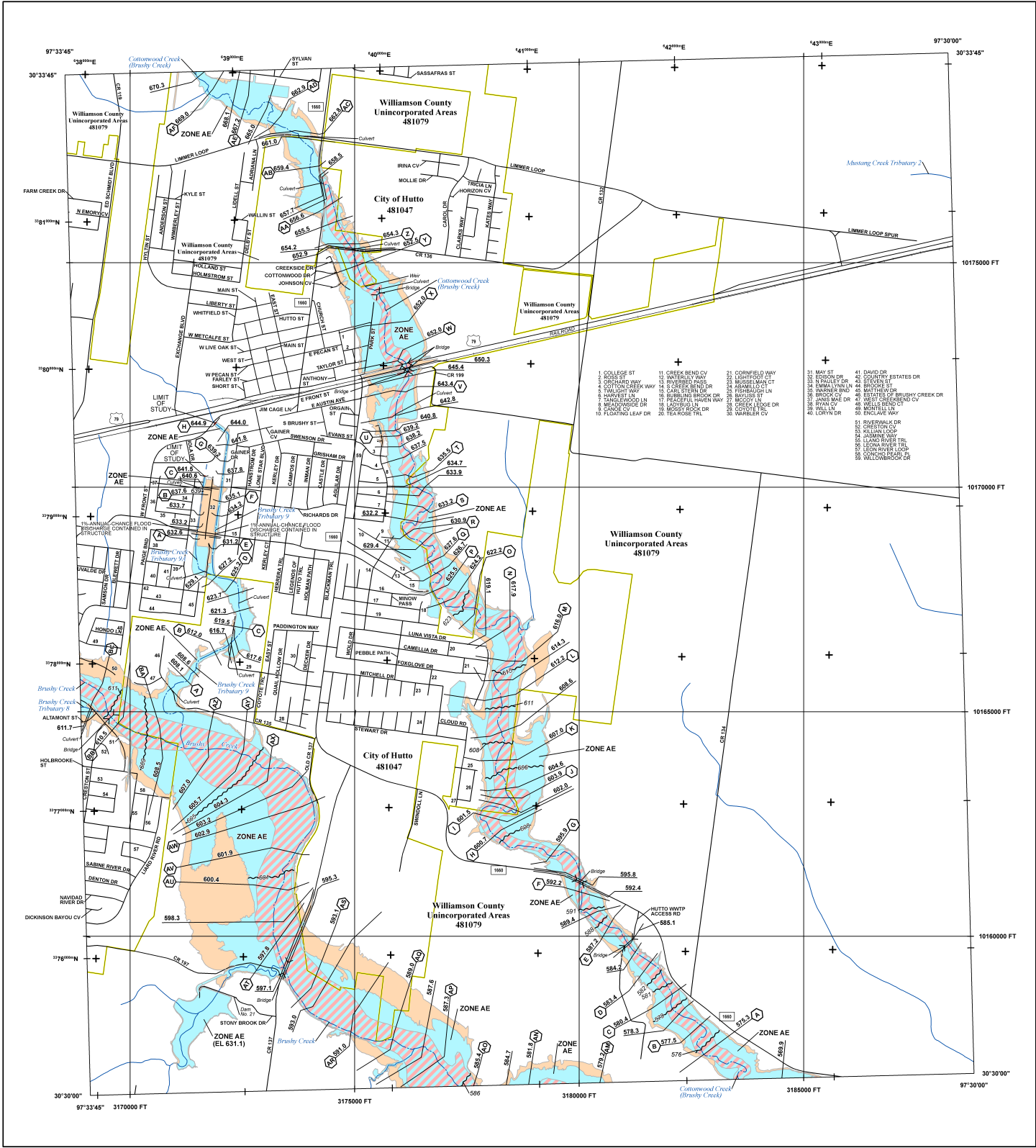
Williamson County Subdivision Regulations Exhibit 1 – Detention Exempt Stream Reaches Map

Exhibit 1 – Detention Exempt Stream Reaches Map



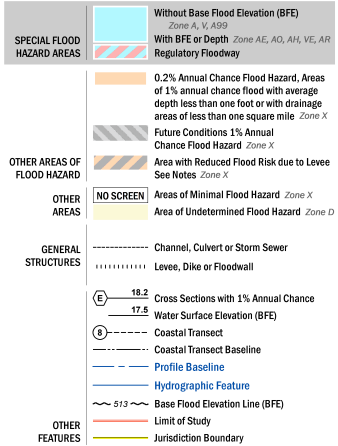
Appendix G

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-4MAP (1-877-368-6277) or visit the FEMA Flood Map Service Center website at <https://mfc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

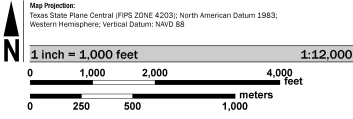
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

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

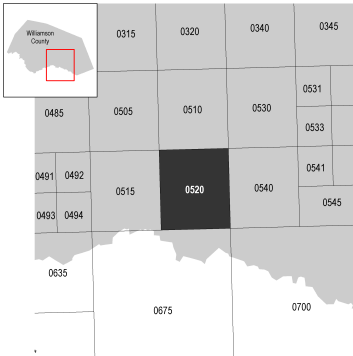
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

