City of Hutto

Agenda

Planning and Zoning Commission
Tuesday, May 6, 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 May 6, 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 to approve the proposed Heritage Mill North Final Plat, 38.163 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163.

4.2. Consideration and possible action to disapprove the proposed Gola Phase 4 Final Plat, 24.052 acres, more or less, of land, 133 residential lots and 4 open space lots, located on FM 1660 South.

4.3. Consideration and possible action to disapprove the proposed Stromberg Preliminary Plat, 327.14 acres, more or less, of land,consisiting of residential, multifamily, commercial, and light industrial uses, located south of CR132 approximately one mile west of FM3349.

5. AGENDA ITEMS

5.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on April 8, 2025

5.2. Consideration of a public hearing and possible recommendation to City Council on the proposed Planned Unit Development Amendment for Home Depot in the Hanson's Corner development at 600 US 79 (W), 12.99 acres, more or less, of land, located north of US 79 and east of Ed Schmidt Blvd.

5.3. Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District at 301 Destiny Lane (Hutto High School #2), 76.135 acres, more or less, of land, to amend the development codes for the following 10.403.4.2: Bulk, Setbacks and Buffers, 10.404.5.1 Sidewalks, 10.405.9.1 Parking, 10.405.9.4-5 Motorcycle and Bicycle Parking, 10.406.6.2-10.406.6.7: Architectural Style and Materials, 10.407.5.1.2: Landscape, and 10.407.5.2: Parking Lot and Vehicular Screening.

5.4. Conduct a public hearing and consider a recommendation to City Council for the adoption of the Unified Development Code.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the May 6, 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 May 2, 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 to approve the proposed Heritage Mill North Final Plat, 38.163 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163.
Meeting:	Tuesday, May 6, 2025
Department:	Development Services
Staff Contact:	Ashley Bailey

BACKGROUND INFORMATION:

The proposal consists of a final plat for 130 residential lots, five open space lots, one amenity center lot, and three open space/green link lots. The property is in an approved MUD and will remain in the ETJ. The mix of residential lots shown on the approved Preliminary Plat is 297 forty-foot lots and 70 fifty-foot lots, in compliance with the concept approved by the MUD Consent Agreement. As a property within a Municipal Utility District and within the extra-territorial jurisdiction, there is no zoning authority and the proposal must conform to the consent agreement and the subdivision regulations.

NORTH: ETJ, Individual Homes and Vacant
SOUTH: ETJ, Individual Homes and Vacant
EAST: Single Family (SF-1), Proposed Gola Subdivision
WEST: Single Family (SF-1), Ray Elementary; Brooklands Subdivision

SUMMARY OF REQUEST:

This application was reviewed to ensure consistency with the development standards of the Unified Development Code (UDC) and the approved Consent Agreement and staff has determined that the request meets the standard for approval. The plat is subject to HB3167 and HB3699.

STAFF REVIEW:

Staff recommends denial of the plat in accordance with HB3167 and HB3699. There are still outstanding comments on the attached proposed plat.

FISCAL NOTES:

None.

POLICY IMPLICATIONS:

Sustainable Growth

ATTACHMENTS:

AGENDA ITEM REPORT
4.1.

1. HMNorthSec1FP-StaffComments-(5-1-25)
2. HMNorthSec1FP-Init-ParkLtr(4-23-25)

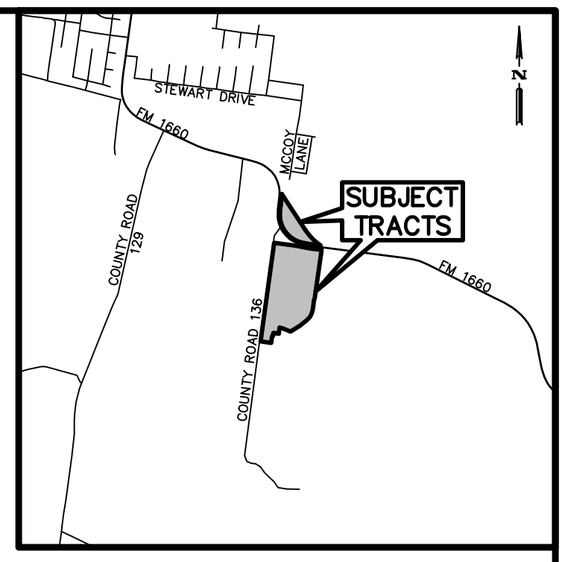
HERITAGE MILL NORTH SEC 1 FP (DENIAL RESUBMITTAL) - INITIAL 5/1/2025

Attendees

Mindy McDonough (mindy.mcdonough@huttotx.gov)
Edward Hill (Edward.hill@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

HMNorthSec1FP-Init-Plat(4-23-25).pdf



ENGINEERING REVIEW

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

☒ No Exceptions Taken
☐ Accepted with conditions.
☐ Denied. Revise and Resubmit.

Erosion & Sediment Control Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-759-4003
04/29/2025

No Comments

Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-365-9198

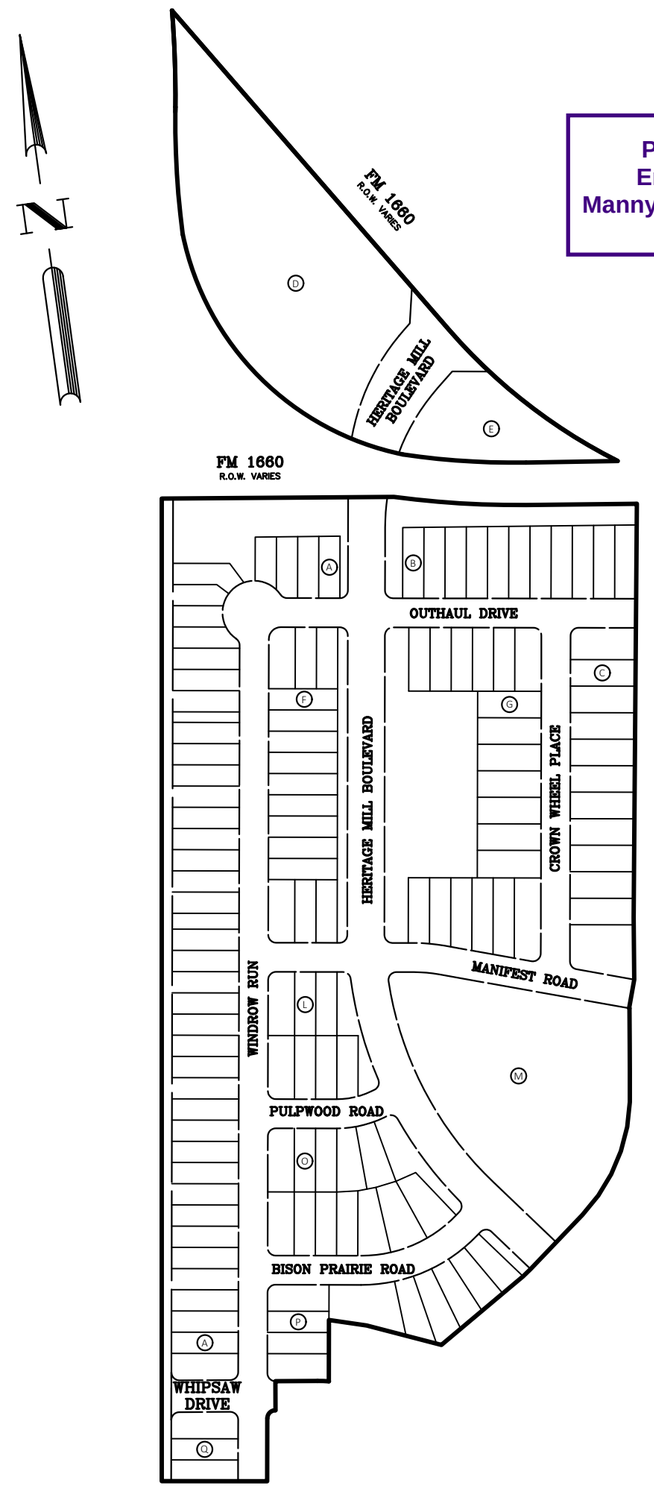
No Comments
05/01/2025 11:55:41 PM

OWNER(S):
DOMAIN TIMBERLAKE MULTISTATE, LLC
590 MADISON AVE 13TH FL
NEW YORK, NEW YORK 10022
(512)334–6775

S&H HUTTO INVESTMENTS LLC
4408 SPICEWOOD SPRING
AUSTIN, TEXAS 78759
(512)596–6544

ENGINEER:
BGE, INC.,
TBPE F–1046
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TEXAS 78216
(210)581–3600

WILLIAMSON COUNTY SUBMITTAL DATE: 1/3/2025



LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	130	16.129 AC.
OPEN SPACE	5	1.245 AC.
GREEN LINK & DRAINAGE	1	0.058 AC.
GREEN LINK & EASEMENT	1	0.087 AC.
OPEN SPACE & DRAINAGE	1	0.800 AC.
MIXED USE	2	5.061 AC.
AMENITY	1	3.441 AC.
POND/OPEN SPACE	1	1.664 AC.
RIGHT–OF–WAY	–	8.844 AC.
RIGHT–OF–WAY DEDICATION	–	0.834 AC.
TOTAL	142	38.163 AC.

FINAL PLAT

HERITAGE MILL NORTH SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271, 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

HUTTO VILLAGE
COMMERCIAL, LLC
CALLED 7.770 ACRES
DOC. NO. 2023013454
O.P.R.W.C.

NEW HOPE CHRISTIAN CHURCH
CALLED 8.10 ACRES
(TRACT ONE)
DOC. NO. 2015099686 O.P.R.W.C.

NEW HOPE CHRISTIAN
CHURCH
CALLED 2.00 ACRES
(TRACT TWO)
DOC. NO. 2015099686
O.P.R.W.C.

HUTTO INDEPENDENT
SCHOOL DISTRICT
CALLED 15.01 ACRES
DOC. NO. 2006015406
O.P.R.W.C.

BROOKLANDS PARTNERS, LTD.
CALLED 63.5 ACRES
DOC. NO. 2017023816 O.P.R.W.C.