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

SCALE



PANEL LOCATOR



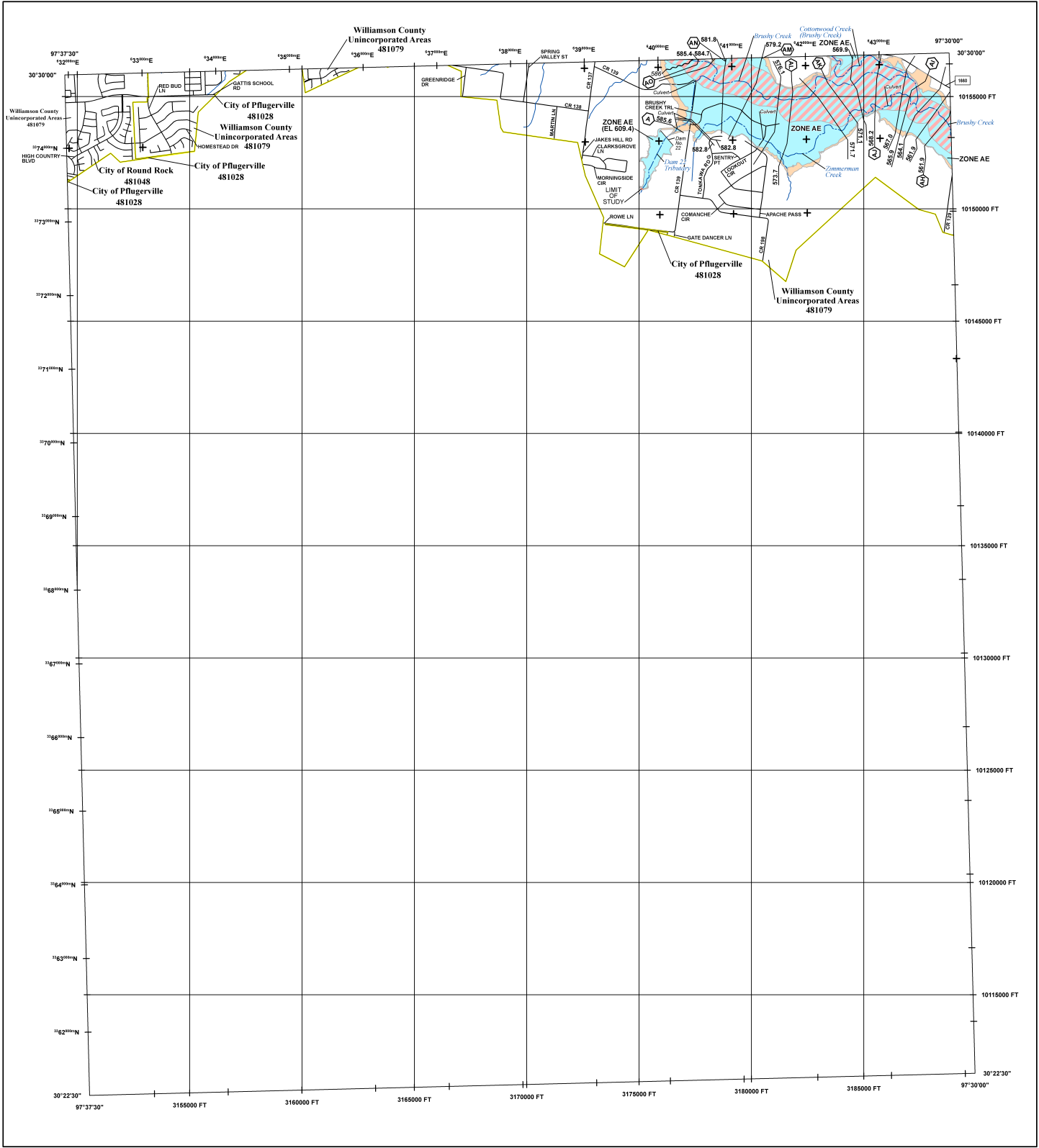
National Flood Insurance Program

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

Panel Contains:
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
10/15/2019



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

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 (1-877-336-2627) 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.

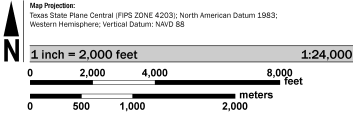
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

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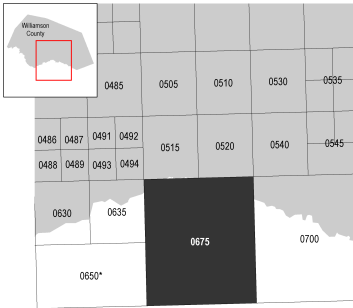
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SCALE



PANEL LOCATOR



*PANEL NOT PRINTED



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

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

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

Appendix H

NRCS Soil Map

Hydrologic Soil Group—Williamson County, Texas (gola bndy-scaled)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/10/2025
Page 1 of 4
Page 128 of 148

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas
Survey Area Data: Version 25, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 2, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AID2	Altoga silty clay loam, 5 to 8 percent slopes, moderately eroded	B	23.2	11.7%
BrA	Branyon clay, 0 to 1 percent slopes	D	1.6	0.8%
BrkB	Branyon-Krum complex, 1 to 3 percent slopes	D	37.8	19.1%
KrbA	Krum-Branyon complex, 0 to 1 percent slopes	C	54.6	27.6%
OaA	Oakalla silty clay loam, 0 to 2 percent slopes, occasionally flooded	B	52.5	26.6%
OkA	Oakalla silty clay loam, 0 to 2 percent slopes, frequently flooded	B	6.0	3.0%
SvC	Sunev loam, 2 to 5 percent slopes	B	14.2	7.2%
TnA	Tinn clay, 0 to 1 percent slopes, frequently flooded	D	7.9	4.0%
Totals for Area of Interest			197.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

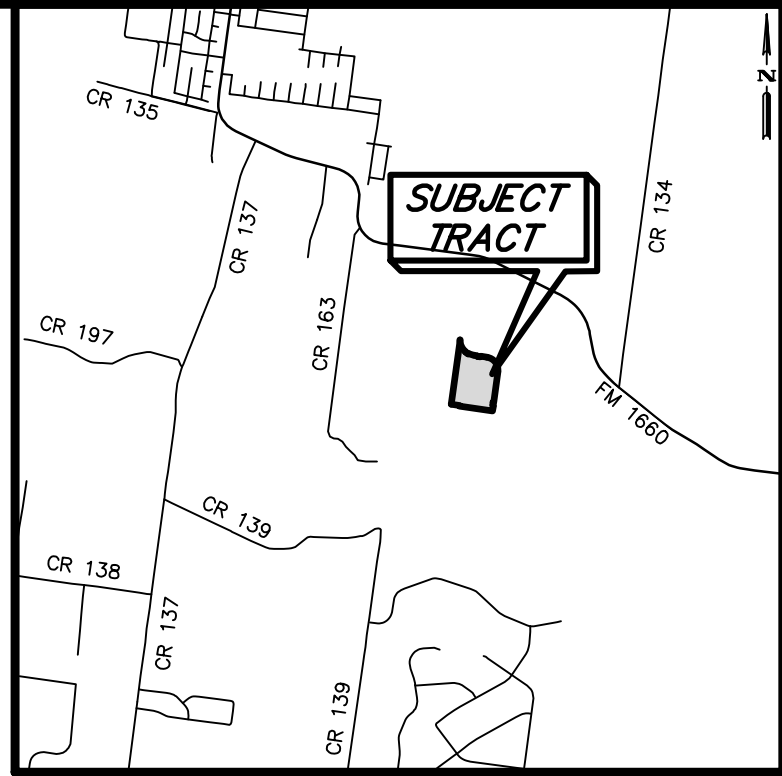
DEVELOPER: STARLIGHT HOMES
3820 MANSELL ROAD, SUITE 400
ALPHARETTA, GA 30022

OWNER: GG GOLA LIMITED PARTNERSHIP
A DELAWARE LIMITED PARTNERSHIP
351 KING STREET EAST, 13TH FLOOR
TORONTO, ON M5S4 0L6

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

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.