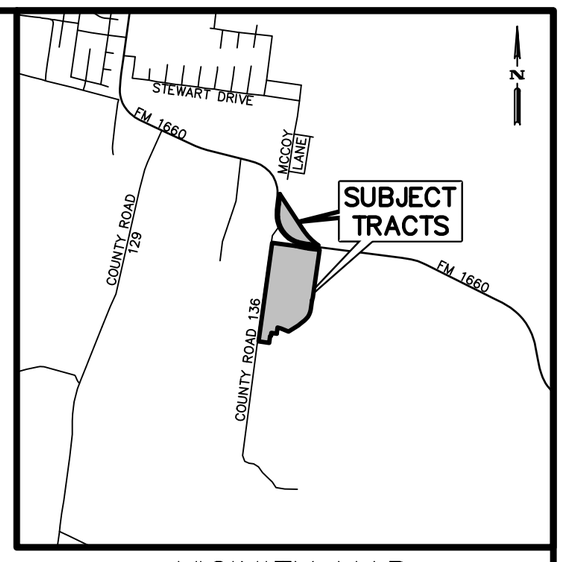
APPROXIMATE LIMITS OF CITY OF HUTTO E.T.J.
APPROXIMATE LIMITS OF THE CITY OF HUTTO

COUNTY ROAD 163
APPARENT R.O.W. VARIES
(NO DEED OF RECORD FOUND)

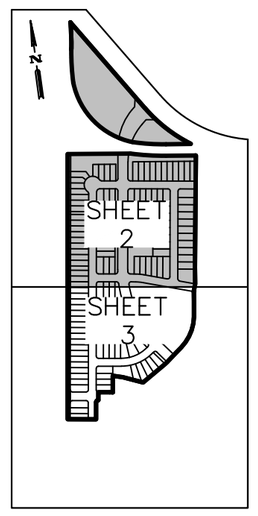
W. GATLIN
SURVEY NO. 23
ABSTRACT NO. 271

LEGEND

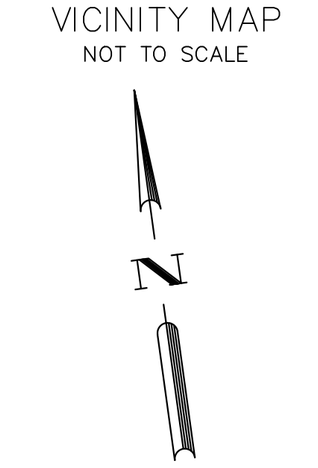
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
M.U.E.	MUNICIPAL UTILITY EASEMENT
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
(A)	BLOCK
25	BUILDING SETBACK LINE– DISTANCE AS NOTED (IN FEET)
■	FOUND TXDOT TYPE I MONUMENT
◉	FOUND TXDOT TYPE II MONUMENT
1	TYPICAL M.U.E. DETAIL (SEE M.U.E. DETAIL 1, SHEET 2)
2	TYPICAL M.U.E. DETAIL (SEE M.U.E. DETAIL 2, SHEET 2)
3	TYPICAL M.U.E. DETAIL (SEE M.U.E. DETAIL 3, SHEET 2)



VICINITY MAP
NOT TO SCALE



SHEET LEGEND



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 = 1.0001097659

FM 1660
R.O.W. VARIES
VOL. 384, PGS. 602 & 608
& VOL. 386, PG. 411 D.R.W.C.

FM 1660
R.O.W. VARIES
VOL. 384, PGS. 602 & 608
& VOL. 386, PG. 411 D.R.W.C.

FM 1660
R.O.W. 150'
DOC. NOS. 2016064873, 2016064874, 2016064888, 2016075908 & 2016096242 O.P.R.W.C.

HERITAGE MILLS BLVD
R.O.W. VARIES
93' MINIMUM

HERITAGE MILL BOULEVARD
R.O.W. VARIES 70' MINIMUM

WINDROW RUN 55' R.O.W.

MANIFEST ROAD 55' R.O.W.

OUTHAUL DRIVE 55' R.O.W.

CROWN WHEEL PLACE 55' R.O.W.

GREEN LINK & DRAINAGE

GREEN LINK & EASEMENT

MICHAEL W. MAHER, II
CALLED 3.616 ACRES
DOC. NO. 2019100608
O.P.R.W.C.

MICHAEL W. MAHER, II
CALLED 3.616 ACRES
DOC. NO. 2019100608
O.P.R.W.C.

MICHAEL W. MAHER, II
CALLED 2.000 ACRES
DOC. NO. 2019100609
O.P.R.W.C.

CLAYTON PROPERTIES GROUP, INC.
CALLED 271.214 ACRE
DOC. NO. 2021007407
O.P.R.W.C.

"BROKEN"
"HALFF"
"3/8" IN CONC."

P.O.B.

S 33°08'26" E 797.21'
N 83°07'32" W 172.79'
S 82°35'02" E 437.93'
S 82°49'08" E 208.63'
S 8°15'06" W 780.51'
N 7°48'41" E 1,853.05'

10' M.U.E. HEREBY DEDICATED
30' CHANNEL EASEMENT VOL. 386, PG. 409 O.P.R.W.C.
WATER/WASTEWATER LINE EASEMENT DOC. NO. 2008018623 O.P.R.W.C.
10' WIDE PIPELINE EASEMENT & R.O.W. DOC. NO. 2008001631 O.P.R.W.C.
APPROXIMATE ELECTRIC EASEMENTS VOL. 281, PG. 599, VOL. 328, PG. 337 & VOL. 892, PG. 754 D.R.W.C.

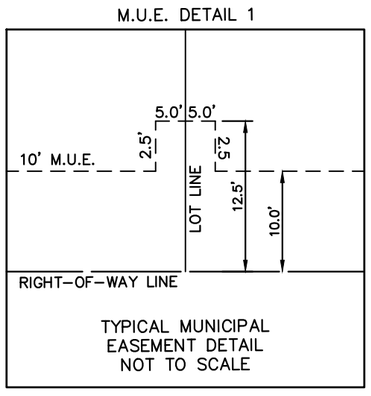
SEE DETAIL "A" SHEET 2
SEE DETAIL "H" SHEET 3
SEE DETAIL "I" SHEET 3
SEE DETAIL "K" SHEET 3

MATCH LINE SHEET 2
MATCH LINE SHEET 3

RIGHT-OF-WAY DEDICATION 0.834 OF ONE ACRE

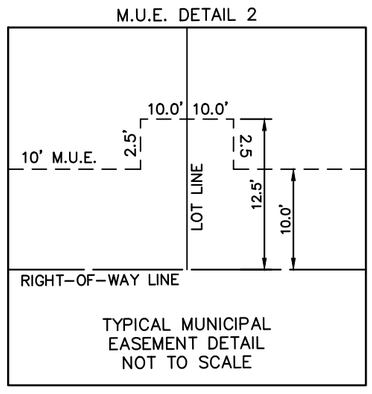
(A) 40 — 0.800 AC OPEN SPACE & DRAINAGE
(B) 1 — 0.575 AC OPEN SPACE
(C) 1 — 12
(D) 1 — 4.135 AC MIXED USE
(E) 1 — MIXED USE 0.927 AC
(F) 1 — 5
(F) 2 — 4
(G) 1 — 1.664 AC POND/ OPEN SPACE
(G) — 7

M.U.E. DETAIL 1



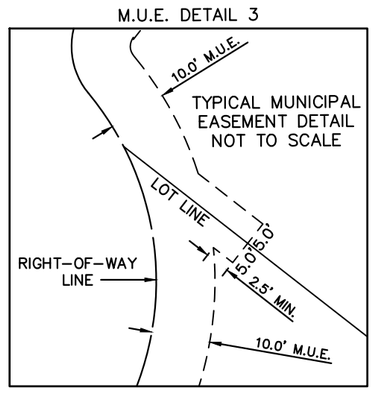
TYPICAL MUNICIPAL EASEMENT DETAIL NOT TO SCALE

M.U.E. DETAIL 2



TYPICAL MUNICIPAL EASEMENT DETAIL NOT TO SCALE

M.U.E. DETAIL 3



FINAL PLAT
HERITAGE MILL NORTH SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271, 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

EAGLE LAKE DRIVE

BROOKLANDS SECTION SIX
DOC. NO. 2023019268
O.P.R.W.C.

MATCH LINE SHEET 2
MATCH LINE SHEET 3

COUNTY ROAD 163
APPARENT R.O.W. VARIES
(NO DEED OF RECORD FOUND)

W. GATLIN
SURVEY NO. 23
ABSTRACT NO. 271

RIGHT-OF-WAY DEDICATION
0.834 OF ONE ACRE

TIMBER BROOK DRIVE

BROOKLANDS SECTION SIX
DOC. NO. 2023019268
O.P.R.W.C.

APPROXIMATE LIMITS OF CITY OF HUTTO E.T.J.

BROOKLANDS BOULEVARD

BROOKLANDS SECTION FIVE
DOC. NO. 2022044502
O.P.R.W.C.

N 7°48'41" E 1,853.05'

S 7°55'21" W 1,370.70'

N 7°55'21" E 1,853.24'

10' M.U.E. HEREBY DEDICATED

GREEN LINK & EASEMENT

SEE DETAIL "H"

MANIFEST ROAD
55' R.O.W.

SEE DETAIL "K" SHEET 3

4 0.257 AC OPEN SPACE

1 1.664 AC POND/ OPEN SPACE

CROWN WHEEL PLACE 55' R.O.W.

MICHAEL W. MAHER, II
CALLED 2.000 ACRES
DOC. NO. 2019100609
O.P.R.W.C.

MICHAEL W. MAHER, II
CALLED 3.616 ACRES
DOC. NO. 2019100608
O.P.R.W.C.

CLAYTON PROPERTIES GROUP, INC.
CALLED 271.214 ACRE
DOC. NO. 2021007407
O.P.R.W.C.

10' M.U.E. HEREBY DEDICATED

VARIABLE WIDTH SIGHT DISTANCE EASEMENT HEREBY DEDICATED
SEE DETAIL "G" THIS SHEET

SEE DETAIL "B"

4 0.158 AC OPEN SPACE

HERITAGE MILL BOULEVARD
70' R.O.W.

M 1 3.441 AC AMENITY CENTER

SEE DETAIL "C"

PULPWOOD ROAD 55' R.O.W.

WINDROW RUN 55' R.O.W.

6 0.203 AC OPEN SPACE

SEE DETAIL "D"

SEE DETAIL "E"

11 0.051 AC OPEN SPACE

BISON PRAIRIE ROAD 55' R.O.W.

SEE DETAIL "J"

SEE DETAIL "F"

WHIPSAW DRIVE
VARIES 55' & 60' R.O.W.

SEE DETAIL "L"

N 82°04'39" W 198.81'

FM 1660
R.O.W. VARIES
VOL. 384, PGS. 602 & 608
& VOL. 386, PG. 411 D.R.W.C.

LOT 1

DETAIL "A"
NOT TO SCALE

MANIFEST ROAD

363.97'
S 72°04'39" E
S 72°04'39" E 364.66'

LOT 45

CLAYTON PROPERTIES GROUP, INC.
CALLED 271.214 ACRE
DOC. NO. 2021007407
O.P.R.W.C.

DETAIL "B"
NOT TO SCALE

LOT 6
LOT 5
38.88'
C66
C64
C48
PULPWOOD ROAD

DETAIL "C"
NOT TO SCALE

PULPWOOD ROAD
C51
C65
C88
LOT 3
LOT 4

DETAIL "D"
NOT TO SCALE

BISON PRAIRIE RD
C21
L32
4.67'
3.76'
C22
L31
LOT 11 OPEN SPACE
LOT 10

DETAIL "E"
NOT TO SCALE

WHIPSAW DRIVE
L22
L23
C8
L24

DETAIL "F"
NOT TO SCALE

SHEET 2
SHEET 3

SHEET LEGEND

DETAIL "G"
NOT TO SCALE

M
LOT 1
L30
C85
C86
C87
C20
L46
VARIABLE WIDTH SIGHT DISTANCE EASEMENT HEREBY DEDICATED

DETAIL "H"
NOT TO SCALE

LOT 23
S 82°04'39" E 126.00'
15' WATERLINE EASEMENT
WINDROW RUN
55' R.O.W.
30.00'
15.0'
A
LOT 22
GREEN LINK & EASEMENT LOT
15' DRAINAGE EASEMENT
S 82°04'39" E 126.00'
PROPOSED
RIGHT-OF-WAY DEDICATION
0.834 OF ONE ACRE
LOT 21

DETAIL "I"
NOT TO SCALE

PROPOSED
RIGHT-OF-WAY DEDICATION
0.834 OF ONE ACRE
LOT 33
S 82°04'39" E 126.00'
10.0'
2.50'
A
LOT 32
GREEN LINK & DRAINAGE LOT
10.0'
M.U.E. HEREBY DEDICATED
20.00'
LOT 31
10.0' M.U.E. HEREBY DEDICATED
WINDROW RUN
55' R.O.W.