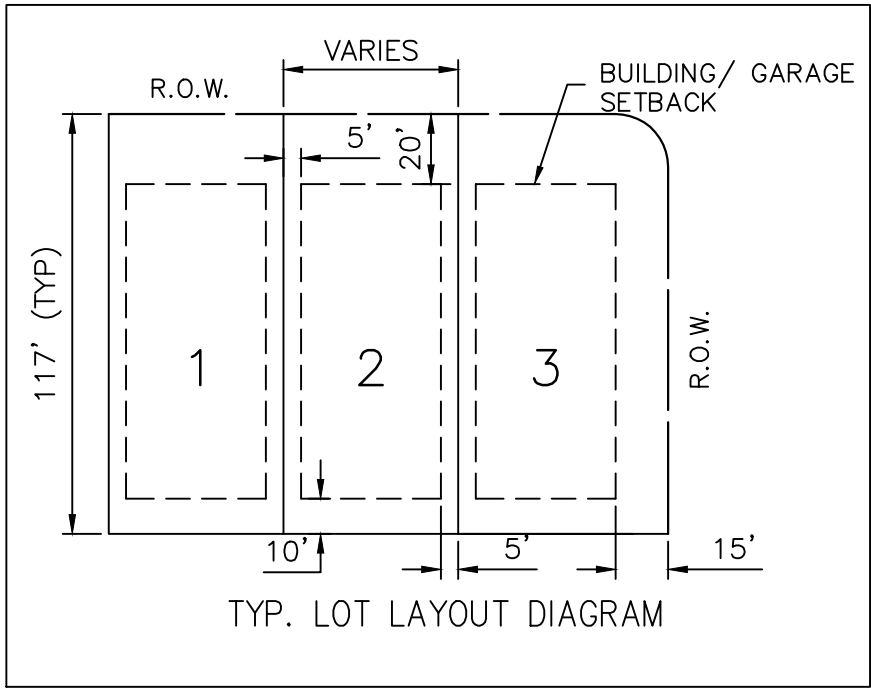


VICINITY MAP
NOT TO SCALE



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

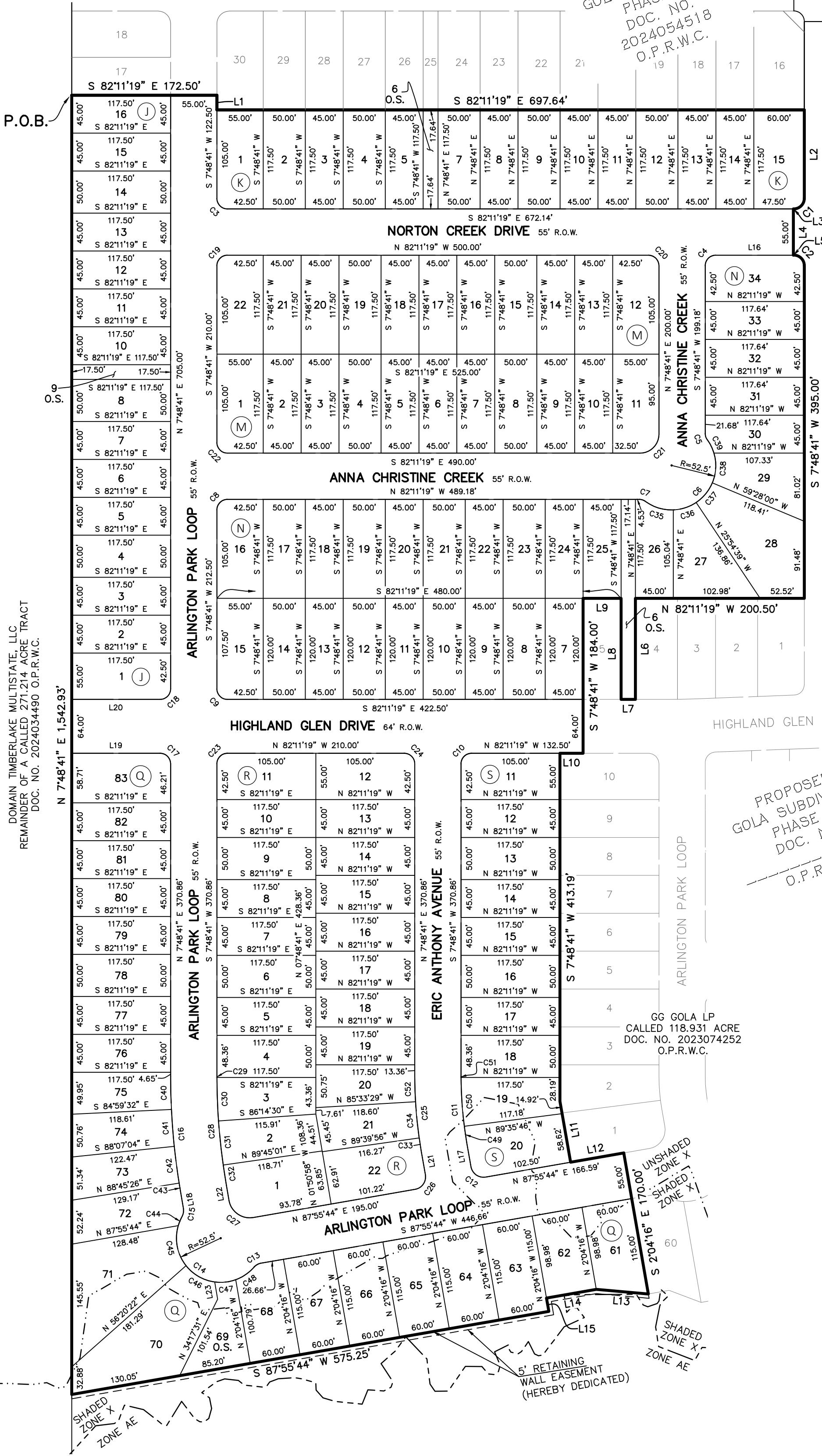
LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	133	17.959 ACRES
RIGHT-OF-WAY	-	5.790 ACRES
OPEN SPACE	4	0.303 ACRES
TOTAL	137	24.052 ACRES

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

SHEET 1 OF 4



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"

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

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	R 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	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
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	R 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
11	S	6,429	R
12	S	5,287	R
13	S	5,875	R
14	S	5,287	R
15	S	5,287	R
16	S	5,875	R
17	S	5,287	R
18	S	5,875	R
19	S	5,917	R
20	S	7,135	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	R 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
6	N	4,072	R 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
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

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



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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

revise this note to
state "Site is subject
to ordinance
O-2023-053 requiring
a stormwater
management fee in
lieu of detention".

PLANNING AND ZONING COMMISSION CHAIR:

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

BRYAN LEE
Please update to
Susanna Boyer, Vice
Chair

DATE

CITY DEVELOPMENT SERVICES:

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

ASHLEY BAILEY, DIRECTOR

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.00010977
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 SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREETS.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
7. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
9. SIDEWALKS 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.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN CITY OF HUTTO WATER CCN SERVICE AREA AND CITY OF HUTTO WASTEWATER CCN SERVICE AREA. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. 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.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON-SITE STORMWATER FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS, AMENITY, OPEN SPACE AND GREENLINKS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE 65%.
22. NO STRUCTURES MAY BE BUILT WITHIN THE RIPARIAN SETBACK PER THE MODIFIED SETBACK GRANTED BY THE ZONING BOARD OF ADJUSTMENT VARIANCE ON DECEMBER 1, 2021.
23. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
24. THIS SUBDIVISION IS ZONED SF-1
25. NO DIRECT VEHICULAR ACCESS FROM CEDAR FORK ROAD.
26. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
WATER: CITY OF HUTTO
SEWER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS: TEXAS GAS SERVICE
27. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
28. TRAFFIC IMPACT FEES (TIF) SHALL BE PAID IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT (R-2021-052) DOCUMENT NUMBER 2021058913 SECTION 4.03 D) II.
29. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
30. LOT 9 BLOCK J, LOT 6 BLOCK K, AND LOT 6 BLOCK N ARE OPEN SPACE LOTS AND SHALL BE DEEDED TO THE HOA.
31. THE SITE IS WITHIN THE "DETENTION EXEMPT STREAM REACHES" ZONE IN THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS. THE SITE IS EXEMPT FROM DOWNSTREAM IMPACT ANALYSIS AND PARTICIPATION IN A REGIONAL STORMWATER MANAGEMENT PROGRAM.
32. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



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

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider a recommendation to City Council for a zoning change request for 625 Schneider Boulevard from Single Family (SF-1) to Light Industrial (LI) for an approximate 6.91 acres site, more or less, of land, generally located south of Schneider Boulevard and east of Innovation Boulevard.
Meeting: Tuesday, March 4, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed zoning change is in conjunction with the Future Land Use Map (FLUM), which designates the subject tract and surrounding areas as 'Employment Center', which allows for light manufacturing, office parks, and supportive retail. The property is surrounded by the following land uses:

NORTH: Light Industrial (LI) with Gateway Overlay (G)

SOUTH: Light Industrial (LI) with Gateway Overlay (G)

EAST: Single Family (SF-1) with Gateway Overlay (G)

WEST: Single Family (SF-1) with Gateway Overlay (G) and Light Industrial (LI) with Gateway Overlay (G)

At the direction of the City Engineer, the SER will not be required at this time for the zoning change, but it will be a condition on the zoning change that any future expansion of the site or any additional connection may trigger a SER in the future.

SUMMARY OF REQUEST:

The property located at 625 Schneider Boulevard was annexed and zoned to a default zoning of Single Family (SF-1) back in 2012. The site has been used for industrial purposes by Housley Communication Inc. The applicant wants to rezone the property to Light Industrial (LI) to come into compliance and align with the existing use and the Future Land Use Map. The surrounding properties are either zoned as Light Industrial (LI) or have an industrial type of use on site.

The criteria for a zoning map amendment, as listed in Section 10.203.25.3, of the Unified Development Code, are as follows:

- The proposed zoning is consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans.

AGENDA ITEM REPORT

5.1.



- The proposed rezoning is consistent with the comprehensive plan and future land use map, which designates this area as 'Employment Center', which has primary uses such as light manufacturing, office parks and supportive retail.
- The proposed zoning is compatible with existing and permitted uses on properties in the neighborhood.
 - The proposed rezoning of Light Industrial (LI) is compatible to the type of use currently on site. At the time of annexation, the site had a default zoning of Single Family (SF-1). This site is surrounded by light industrial uses and zoning districts.
- Conditions in the neighborhood have changed to the extent that the proposed zoning is necessary.
 - This site and area is designated as 'Employment Center', which allows for light industrial uses. At time of annexation, the defaulted zoning district was Single Family (SF-1) zoning district. The proposed zoning change is necessary to have this site come into compliance and to match the future land use map.
- The proposed zoning does not have an adverse impact on surrounding properties of the natural environment.
 - The surrounding properties have either Light Industrial (LI) zoning on site or have a light industrial type of use. The rezoning will not have an impact on surrounding properties but will bring this property into compliance with the future land use map and surrounding area.
- The proposed zoning corrects a clerical or administrative error on the zoning map.
 - At the time of annexation in 2012, the default zoning district was Single Family (SF-1) and was never zoned for industrial use. The rezoning to Light Industrial (LI) will be consistent with the current use and come into compliance with the future land use map.
- The proposed zoning results in a logical and orderly development pattern.
 - The rezoning of the site will be compatible with the current use and the surrounding area. The rezoning will also bring conformity to the future land use map.

AGENDA ITEM REPORT

5.1.



- The proposed zoning is not merely intended to confer an economic benefit to the property owner.
 - The reason for the zoning request is to ensure the zoning and the use are consistent with one another.

Staff sent notices to 19 adjacent property owners within 600' and to date staff has received no response in favor or opposition of the property that is requesting the rezoning.

- The site is a legal building lot.
 - The site is a legal building lot.