DETAIL "J"
NOT TO SCALE

10.0' M.U.E.
A
LOT 1
28.82'
S 7°55'21" W
35.11'
2.50'
5.00'
2.50'

DETAIL "K"
NOT TO SCALE

F
LOT 16
5.00'
2.50'
LOT 14
2.50'
35.00'
S 82°04'39" E
40.00'

DETAIL "L"
NOT TO SCALE

2.50'
5.00'
2.50'
Q
LOT 1
29.16'
S 7°55'21" W
35.79'
10.0' M.U.E.

LEGEND

DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
M.U.E.	MUNICIPAL UTILITY EASEMENT
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
(A)	BLOCK
25	BUILDING SETBACK LINE– DISTANCE AS NOTED (IN FEET)
■	FOUND TXDOT TYPE I MONUMENT
◙	FOUND TXDOT TYPE II MONUMENT
1	TYPICAL M.U.E. DETAIL (SEE M.U.E. DETAIL 1, SHEET 2)
2	TYPICAL M.U.E. DETAIL (SEE M.U.E. DETAIL 2, SHEET 2)
3	TYPICAL M.U.E. DETAIL (SEE M.U.E. DETAIL 3, SHEET 2)

FINAL PLAT

HERITAGE MILL NORTH SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271, WILLIAMSON COUNTY, TEXAS

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

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	405.39'	1,040.00'	22°20'02"	S 44°18'16" E	402.83'
C2	233.27'	1,433.05'	9°19'36"	S 78°27'44" E	233.01'
C3	621.45'	532.96'	66°48'33"	S 37°11'38" E	586.84'
C4	231.43'	1,642.70'	8°04'20"	S 04°21'56" W	231.24'
C5	182.11'	2,011.25'	5°11'17"	N 05°48'27" E	182.05'
C6	250.12'	1,741.28'	8°13'48"	S 78°42'14" E	249.91'
C7	21.41'	277.50'	4°25'15"	N 80°16'34" W	21.41'
C8	23.45'	15.00'	89°35'27"	S 52°43'05" W	21.14'
C9	109.31'	1,040.66'	6°01'07"	S 36°09'00" E	109.26'
C10	144.65'	400.00'	20°43'12"	S 38°38'29" W	143.87'
C11	93.10'	532.96'	10°00'30"	S 64°43'03" E	92.98'
C12	216.31'	420.00'	29°30'33"	S 32°34'07" W	213.93'
C13	30.94'	530.00'	3°20'43"	S 48°59'44" W	30.94'
C14	57.49'	400.00'	8°14'04"	S 12°02'23" W	57.44'
C15	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C16	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C17	20.94'	15.00'	80°00'00"	S 32°04'39" E	19.28'
C18	47.56'	272.50'	10°00'00"	N 77°04'39" W	47.50'
C19	25.90'	15.00'	98°56'03"	S 48°27'20" W	22.80'
C20	434.82'	665.00'	37°27'49"	S 19°44'37" E	427.11'
C21	23.56'	15.00'	90°00'31"	N 83°28'46" W	21.21'
C22	245.01'	302.50'	46°24'23"	N 74°43'10" E	238.37'
C23	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C24	23.67'	15.00'	90°24'33"	S 37°16'55" E	21.29'
C25	23.67'	15.00'	90°24'33"	N 37°16'55" W	21.29'
C26	23.45'	15.00'	89°35'27"	S 52°43'05" W	21.14'
C27	23.67'	15.00'	90°24'33"	S 37°16'55" E	21.29'
C28	23.45'	15.00'	89°35'27"	N 52°43'05" E	21.14'
C29	14.53'	15.00'	55°28'55"	N 19°49'06" W	13.96'
C30	210.45'	60.00'	200°57'50"	S 52°55'21" W	118.00'
C31	14.53'	15.00'	55°28'55"	S 54°20'12" E	13.96'
C32	23.56'	15.00'	90°00'00"	N 52°55'21" E	21.21'
C33	35.34'	22.50'	90°00'00"	S 52°55'21" W	31.82'
C34	23.56'	15.00'	90°00'00"	N 37°04'39" W	21.21'
C35	15.63'	735.00'	1°13'06"	S 07°18'48" W	15.63'
C36	23.88'	15.00'	91°13'06"	N 52°18'48" E	21.44'
C37	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C38	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C39	23.56'	15.00'	90°00'00"	N 37°04'39" W	21.21'
C40	26.18'	15.00'	100°00'00"	N 57°55'21" E	22.98'
C41	57.16'	327.50'	10°00'00"	N 77°04'39" W	57.09'
C42	23.19'	15.00'	88°35'40"	S 37°46'49" E	20.95'
C43	16.31'	665.00'	1°24'20"	S 07°13'11" W	16.31'
C44	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C45	21.54'	15.00'	82°15'54"	N 40°56'42" W	19.73'

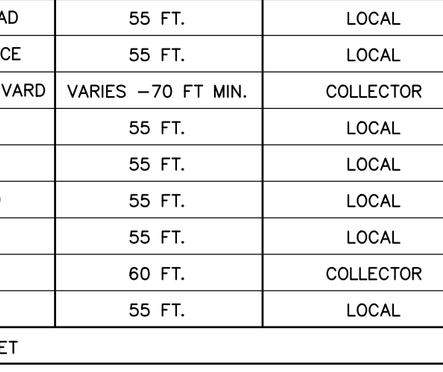
CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C46	197.42'	735.00'	15°23'22"	S 07°30'26" E	196.82'
C47	22.83'	15.00'	87°11'46"	N 28°23'46" E	20.69'
C48	69.01'	152.50'	25°55'42"	N 84°57'30" E	68.42'
C49	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C50	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C51	93.90'	207.50'	25°55'42"	N 84°57'30" E	93.10'
C52	22.60'	15.00'	86°18'24"	N 64°51'09" W	20.52'
C53	193.23'	735.00'	15°03'48"	S 29°13'51" E	192.68'
C54	23.11'	15.00'	88°16'43"	N 07°22'37" E	20.89'
C55	200.46'	247.50'	46°24'23"	N 74°43'10" E	195.03'
C56	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C57	520.20'	532.96'	55°55'26"	S 31°45'05" E	499.79'
C58	233.27'	1,433.05'	9°19'36"	S 78°27'44" E	233.01'
C59	8.15'	532.96'	0°52'36"	S 70°09'36" E	8.15'
C60	296.08'	1,040.00'	16°18'42"	S 47°18'56" E	295.08'
C61	28.11'	327.50'	4°55'03"	N 74°32'10" W	28.10'
C62	29.05'	327.50'	5°04'57"	N 79°32'10" W	29.04'
C63	27.38'	152.50'	10°17'07"	N 77°08'12" E	27.34'
C64	40.52'	152.50'	15°13'19"	N 89°53'25" E	40.40'
C65	1.12'	207.50'	0°18'35"	S 82°13'56" E	1.12'
C66	1.12'	152.50'	0°25'17"	S 82°17'17" E	1.12'
C67	36.00'	207.50'	9°56'26"	N 82°42'08" E	35.95'
C68	20.78'	207.50'	5°44'16"	N 74°51'47" E	20.77'
C69	69.78'	247.50'	16°09'16"	N 59°35'36" E	69.55'
C70	74.00'	247.50'	17°07'51"	N 76°14'10" E	73.72'
C71	56.68'	247.50'	13°07'15"	S 88°38'17" E	56.55'
C72	63.63'	302.50'	12°03'09"	S 88°06'13" E	63.52'
C73	36.97'	302.50'	7°00'08"	N 82°22'08" E	36.95'
C74	36.97'	302.50'	7°00'08"	N 75°22'00" E	36.95'
C75	36.97'	302.50'	7°00'08"	N 68°21'51" E	36.95'
C76	36.97'	302.50'	7°00'08"	N 61°21'43" E	36.95'
C77	33.50'	302.50'	6°20'41"	N 54°41'18" E	33.48'
C78	29.66'	60.00'	28°19'37"	S 33°23'45" E	29.36'
C79	41.15'	60.00'	39°17'35"	S 00°24'51" W	40.35'
C80	25.57'	60.00'	24°24'52"	S 32°16'04" W	25.37'
C81	35.98'	60.00'	34°21'26"	S 61°39'13" W	35.44'
C82	21.49'	60.00'	20°31'22"	S 89°05'37" W	21.38'
C83	44.33'	60.00'	42°19'47"	N 59°28'48" W	43.33'
C84	12.27'	60.00'	11°43'11"	N 32°27'20" W	12.25'
C85	14.14'	15.00'	54°00'12"	S 70°55'15" W	13.62'
C86	11.76'	15.00'	44°55'51"	S 21°27'13" W	11.46'
C87	220.16'	665.00'	18°58'07"	S 10°29'46" E	219.15'
C88	36.00'	207.50'	9°56'26"	S 87°21'26" E	35.95'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 08°24'06" E	9.46'
L2	N 82°35'02" W	42.60'
L3	S 07°17'18" W	116.81'
L4	S 17°55'21" W	55.00'
L5	S 72°04'39" E	0.69'
L6	S 07°26'57" W	67.63'
L7	S 07°29'37" W	50.00'
L8	S 07°47'41" W	59.20'
L9	S 13°56'32" W	47.10'
L10	S 22°15'55" W	47.10'
L11	S 30°35'18" W	47.10'
L12	S 38°54'41" W	47.10'
L13	S 47°14'32" W	47.19'
L14	S 51°31'30" W	50.00'
L15	S 51°31'29" W	91.54'
L16	S 53°34'16" W	19.67'
L17	S 57°49'13" W	201.22'
L18	N 67°38'19" W	145.75'
L19	N 73°47'09" W	71.70'
L20	S 07°55'21" W	115.71'
L21	N 82°29'12" W	79.50'
L22	S 07°30'48" W	55.00'
L23	N 82°29'12" W	0.61'
L24	S 07°55'21" W	118.90'
L25	S 81°57'09" E	69.92'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L26	N 49°00'04" E	41.79'
L27	S 11°08'44" W	68.72'
L28	S 82°04'39" E	108.14'
L29	N 72°04'39" W	110.58'
L30	S 82°04'39" E	33.21'
L31	S 38°28'31" E	101.70'
L32	N 51°30'58" E	8.43'
L33	S 07°55'21" W	115.79'
L34	S 82°29'12" E	96.00'
L35	N 82°29'12" W	96.00'
L36	N 82°04'39" W	99.70'
L37	S 82°04'39" E	40.90'
L38	N 71°59'39" E	5.85'
L39	S 71°59'39" W	6.51'
L40	N 82°04'39" W	111.50'
L41	S 45°31'30" E	28.35'
L42	S 28°49'37" E	44.82'
L43	N 51°30'58" E	8.78'
L44	N 86°57'35" E	34.61'
L45	S 85°21'07" E	40.07'
L46	N 08°58'40" W	228.96'
L47	N 82°35'02" W	21.41'
L48	N 80°56'09" E	39.55'
L49	N 74°00'55" E	40.61'

STREET NAMES						
STREET	R.O.W. WIDTH	CLASSIFICATION	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	TYPE
BISON PRAIRIE ROAD	55 FT.	LOCAL	33'	485 FT.	25 MPH	PUBLIC
CROWN WHEEL PLACE	55 FT.	LOCAL	33'	692 FT.	25 MPH	PUBLIC
HERITAGE MILL BOULEVARD	VARIES -70 FT MIN.	COLLECTOR	40'	1,807 FT.	35 MPH	PUBLIC
MANIFEST ROAD	55 FT.	LOCAL	33'	719 FT.	25 MPH	PUBLIC
OUTHAUL DRIVE	55 FT.	LOCAL	33'	720 FT.	25 MPH	PUBLIC
PULPWOOD ROAD	55 FT.	LOCAL	33'	293 FT.	25 MPH	PUBLIC
WHIPSAW DRIVE	55 FT.	LOCAL	33'	43 FT.	25 MPH	PUBLIC
WHIPSAW DRIVE	60 FT.	COLLECTOR	40'	153 FT.	35 MPH	PUBLIC
WINDROW RUN	55 FT.	LOCAL	33'	1,638 FT.	25 MPH	PUBLIC
TOTAL LINEAR FEET				6,550 FT.		