STAFF REVIEW:

Staff recommends approval of the zoning change request from Single Family (SF-1) to Light Industrial (LI) with the condition on the zoning change that any future expansion of the site or any additional connection may trigger a SER in the future.

FISCAL NOTES:

Not applicable.

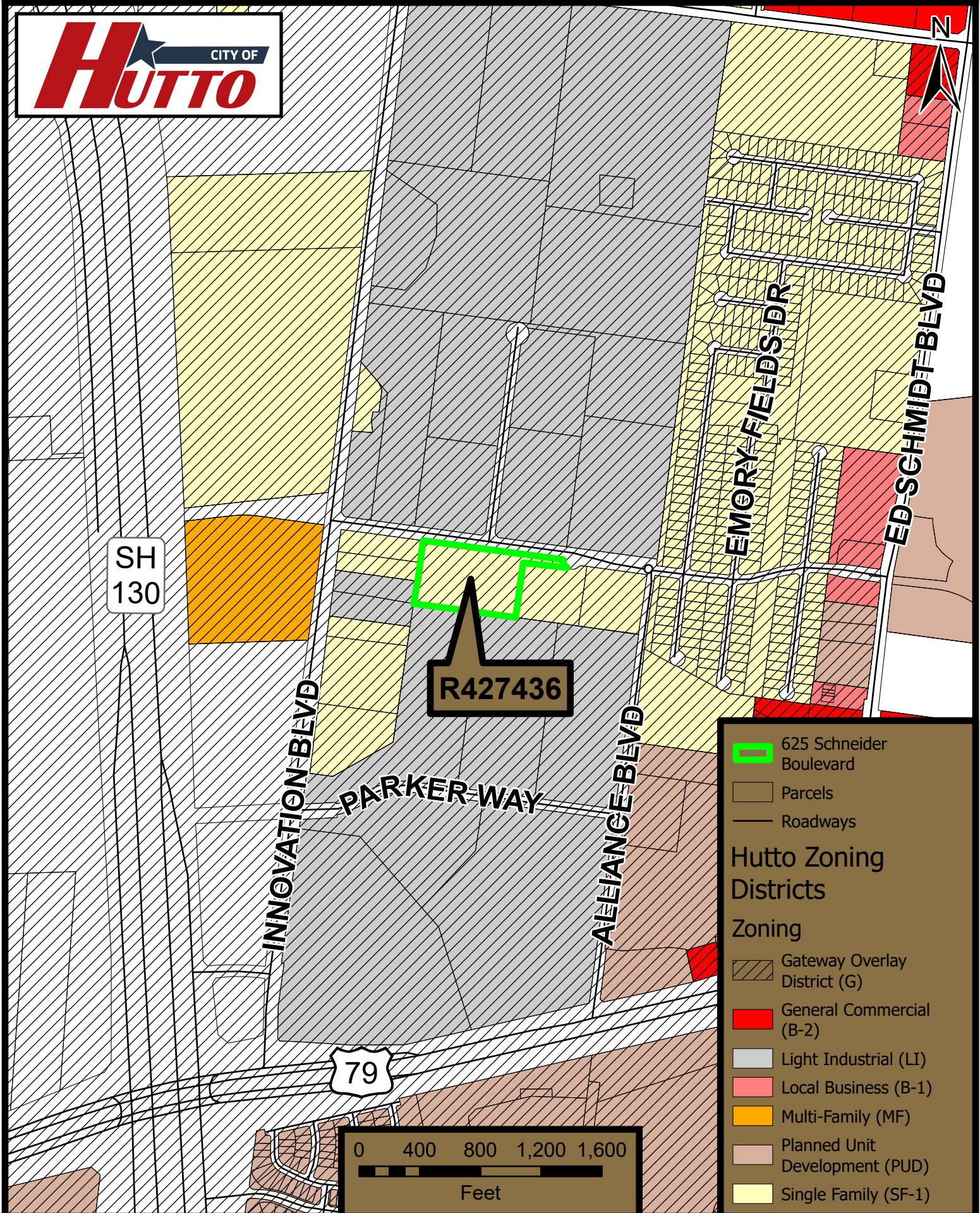
POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. 625_Schneider_Boulevard_Rezoning_Zoning_Map
2. 625_Schneider_Boulevard_Rezoning_Future_Land_Use_Map
3. Survey and Sketch of the property
4. Letter of Intent

625 Schneider Boulevard Rezoning



- 625 Schneider Boulevard
- Parcels
- Roadways
- Hutto Zoning Districts**
- Zoning**
- Gateway Overlay District (G)
- General Commercial (B-2)
- Light Industrial (LI)
- Local Business (B-1)
- Multi-Family (MF)
- Planned Unit Development (PUD)
- Single Family (SF-1)

625 Schneider Boulevard Rezoning



SH
130

R427436

PARKER WAY

EMORY FIELDS DR

ED SCHMIDT BLVD

INNOVATION BLVD

ALLIANCE BLVD

79

0 400 800 1,200 1,600

Feet

- 625 Schneider Boulevard
- Highway Crossings
- Parcels
- Roadways
- Future Land Use**
- Land Uses**
- Suburban Subdivision
- Multifamily
- Community Activity Center
- Corridor Commercial
- Employment Center
- Civic
- Open Space



2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

SITE LOCATION EXHIBIT

625 CR 165
HUTTO, TEXAS 78634
October 29, 2024



2P Consultants, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
TBPE FIRM #F-19351

October 29, 2024

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

RE: 625 CR 165, Hutto, Texas 78634
Rezoning Application
Letter of Intent for Rezoning

To Whom It May Concern,

Please accept this letter as the Letter of Intent explaining reasons for the request and how the proposed zoning is in compliance with the Future Land Use Map for the property at 625 CR 165 in Hutto, Texas. The property in question is currently zoned as "Single Family (SF-1)", but is currently being used for industrial purposes by Housley Communication Inc. The purpose of this rezoning application is to rezone it to "Light Industrial (LI)" to match the current and future use of the property. According to the City's Future Land Use Map, the property in question is listed as having a future land use of "Employment Center", which the Light Industrial zoning designation should fall under.

Should you have questions or require additional information regarding this, please feel free to contact me directly. I can be reached by telephone at (512) 344-9664 or by e-mail at emundine@2pconsultants.com.

Thank you,

A handwritten signature in black ink, appearing to read 'E. Mundine', followed by a long horizontal line.

Michael Easton Mundine, P.E.
Project Manager



Development Services Department

500 West Live Oak • Hutto, TX 78634 • Phone: (512) 759-5973

E-Mail: planning@huttotx.gov

Zoning Application and Submittal Checklist

This Checklist is intended to provide the information and data needed to constitute a complete application. A request for a zoning requires review by staff and in accordance with state law, city ordinances, Hutto SOAR 2040 compliance, and the Unified Development Code. Incomplete applications will not be accepted.

Digital Submittal Requirements and Application Fees

New applications are accepted per the submittal dates shown on the Zoning Submittal Calendar. Resubmittals are accepted on any Monday by noon or the following business day if Monday is a holiday.

Please submit a document link containing all required documents and the signed application to planning@huttotx.gov. Submittals uploaded directly to MGO are not accepted. The City of Hutto utilizes MyGovernmentOnline to process applications once the application is deemed complete.

Application fees will be assessed at the time of the first review and must be paid no later than Noon (12PM) the Friday after the application is deemed complete. The fee schedule is available at <https://www.huttotx.gov>

Payment may be provided by cash, check made payable to: City of Hutto, or via MyGovernmentOnline.

Submittal Documents

The following is a list of the documents required at the time of submittal. Lack of an applicable requirement will cause the application to be considered incomplete. Compile the documents listed under the first bullet point as one complete packet of information.

If any of the items listed below do not apply to the submittal, submit a letter explaining why the document or information was not necessary as part of the application. Items that are not provided and do not have a letter will render the application incomplete.

REQUIRED FOR ZONING SUBMITTAL (If PUD proposed, see PUD Application)

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

- ☒ Property Owner Consent
- ☒ Letter of Intent for Parkland with a letter from the developer explaining how the Parkland Dedication requirements in UDC Section 10.609 will be met
 - Please note parkland intended for dedication must be approved by the Parks Board prior to placing a zoning application on an agenda.
- ☒ Letter of intent explaining reason(s) for request and how the proposed zoning is in compliance with the Future Land Use Map.
- ☒ Copy of approved Traffic Impact Analysis.
- ☒ Copy of approved Service Extension Request.
- ☒ Proof of ownership (copy of deed).
- ☒ Sketch of property by a registered professional land surveyor on (1) 8 ½" x 11".
- ☒ List of all property owners within 600-ft of subject property boundary and mailing labels. Data to be obtained from the WCAD website. List and labels shall be of the property owner's 'mailing' address not the 'property' address.

ADDITIONAL REQUIREMENTS FOR FBC (FORM BASED CODE) ZONING:

- ☐ Map:
 - Copy of overall site map (1) 18" x 24" + (1) 11" x 17" + (1) 8 ½" x 11"
 - Copy of site map(s) for each transect zone (1) 18" x 24" + (1) 11" x 17" + (1) 8 ½" x 11"
 - Proposed transect zones, civic zones and special districts
 - Proposed thoroughfare network
 - Proposed special requirements, if any
 - Proposed number of warrants or variances, if any
 - Copy of preliminary site plan(s) for each transect zone (2) 18" x 24" + (2) 11" x 17" + (1) 8 ½" x 11"
- ☐ Transect Framework Plan (TFP) that includes,
- ☐ Total acreage (minimum 50 acres required)
- ☐ Location map of the property with major roadways and adjoining neighborhoods;
- ☐ General location of neighborhood units shown in ¼ mi. radius pedestrian zones;
- ☐ A conceptual level plan depicting general location of transect zones with transitions to adjoining neighborhoods and roadway corridors
- ☐ General location of land uses including mix and density/intensity by transect zone or neighborhood unit
- ☐ General location of major roadway network
- ☐ Palette of proposed street types with associated cross-sections and street classifications
- ☐ A concept plan for open space, creek preservation, and stormwater drainage and detention, in addition to water, sewer infrastructure and general location of major open space such preservation of environmentally sensitive areas or farmland conservation areas
- ☐ Any other information that illustrates the general design direction
- ☐ Transect Zone Development Standards
- ☐ Written summary for:
 - Proposed sequence of community design
 - Proposed community unit types
 - Proposed transect zones, civic zones and special districts
 - Proposed thoroughfare standards, vehicular lanes and public frontages
 - Proposed density calculations