BUILDING SETBACK LINE
TYPICAL DETAIL



FINAL PLAT

HERITAGE MILL NORTH SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271, 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

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	A	6,260	R
2	A	5,040	R
3	A	5,040	R
4	A	5,040	R
5	A	5,040	R
6	A	5,040	R
7	A	5,040	R
8	A	5,040	R
9	A	5,040	R
10	A	5,040	R
11	A	5,040	R
12	A	5,040	R
13	A	5,040	R
14	A	5,040	R
15	A	5,040	R
16	A	5,040	R
17	A	5,040	R
18	A	5,040	R
19	A	5,040	R
20	A	5,040	R
21	A	5,040	R
22	A	3,780	GL/E
23	A	5,040	R
24	A	5,040	R
25	A	5,040	R
26	A	5,040	R
27	A	5,040	R
28	A	5,040	R
29	A	5,040	R
30	A	5,040	R
31	A	5,040	R
32	A	2,520	GL/D
33	A	5,040	R
34	A	5,040	R
35	A	5,040	R
36	A	4,623	R
37	A	3,804	R
38	A	3,876	R
39	A	5,185	R
40	A	34,855	OS/D
41	A	3,519	R
42	A	4,508	R
43	A	4,644	R
44	A	4,665	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	B	25,056	OS
2	B	5,347	R
3	B	5,367	R
4	B	5,388	R
5	B	5,409	R
6	B	5,429	R
7	B	5,450	R
8	B	5,471	R
9	B	5,492	R
10	B	5,512	R
11	B	5,533	R
12	B	5,666	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	C	7,330	R
2	C	6,133	R
3	C	6,118	R
4	C	6,104	R
5	C	6,089	R
6	C	6,075	R
7	C	6,061	R
8	C	6,046	R
9	C	6,032	R
10	C	6,018	R
11	C	6,005	R
12	C	11,127	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	D	180,110	M.U.

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	E	40,363	M.U.

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	F	5,691	R
2	F	4,640	R
3	F	4,640	R
4	F	11,212	OS
5	F	5,200	R
6	F	5,200	R
7	F	5,200	R
8	F	5,200	R
9	F	5,200	R
10	F	5,200	R
11	F	5,200	R
12	F	5,200	R
13	F	5,200	R
14	F	5,902	R
15	F	4,760	R
16	F	4,760	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	G	72,498	P/OS
2	G	4,800	R
3	G	4,800	R
4	G	4,800	R
5	G	4,800	R
6	G	4,800	R
7	G	5,952	R
8	G	6,000	R
9	G	6,000	R
10	G	6,000	R
11	G	6,000	R
12	G	6,000	R
13	G	6,000	R
14	G	6,240	R
15	G	7,712	R
16	G	5,910	R
17	G	5,628	R
18	G	5,346	R
19	G	5,075	R
20	G	4,932	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	L	5,952	R
2	L	4,800	R
3	L	4,800	R
4	L	6,884	OS
5	L	4,723	R
6	L	4,800	R
7	L	4,800	R
8	L	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	M	149,877	AMEN

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	O	5,952	R
2	O	4,800	R
3	O	4,800	R
4	O	5,596	R
5	O	5,539	R
6	O	8,838	OS
7	O	6,419	R
8	O	7,078	R
9	O	6,077	R
10	O	4,846	R
11	O	4,800	R
12	O	4,800	R
13	O	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	P	5,940	R
2	P	4,640	R
3	P	4,640	R
4	P	5,752	R
5	P	10,649	R
6	P	5,258	R
7	P	6,002	R
8	P	5,341	R
9	P	5,014	R
10	P	4,969	R
11	P	2,240	OS

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	Q	6,260	R
2	Q	5,040	R
3	Q	5,040	R

LEGEND	
AMEN	AMENITY
R	RESIDENTIAL
GL/D	GREENLINK/ DRAINAGE LOT
GL/E	GREENLINK/ EASEMENT LOT
OS/D	OPEN SPACE/ DRAINAGE LOT
MU	MIXED USE
L/D	LANDSCAPE/ DRAINAGE
P/OS	POND/OPEN SPACE

FINAL PLAT

HERITAGE MILL NORTH SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271, WILLIAMSON COUNTY, TEXAS

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DESCRIPTION OF A 38.163 ACRE TRACT OF LAND

FIELD NOTES FOR A 38.163 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY NUMBER 23, ABSTRACT 271, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 5.794 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED UNTO S&H HUTTO INVESTMENTS, LLC IN DOCUMENT NUMBER 2021009582 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND A PORTION OF A CALLED 269.153 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC., IN DOCUMENT NUMBER 2021007407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 38.163 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS TRACT 1 AND TRACT 2 BY METES AND BOUNDS AS FOLLOWS:

TRACT NO. 1, 5.794 ACRES OF LAND

BEGINNING at a Texas Department of Transportation (TxDOT) Type II right–of–way monument found on the original north right–of–way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Pages 602 & 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the intersection with the current south right–of–way line F.M. 1660 (R.O.W. ~ Varies), as described in Document Numbers 2016064873, 2016064874, 2016064888, 2016075808, and 2016096242 of the Official Public Records of Williamson County, Texas, being the most easterly corner of said 5.794 acre tract, for the east corner and POINT OF BEGINNING of the herein described tract;

THENCE, coincident with the common line of the 5.794 acre tract and said north right–of–way the following six (6) courses;

1) N 83°07'32" W, a distance of 172.79 feet, to a 3/8–inch iron rod found in concrete for a point of curvature of the herein described tract;

2) Curving to the right, with a radius of 1,433.05 feet, an arc length of 233.27 feet, a central angle of 09°19'36", a chord bearing of N 78°27'44" W, and a chord distance of 233.01 feet to a 1/2–inch iron rod with a cap stamped "HALFF ASSOCIATES" found at the end of this curve and the beginning of another non–tangent curve;

3) Curving to the right, with a radius of 532.96 feet, an arc length of 621.45 feet, a central angle of 66°48'33" a chord bearing of N 37°11'38" W, and a chord distance of 586.84 feet to a broken Texas Department of Transportation (TxDOT) Type I right–of–way monument found at the end of this curve and the beginning of another non–tangent curve;

4) Curving to the right, with a radius of 1,642.70 feet, an arc length of 231.43 feet, a central angle of 08°04'20", a chord bearing of N 04°21'56" E, and a chord distance of 231.24 feet to a TxDOT Type I right–of–way monument found for a point of tangency;

5) N 08°24'06" E, a distance of 9.46 feet, to a TxDOT Type I right–of–way monument found for the beginning of a non–tangent curve;

6) Curving to the left, with a radius of 2,011.25 feet, an arc length of 182.11 feet, a central angle of 05°11'17", a chord bearing of N 05°48'27" E, and a chord distance of 182.05 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the end of this curve for the north corner of the 5.794 acre tract and of the herein described tract;

THENCE, S 33°08'26" E, coincident with the common line of the 5.794 acre tract and said right–of–way line, a distance of 797.21 feet to a TxDOT Type II right–of–way monument found for the beginning of a non–tangent curve of the herein described tract;

THENCE, continuing coincident with said common line, curving to the left, with a radius of 1,040.00 feet, an arc length of 405.39 feet, a central angle of 22°20'02", a chord bearing of S 44°18'16" E, and a chord distance of 402.83 feet to the POINT OF BEGINNING and containing 5.794 acres of land, more or less.

TRACT NO. 2, 32.369 ACRES OF LAND

BEGINNING at a 1/2–inch iron rod found on the south right–of–way line of FM 1660 (R.O.W. ~ varies) as described in Volume 384, Pages 602 & 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common corner of said 269.153 acre tract and a called 3.616 acre tract of land as conveyed unto Michael W. Maher, II in Document Number 2019100608 of the Official Public Records of Williamson County, Texas, for northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 08°15'06" W, departing the south right–of–way line of FM 1660, coincident with the common line of 269.153 acre tract and said 3.616 acre tract, a distance of 780.51 feet to a 1/2–inch iron rod found at the southwest corner of said 3.616 acre tract, for an angle point of the herein described tract;

THENCE, departing said common line, over and across the 269.153 acre tract the following twenty–five (25) courses:

1) S 07°17'18" W, a distance of 116.81 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

2) S 17°55'21" W, a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

3) S 72°04'39" E, a distance of 0.69 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

4) S 07°26'57" W, a distance of 67.63 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

5) S 07°29'37" W, a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

6) S 07°47'41" W, a distance of 59.20 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

7) S 13°56'32" W, a distance of 47.10 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

8) S 22°15'55" W, a distance of 47.10 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

9) S 30°35'18" W, a distance of 47.10 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

10) S 38°54'41" W, a distance of 47.10 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

11) S 47°14'32" W, a distance of 47.19 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

12) S 51°31'30" W, a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

13) S 51°31'29" W, a distance of 91.54 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

14) S 53°34'16" W, a distance of 19.67 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

15) S 57°49'13" W, a distance of 201.22 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

16) N 67°38'19" W, a distance of 145.75 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

17) N 73°47'09" W, a distance of 71.70 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

18) S 07°55'21" W, a distance of 115.71 feet to a 1/2–inch iron rod with cap stamped 'BGE INC" set at the beginning of a non–tangent curve for an exterior corner of the herein described tract;

19) Curving to the left, with a radius of 277.50 feet, an arc length of 21.41 feet, a central angle of 04°25'15", a chord bearing of N 80°16'34" W, and a chord distance of 21.41 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of tangency of the herein described tract;

20) N 82°29'12" W, a distance of 79.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

21) S 07°30'48" W, a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

22) N 82°29'12" W, a distance of 0.61 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of the herein described tract;

23) Curving to the left, with a radius of 15.00 feet, an arc length of 23.45 feet, a central angle of 89°35'27", a chord bearing of S 52°43'05" W, and a chord distance of 21.14 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of tangency of the herein described tract;

24) S 07°55'21" W, a distance of 118.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the southeast corner of the herein described tract; and

25) N 82°04'39" W, a distance of 198.81 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set on the apparent east right–of–way line of County Road 163 (Apparent R.O.W. ~ Varies), no deed of record found, and the west line of the 269.153 acre tract for the southwest corner of the herein described tract;

THENCE, N 07°48'41" E, coincident with the common line of the 269.153 acre tract and said apparent right–of–way line, a distance of 1,853.05 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the northeast corner of the apparent right–of–way of said County Road 163, at the northwest corner of the 269.153 acre tract, on the original aforementioned south right of–way line of F.M. 1660, for the northwest corner of the herein described tract, from which a broken TxDOT Type I concrete right–of–way monument found on the east line of a called 15.01 acre tract of land conveyed unto the Hutto Independent School District in Document Number 2006015406 of the Official Public Records of Williamson County, Texas, at the northwest corner of the apparent right–of–way of County Road 163, bears N 82°35'02" W a distance of 42.60 feet;

THENCE, coincident with the common line of the 269.153 acre tract and said south right–of–way line, the following three (3) courses:

1) S 82°35'02" E, a distance of 437.93 feet to a TxDOT Type I right–of–way monument found for the beginning of a non–tangent curve of the herein described tract;

2) Curving to the left, with a radius of 1,741.28 feet, an arc length of 250.12 feet, a central angle of 08°13'48", a chord bearing of S 78°42'14" E, and a chord distance 249.91 feet to a broken TxDOT Type I right–of–way monument found for a point of tangency of the herein described tract;

3) S 82°49'08" E, a distance of 208.63 feet to the POINT OF BEGINNING and containing 38.162 acres of land, more or less.