- Proposed special requirements
- Proposed natural drainage standards

REVIEW CRITERIA

- ☐ Zoning is consistent with all applicable land use and development plans.
- ☐ Zoning is compatible with existing and permitted uses on properties in the neighborhood, and does not have an adverse impact on surrounding properties or the natural environment.
- ☐ Zoning corrects a clerical/administrative error on the zoning map.
- ☐ Zoning results in a logical and orderly development plan.
- ☐ Zoning is not merely intended to confer an economic benefit to the property owner.
- ☐ Site is a legal building lot.
- ☐ Will be served by adequate facilities including streets, fire protection, water and sanitation for the proposed use.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published/mailed).
- ☐ On-site public hearing notification sign(s) required – the signs may be picked up from staff when the public hearing is set. Photo confirmation of signage on site must be sent with a date attached.
- ☐ All final documents related to commission(s) action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

PROJECT NAME: Housley Group-Schneider Blvd. (R427436)

PROJECT ADDRESS: 625 County Rd 165, Hutto, TX 78634

Current Zoning District (s): Single Family (SF-1) Proposed Zoning District(s): Light Industrial (LI)

Current Use: Light Industrial Proposed Use: Light Industrial

Total Acreage: 6.91 Total # of Lots: 1 Future Land Use Map Designation Light Industrial (LI)

Annexation Date: 06/07/12

Current zoning: North of property: Light Industrial South of property: (LI)

East of property: (SF-1) West of property: (SF-1)

Property Owner:

(This individual will be able to pay fees online and receive review comments electronically. If left blank the submittal will be considered incomplete and rejected)

Business Name (if applicable): HOUSLEY FAMILY, L.P.

Name Mona Housley

Address: 3550 S. Bryant Blvd. San Angelo, TX 76903

Phone (972) 930-0405 Email HFLP@hc-inc.com

Developer Information:

Business Name (if applicable): Acacia Capital

Name Jamison Berryhill

Address: 5423 Ridgedale Ave. Dallas, TX 75206

Phone (432) 770-5533 Email jberryhill@acaciacapitalre.com

Applicant/Agent/Main Consultant:

(This individual will be able to pay fees online and receive review comments electronically. If left blank the submittal will be considered incomplete and rejected)

Business Name (if applicable): 2P Consultants, LLC

Name Easton Mundine

Address: 203 E. Main St., Suite 204 Round Rock, TX 78664

Phone (512) 344-9664 Email emundine@2pconsultants.com

All contacts listed above are allowed access to review comments, approved plans, invoices, permits, and the online payment portal

Zoning Change Application
Revised March 2023

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Mona Housley
Property Owner Signature

Mona Housley
Property Owner Printed Name

10-14-24
Date

THE STATE OF TEXAS

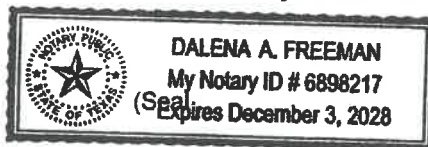
COUNTY OF Tom Green

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

Given under my hand and seal of office this 14th day of October, 2024 A.D.

Dalena A. Freeman
Notary Public Signature

Dalena A. Freeman
Notary Public Printed Name



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



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: Housley Group - Schneider Blvd. (R427436) APPLICATION TYPE: Zoning

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

Name: Easton Mundine
Company Name: 2p Consultants, LLC
Address: 203 E. Main St., Suite 204 Round Rock, TX 78664
Phone: (512) 344-9664 Email: emundine@2pconsultants.com

PROPERTY INFORMATION

Address: 625 County Rd 165, Hutto, TX 78634
Legal Description: Lot(s) 5A Block B Subdivision 108 Commercial Park
Deed Reference: Volume _____ Page(s) _____ or Document No. 2004005892
City Limits or ETJ: City Limits Current Zoning District: Single Family (SF-1)

PROPERTY OWNER INFORMATION

Name: Mona Housley
Company Name: HOUSLEY FAMILY, L.P.
Address: 3550 S. Bryant Blvd. San Angelo, TX 76903
Phone: (972) 930-0405 Email: HFLP@hc-inc.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Mona Housley
Property Owner Signature

Mona Housley
Property Owner Printed Name

10-14-24
Date

THE STATE OF TEXAS

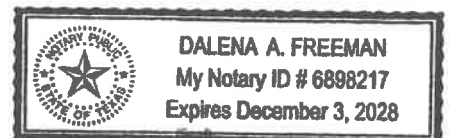
COUNTY OF Tom Green

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

Given under my hand and seal of office this 14th day of October, 2024 A.D.

Dalena A. Freeman
Notary Public Signature

Dalena A. Freeman
Notary Public Printed Name



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

Revised 2022