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
2. IT IS THE RESPONSIBILITY OF THE MUNICIPAL UTILITY DISTRICT NO. 35, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
3. THIS SUBDIVISION IS SUBJECT TO STORM–WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
4. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED. ALL SIDEWALKS SHALL BE MAINTAINED BY MUNICIPAL UTILITY DISTRICT NO. 35
5. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100–YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0520F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
6. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
7. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, DATED DECEMBER 20, 2019.
8. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROADS
9. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
10. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
11. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
12. WATER SERVICE IS PROVIDED BY: CITY OF HUTTO
13. WASTEWATER SERVICE IS PROVIDED BY: CITY OF HUTTO
14. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT–OF–WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT–OF–WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
15. HERITAGE MILL NORTH SECTION 1 IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE CONSENT AGREEMENT DOCUMENT NUMBER 2021043665.
16. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
17. ALL PUBLIC DEDICATION SHALL BE ACCOMPLISHED FREE OF LIENS. RELEASE OF LIENS SHALL BE PROVIDED BY THE COMMISSIONER'S COURT.
18. A TEN FOOT WIDE MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT–OF–WAY.
19. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
20. LOT 1, BLOCK G, IS DESIGNATED AS DETENTION POND, DRAINAGE, AND OPEN SPACE LOT AND SHALL BE DEEDED TO AND MAINTAINED BY WILLIAMSON COUNTY MUD 35.
21. LOTS 22, 32, 40, BLOCK A, ARE DESIGNATED AS GREEN LINK, DRAINAGE, AND OPEN SPACE LOTS AND SHALL BE DEEDED TO AND MAINTAINED BY WILLIAMSON COUNTY MUD 35.
22. LOT 1, BLOCK B, LOT 4, BLOCK F, LOT 4, BLOCK L, LOT 6, BLOCK O, AND LOT 11, BLOCK P ARE DESIGNATED AS OPEN SPACE LOTS AND SHALL TO BE DEDICATED TO THE HOA.
23. LOT 1, BLOCK M IS DESIGNATED AS AN AMENITY CENTER LOT AND SHALL TO BE DEDICATED TO THE HOA.
24. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
25. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
26. 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 OUTSIDE OF THE CONSENT AGREEMENT (WILLIAMSON COUNTY MUD NO. 35).
27. 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.
28. ELECTRIC SERVICE IS PROVIDED BY: ONCOR.
29. GAS SERVICE IS PROVIDED BY: TEXAS GAS SERVICE.
30. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CONSENT AGREEMENT (WILLIAMSON COUNTY MUD NO. 35), CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
31. 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.
32. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
33. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
34. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL AND NON–RESIDENTIAL LOTS SHALL BE BASED ON THE DRAINAGE REPORT.
35. A PORTION OF THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON–SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON–SITE STORMWATER DETENTION IF THE DEVELOPMENT RELEASES UNDETAINED STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM REACH.
36. NO CONSTRUCTION, PLANTING, OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
37. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT–OF–WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
38. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
39. THIS SUBDIVISION IS SUBJECT TO STORM–WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1 (PER DECEMBER 7, 2021, REGULATIONS), ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
40. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT–OF–WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
41. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
42. 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.
43. FIRE LANE STRIPING SHALL BE POSTED ON ONE SIDE OF THE STREET FOR STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

FINAL PLAT

HERITAGE MILL NORTH SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271, WILLIAMSON COUNTY, TEXAS

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

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

THAT DOMAIN TIMBERLAKE MULTISTATE, LLC, ACTING HEREBY AND THROUGH, HOUDIN HONARVAR, ACTING MANAGER, THE OWNER OF A CALLED 269.153 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2024034490 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON, COUNTY, TEXAS, AND THAT S&H HUTTO INVESTMENTS, LLC, ACTING HEREBY AND THROUGH JOE STRAUB, MANAGER, THE OWNER OF A CALLED 5.794 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021009582 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, BEING IN THE WILLIAM GATLIN SURVEY NUMBER 23, ABSTRACT 271 LOCATED IN WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 38.163 ACRES OF LAND AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT WE OWNERS OF 38.163 ACRES OF LAND AS SHOWN HEREON, DO HEREBY SUBDIVIDE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC FOR SUCH PURPOSES AS WILLIAMSON COUNTY, TEXAS MAY DEEM APPROPRIATE AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

THIS SUBDIVISION IS TO BE KNOWN AS:

HERITAGE MILL NORTH SECTION 1

WITNESS MY HAND, THIS THE _____DAY OF _____, 20__, A.D.

DOMAIN TIMBERLAKE MULTISTATE 2, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

_____
HOUDIN HONARVAR, ACTING MANAGER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED HOUDIN HONARVAR, ACTING MANAGER, 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 DATE

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

WITNESS MY HAND, THIS THE _____DAY OF _____, 20__, A.D.

S&H HUTTO INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY
4408 SPICEWOOD SPRINGS
AUSTIN, TEXAS 78759

BY: JOE STRAUB,
MANAGER

_____
JOE STRAUB, MANAGER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOE STRAUB, MANAGER, 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 DATE

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, RICHARD PHAM, P.E., 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 PENDING FINAL REVIEW

_____ _____ _____
RICHARD PHAM, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 142275
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY, BY EMPLOYEES OF BGE INC. ON JANUARY 2020.

PRELIMINARY PENDING FINAL REVIEW

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

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE _____ DAY OF _____, 20__ A.D.

_____
WILLIAMSON COUNTY ADDRESS COORDINATOR

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

_____ _____ _____
SUSANNA BOYER DATE
PLANNING AND ZONING COMMISSION VICE–CHAIR

_____ _____ _____
ASHLEY BAILEY, AICP DATE
DEVELOPMENT SERVICES DIRECTOR

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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

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

_____ _____
STEVEN SNELL, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

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

THAT I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___DAY OF_____, A.D., 20___, AT _____ O'CLOCK ___M., AND DULY RECORDED THIS THE ___DAY OF _____, A.D., 20___, AT _____O'CLOCK, ____.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT 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 E. RISTER, CLERK COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT
HERITAGE MILL NORTH SECTION 1

A SUBDIVISION OF 38.163 ACRES OF LAND LOCATED IN THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271, 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

March 11, 2025

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

Parkland Summary Letter
Heritage Mill North Section 1 - Final Plat

This summary letter has been prepared on behalf of Domain Timberlake Multistate, LLC, and S&H Hutto Investments LLC as part of the Heritage Mill North Section 1 Final Plat submittal. This project will consist of single-family homes and mixed-use lots. This property is approximately 38-acre property within the City of Hutto and Williamson County Municipal Utility District No. 35. The property consists of 130 single-family lots, 5 open space lots, 2 green link & drainage lots, 1 open space and drainage lot, 2 mixed-use lots, 1 amenity lot, and 1 pond / open space lot.

As stated in the Harris-Straub Wallin Consent Agreement MUD (No. 35 2-25-21) Exhibit “G”, the city agrees that dedication of the open space shown on the Concept Plan shall fully satisfy the City’s parkland dedication requirements as described Chapter 6, section 10.609.

You may contact me at (512) 620-8638 or at rpham@bgeinc.com if you have any questions regarding this submittal.

Sincerely,



Richard Pham, P.E.
Project Manager
BGE, Inc.
TBPE Firm #F-1046

AGENDA ITEM REPORT
4.2.

To:	Planning and Zoning Commission
Subject:	Consideration and possible action to disapprove the proposed Gola Phase 4 Final Plat, 24.052 acres, more or less, of land, 133 residential lots and 4 open space lots, located on FM 1660 South.
Meeting:	Tuesday, May 6, 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
4.2.

1. GolaPh4FP-Init-ComIssued(5-1-25)

May 1, 2025

BGE Inc
Stacy Mulholland
7730 San Pedro Avenue #202
San Antonio, TX 78216
smulholland@bgeinc.com - *communication provided via email*

RE: Gola Subdivision Phase 4 Final Plat, Hutto, TX 78634
Final Plat Review – Gola Subdivision Phase 4 Final Plat (Denial Resubmittal #4) - Comment Report to Initial Submittal (received 4-22-25)
Project No.: PLAT-25-0016

Ms. Mulholland,

Upon review of the above referenced final plat initial application submitted on April 22, 2025, the following comments are required to be resolved.

Please provide **Update #1** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **digital** format only. If the plat contains more than one sheet, please combine all sheets into one document file. Upload documents directly 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. Pay past due final plat submittal fees for #PLAT-25-0012 of $4,990.80. Pay online through GovWell.
2. Pay past due final plat submittal fees for #PLAT-25-0016 of $4,990.80. Pay online through GovWell.
3. Provide WCESD#3 plat approval letter.

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

4. 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

GOLA SUBDIVISION PH 4 FP (DENIAL RESUBMITTAL) - INITIAL SUBM

5/1/2025

Attendees

Mindy McDonough (mindy.mcdonough@huttotx.gov)
Edward Hill (Edward.hill@huttotx.gov)
Jeff Way (jeff.way@huttotx.gov)
Matt Rector (matt.rector@huttotx.gov)
Todd Meaker (todd.meaker@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

GolaPh4FP-Init-Plat(4-23-25).pdf
GolaPh4FP-Init-DrainRpt(4-23-25).pdf

Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-365-9198

No Comments
05/01/2025 3:17:41 PM

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

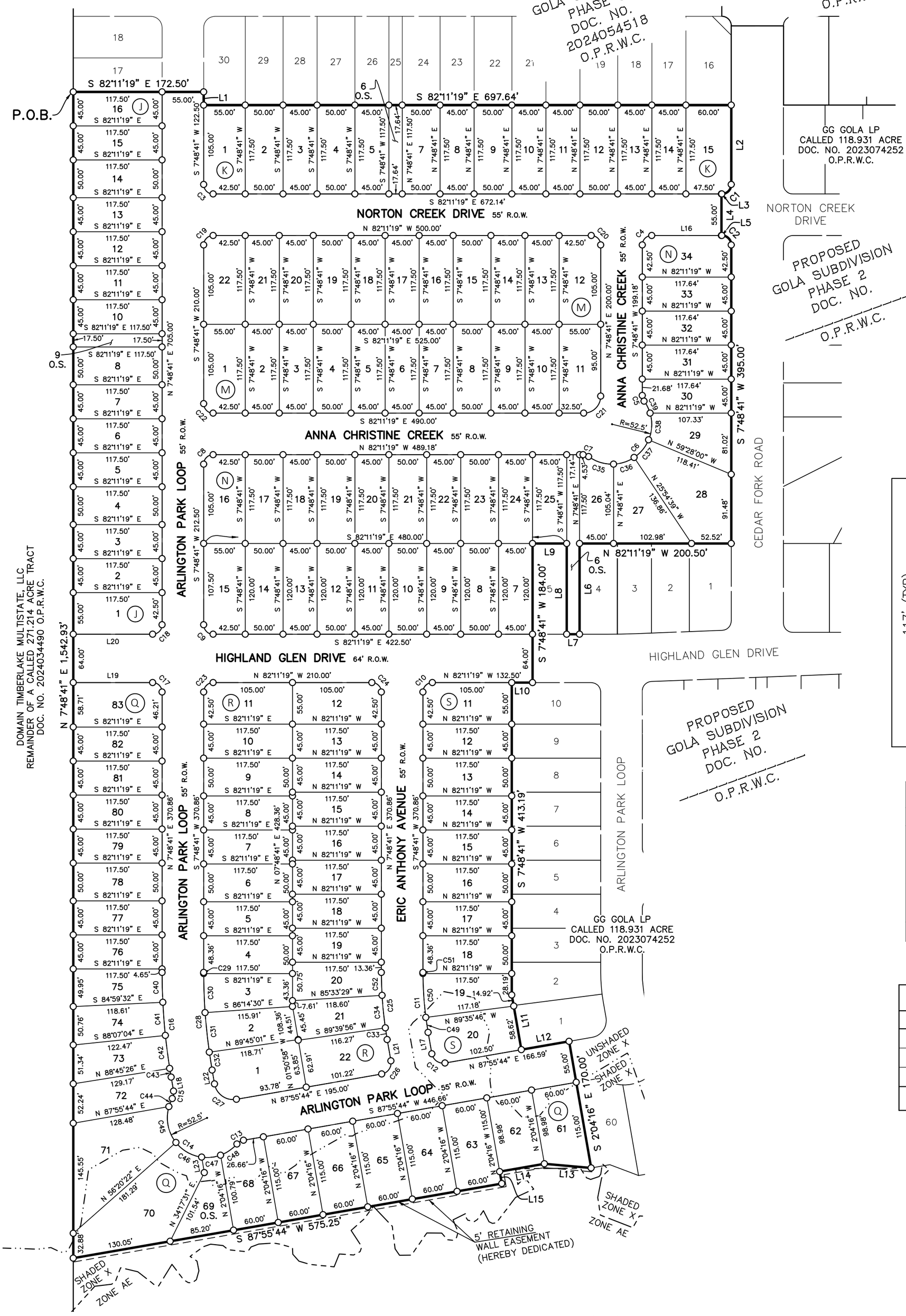
OWNER: GG GOLA LIMITED PARTNERSHIP
A DELAWARE LIMITED PARTNERSHIP
351 KING STREET EAST, 13TH FLOOR
TORONTO, ON M5SA 0L6

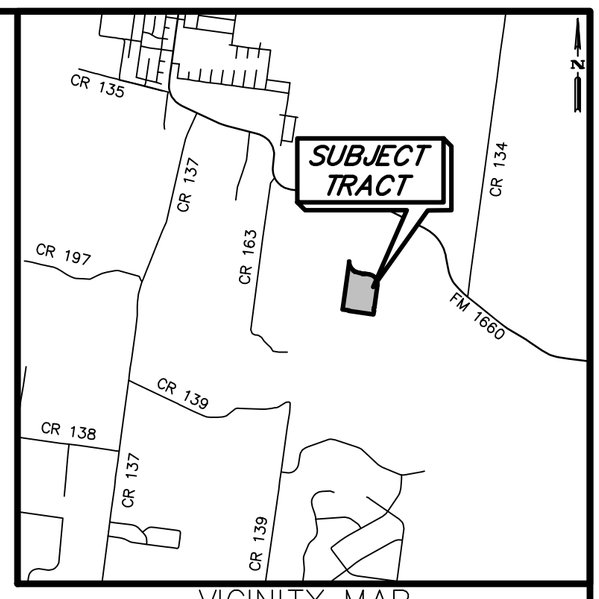
ENGINEER: BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TX 78216

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

☐ No Exceptions Taken
☐ Accepted with conditions.
☒ Denied. Revise and Resubmit.

Erosion & Sediment Control Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-759-4003
04/29/2025
No Comments



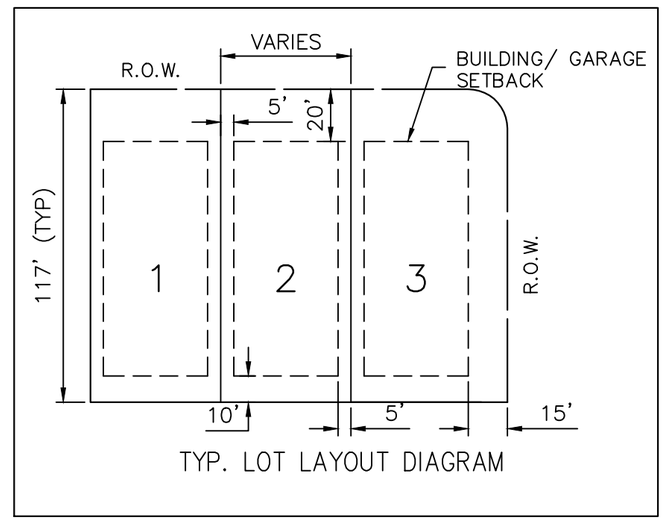


VICINITY MAP
NOT TO SCALE

0 100 200 300

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



TYP. LOT LAYOUT DIAGRAM

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

FINAL PLAT
GOLA SUBDIVISION PHASE 4

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

LEGEND

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

BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

is this really both residential and open space?

R – RESIDENTIAL O.S. – OPEN SPACE

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'

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	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
1	M	6,429	R
2	M	5,288	R
3	M	5,288	R
4	M	5,875	R
5	M	5,288	R
6	M	5,288	R
7	M	5,288	R
8	M	5,875	R
9	M	5,288	R
10	M	5,288	R
11	M	6,354	R
12	M	6,429	R
13	M	5,287	R
14	M	5,287	R
15	M	5,875	R
16	M	5,287	R
17	M	5,287	R
18	M	5,287	R
19	M	5,875	R
20	M	5,287	R
21	M	5,287	R
22	M	6,429	R

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	TYPE
6	N	4,072	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
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	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 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

METES & BOUNDS DESCRIPTION

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

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

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

1)S 82°11'19" E, a distance of 172.50 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

2) S 07°48'41" W, a distance of 17.50 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;

3) S 82°11'19" E, a distance of 697.64 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;

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

1)S 07°48'41" W, a distance of 105.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

2) Curving to the right, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00'00", a chord bearing of S 52°48'41" W, and a chord distance of 17.68 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

3) N 82°11'19" W, a distance of 0.50 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;

4) S 07°48'41" W, a distance of 55.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;

5) S 82°11'19" E, a distance of 0.50 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

6) Curving to the right, with a radius of 12.50 feet, an arc length of 19.63 feet, a central angle of 90°00'00", a chord bearing of S 37°11'19" E, and a chord distance 17.68 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

7) S 07°48'41" W, a distance of 395.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

8) N 82°11'19" W, a distance of 200.50 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;

9) S 07°48'41" W, a distance of 120.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

10)N 82°11'19" W, a distance of 17.14 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

11)N 07°48'41" E, a distance of 120.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;

12)N 82°11'19" W, a distance of 45.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;

13)S 07°48'41" W, a distance of 184.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

14)N 82°11'19" W, a distance of 27.50 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;

15)S 07°48'41" W, a distance of 413.19 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

16)S 02°04'16" E, a distance of 73.53 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;

17)N 87°55'44" E, a distance of 64.09 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

18)S 02°04'16" E, a distance of 170.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract;

19)N 77°07'08" W, a distance of 62.10 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

20) S 87°55'44" W, a distance of 60.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;

21)S 02°04'16" E, a distance of 16.02 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

22) S 87°55'44" W, a distance of 575.25 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set on the common line of the 118.931 acre tract and the remainder of the aforementioned 271.214 acre tract, for the southwest corner of the herein described tract, and;

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

FINAL PLAT

GOLA SUBDIVISION PHASE 4

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

BGE, Inc.
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Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

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 _____

should there be PUEs shown on the plat or referenced in these notes?

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

_____ 04/21/2025
STACY MULHOLLAND, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 146417
BGE, INC.
7330 SAN PEDRO AVE, SUITE 301
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS · STACY MULHOLLAND · 146417 · LICENSED PROFESSIONAL ENGINEER
04/21/2025

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.

_____ 4/15/2025
DION P. ALBERTSON, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS · REGISTERED · DION P. ALBERTSON · 4963 · PROFESSIONAL · LAND SURVEYOR

PLANNING AND ZONING COMMISSION CHAIR:

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

_____ _____ _____
SUSANNA BOYER, VICE CHAIR DATE

CITY DEVELOPMENT SERVICES:

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

_____ _____ _____
ASHLEY BAILEY, DIRECTOR DATE

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

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. 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)
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
9. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
10. 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.
11. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48491C0520F REVISED DECEMBER 20, 2019.
12. 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.
13. 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.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. 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.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS, AMENITY, OPEN SPACE AND GREENLINKS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE 65%.
19. 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.
20. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
21. THIS SUBDIVISION IS ZONED SF–1
22. NO DIRECT VEHICULAR ACCESS FROM CEDAR FORK ROAD.
23. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
    WATER: CITY OF HUTTO
    SEWER: CITY OF HUTTO
    ELECTRIC: ONCOR
    GAS: TEXAS GAS SERVICE
24. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
25. TRAFFIC IMPACT FEES (TIF) SHALL BE PAID IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT (R–2021–052) DOCUMENT NUMBER 2021058913 SECTION 4.03 D) II.
26. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
27. LOT 9 BLOCK J, LOT 6 BLOCK K, AND LOT 6 BLOCK N ARE OPEN SPACE LOTS AND SHALL BE DEEDED TO THE HOA.
28. THE SITE IS SUBJECT TO ORDINANCE O–2023–053 REQUIRING A STORMWATER MANAGEMENT FEE IN LIEU OF DETENTION.
29. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.

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

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

GAS: _____
DEPUTY

BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

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

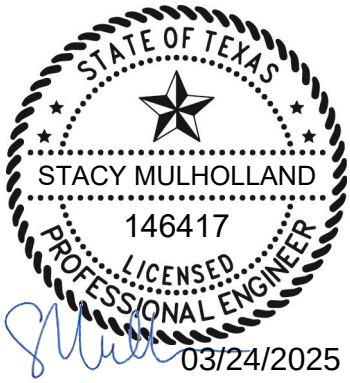
☐ No Exceptions Taken
☐ Accepted with conditions.
☒ Denied. Revise and Resubmit.

Gola Phase 4

Ashton Woods

Drainage Impact Analysis

Williamson County, Texas



BGE, Inc.
TBPE Registration No. F-1046

BGE Project No. 9691-00
March 2025

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Appendices

Appendix A:

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

Appendix B:

- Existing and Proposed Curve Number Summary

Appendix C:

- Time of Concentration Calculations

Appendix D:

- HEC-HMS (Electronic Files)

Appendix E:

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

Appendix F:

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

Appendix G:

- FEMA FIRM Panels

Appendix H:

- NRCS Soil Map

Appendix I:

- Previously Approved Drainage Report: Gola Phase 1 Drainage Impact Analysis

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 and GOLA-DA-3. 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:

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

And

$$CN = 1000 / (10 + S) \qquad \textit{Equation 2}$$

Where:

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

2.1.4 Unit Hydrograph Method

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

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

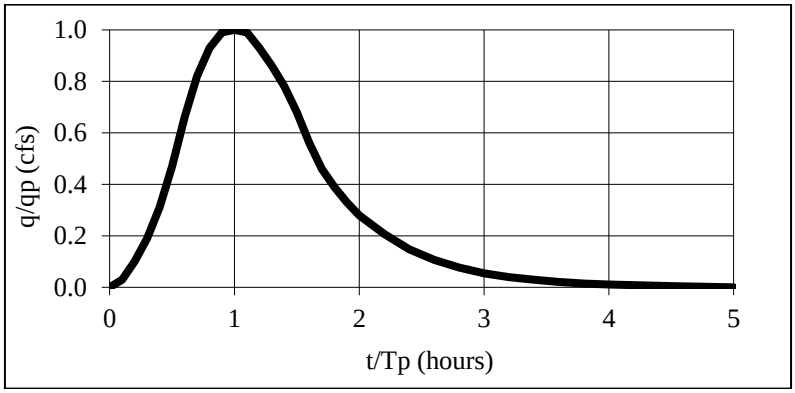


Figure 1. NRCS Unit Hydrograph

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:

$$T_{PEAK} = \Delta t/2 + T_{LAG} \qquad \textit{Equation 3}$$

Where:

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

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

$$qp = 484A/T_{PEAK} \qquad \textit{Equation 4}$$

Where:

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

2.1.5 Time of Concentration

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

2.1.5.1 Sheet Flow (<100 feet)

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

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

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.

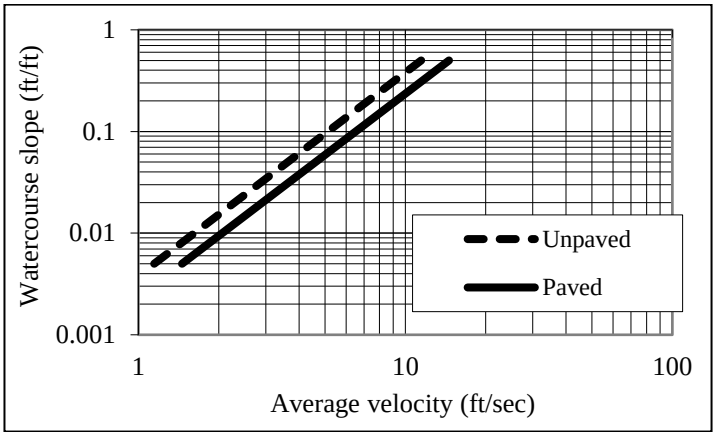


Figure 2: Average Velocities for Estimating Travel Time in Shallow Concentrated Flow Segments

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

$$Tt_{UNPAVED} = L / (3600 \times 16.1345 \times s^{05}) \qquad \textit{Equation 6}$$
$$Tt_{PAVED} = L / (3600 \times 20.3282 \times s^{05}) \qquad \textit{Equation 7}$$

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:

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

Where:

V = *average velocity (ft/sec),*
L = *channel flow length (ft),*

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 and GOLA-DA-4. The results from J_BRC_670 are shown in **Table 2** below. **Table 3** analyzes the flow as it exits the site entering Brushy Creek while J-BRC-670 is analyzing the impact further downstream of the site. 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

calculations, models, etc. should all be provided for review.

Table 3 (Flows in CFS)

	Flow @ GOLA-DA-3	
	Pre-Dev	Post-Dev
2-yr	103.6	200.4
10-yr	213.7	384.8
25-yr	297.8	522.4
100-yr	454.7	776.0

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. Due to the location of Point of Interest 1 (POI-1), the existing and proposed conditions remain the same, therefore the flow does not change. This analysis comes from the previously approved drainage report that can be found within the appendices **(Appendix I)**. In conclusion, detention is not being proposed for the area contributing to the discharge point.

Appendix A
Exhibits



N

0 200' 400' 800'

SCALE: 1" = 400'

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- STREET ROW
- STREET CENTERLINE

REV	DESCRIPTION	DATE	APR

DESIGNED BY: DAZ

REVIEWED BY: XXX

DRAWN BY: DAZ

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

GOLA, PHASE IV
HUTTO, TEXAS

LOCATION MAP

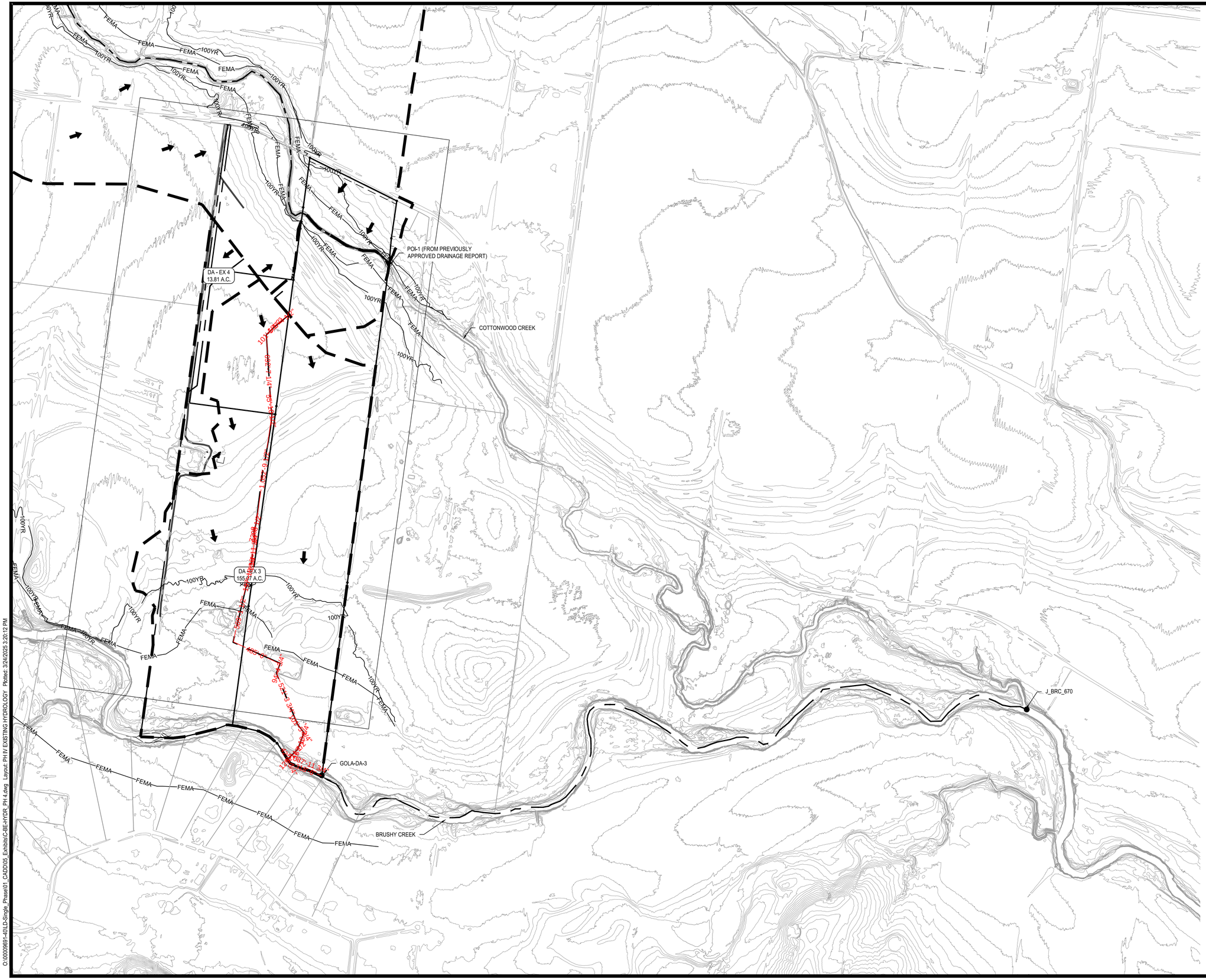
SUBMITTAL DATE: 11-20-2024

This Document Is Released Under The Authority Of Antonio Rodriguez III, PE
Texas Licensed Professional Engineer 152933

For Internal Review Purposes.
BGE, Inc.
TBPE Registration No. F-1046

SHEET
1 OF 46

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N

0 200' 400' 800'

SCALE: 1" = 400'

LEGEND

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

REV	DESCRIPTION	DATE	APR

DESIGNED BY: DAZ

REVIEWED BY: XXX

DRAWN BY: DAZ

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

GOLA PHASE IV
HUTTO, TEXAS

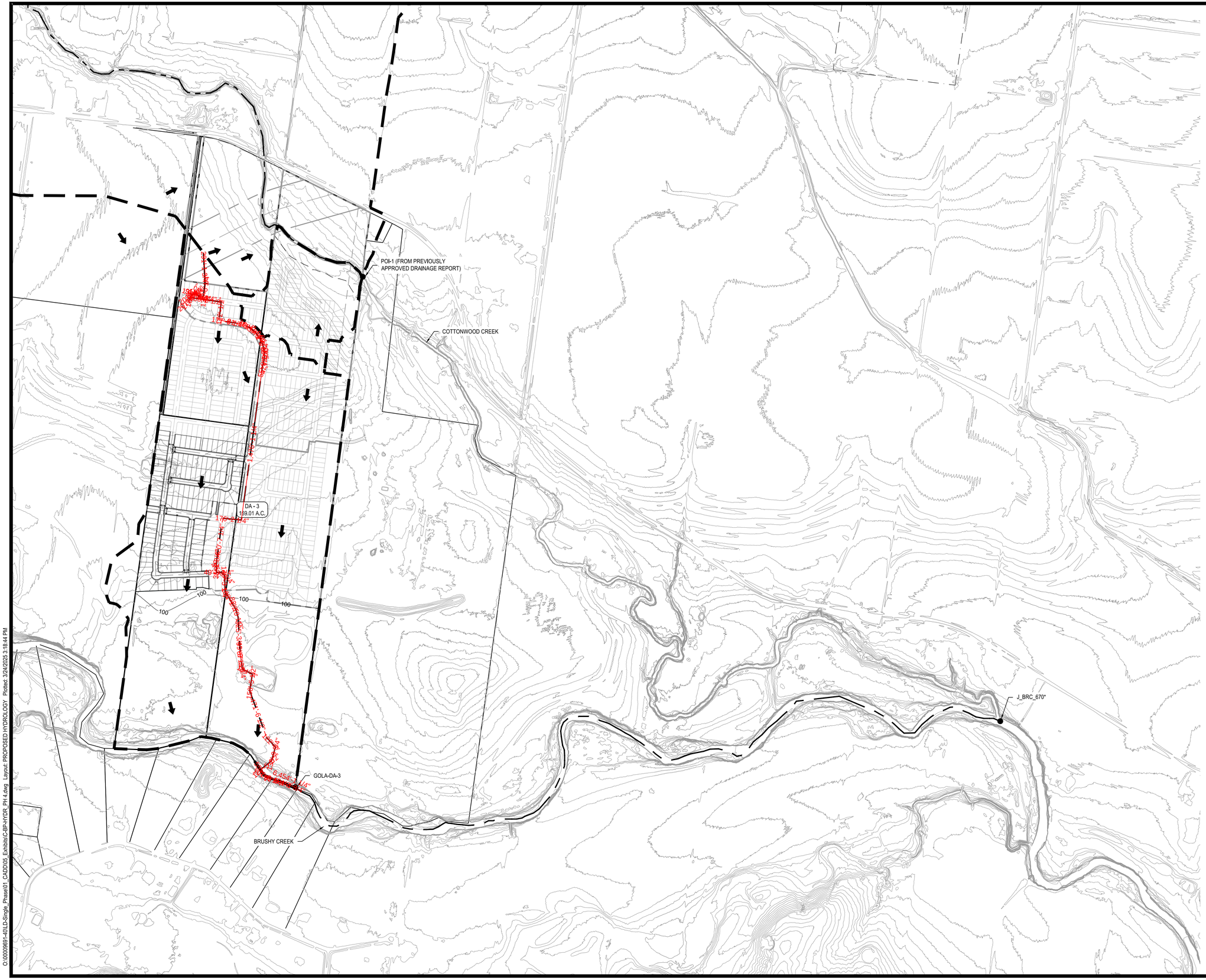
EXISTING HYDROLOGY

SUBMITTAL DATE: 11-20-2024

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED PROFESSIONAL ENGINEER
03/24/2025

SHEET
13 OF 60

O:\00009691-401\LDSingle_Phase\01_CADD\05_Exhibits\C-5E-HYDR_PH 4.dwg Layout: PH IV EXISTING HYDROLOGY Plotted: 3/24/2025 3:20:12 PM



LEGEND

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

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100-yr Atlas 14

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10-yr	213.7	384.8
25-yr	297.8	522.4
100-yr	454.7	776.0

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.

REV	DATE	APR	DESCRIPTION

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

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

GOLA PHASE IV
HUTTO, TEXAS

PROPOSED HYDROLOGY

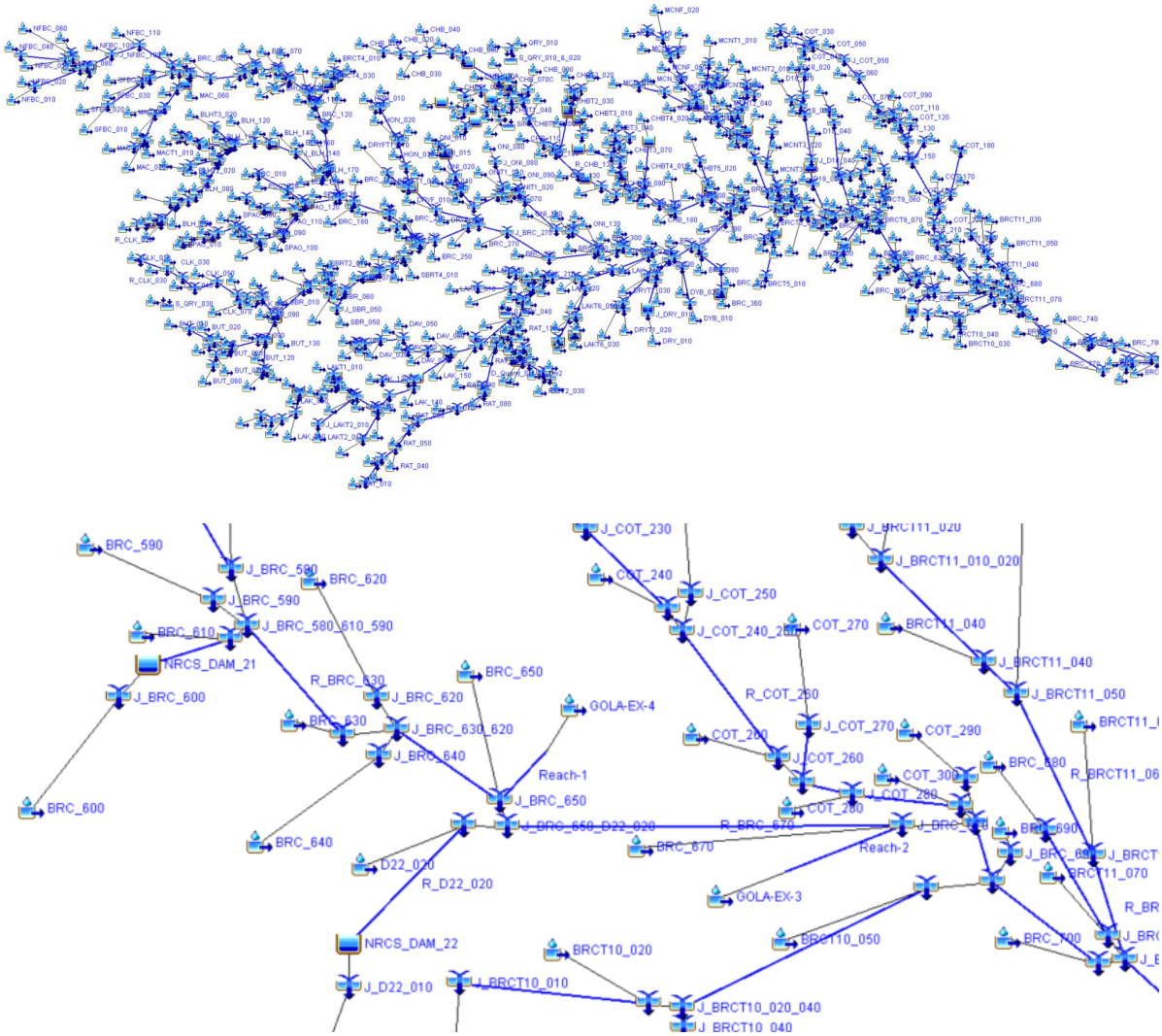
SUBMITTAL DATE: 11-20-2024

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED PROFESSIONAL ENGINEER
03/24/2025

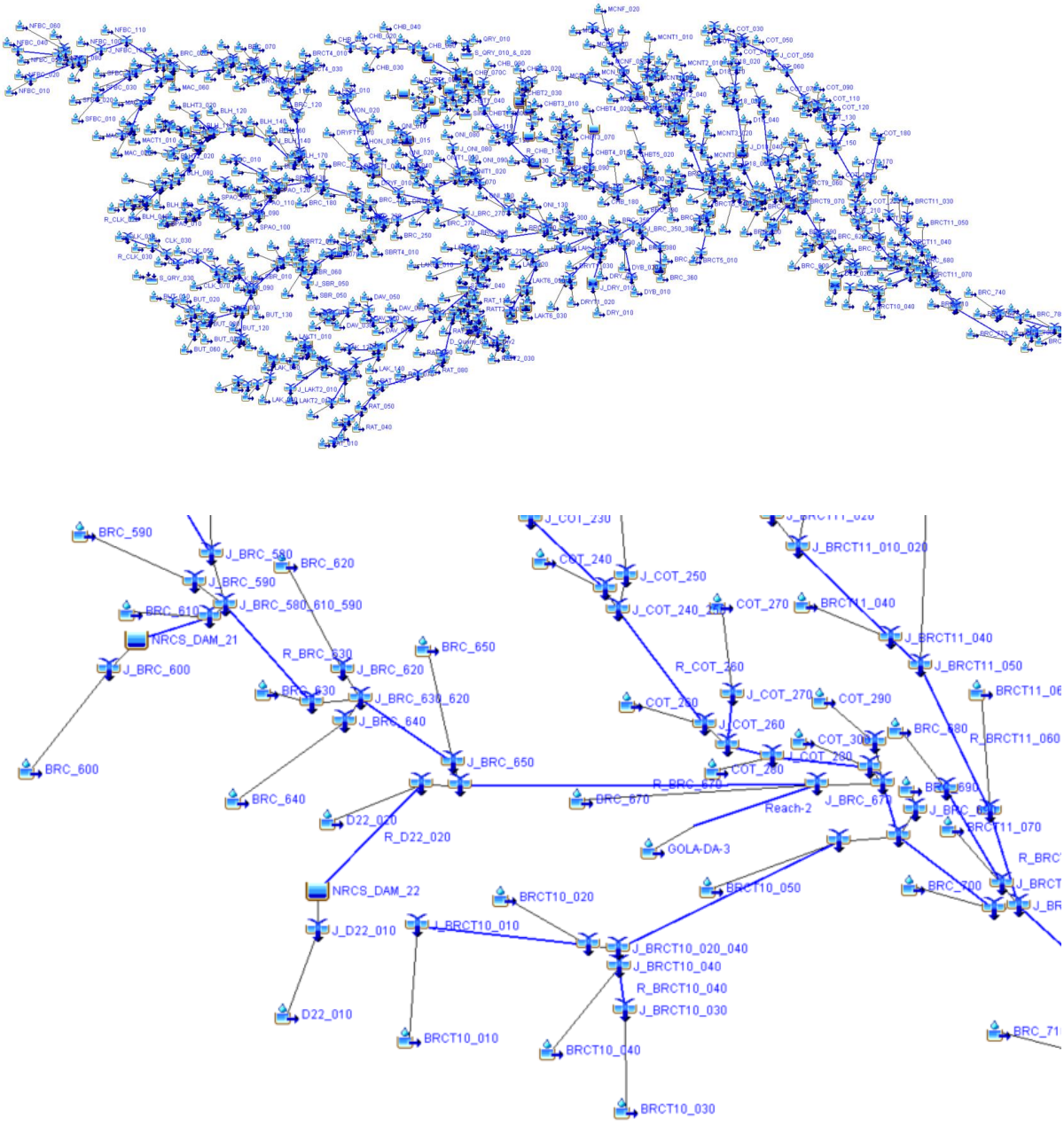
SHEET
14 OF 60

O:\00009691-401\LD-Single_Phase\01_CADD\05_Exhibits\C-BP-HYDR_PH.4.dwg Layout: PROPOSED HYDROLOGY Plotted: 3/24/2025 3:18:44 PM

Pre-Development Hydrologic Model



Post-Development Hydrologic Model



Appendix B
Curve Number Calculation Summary

Pre-Development DA-EX 3				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN CN values were obtianed from	Area (Acres)	Product of CN x Area
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 CN values were obtianed from	Area (Acres)	Product of CN x Area
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 CN values were obtained from	Area (Acres)	Product of CN x Area
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
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (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
$T_t = L/(3600V)$ (hr) =	0.79

total length measured on sheet 13 is 5088. this length shows 13,412.

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
$T_t = L/(3600V)$ (hr) =	0.00

Channel Flow	
Segment ID	4
Flow Length, L (ft)	8654
Average Velocity, V (fps)	4.31
$T_t = L/(3600V)$ (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
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (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
$T_t = L/(3600V)$ (hr) =	0.58

.057?

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
$T_t = L/(3600V)$ (hr) =	0.00

Channel Flow	
Segment ID	4
Flow Length, L (ft)	0
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (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
$T_t = L/(3600V)$ (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
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (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
$T_t = L/(3600V)$ (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
$T_t = L/(3600V)$ (hr) =	0.03

Channel Flow	
Segment ID	4
Flow Length, L (ft)	1912
Average Velocity, V (fps)	5.00
$T_t = L/(3600V)$ (hr) =	0.11

Channel Flow (Brushy Creek)	
Segment ID	5
Flow Length, L (ft)	395
Average Velocity, V (fps)	4.31
$T_t = L/(3600V)$ (hr) =	0.03

Pipe Flow	
Segment ID	6
Flow Length, L (ft)	3602
Average Velocity, V (fps)	9.00
$T_t = L/(3600V)$ (hr) =	0.11

Total (Tc) =	0.60
Lag Time (min) =	**21.47**

20.56?

Appendix D
HEC-HMS Model (Electronic)

Appendix E

Pre-Development vs. Post-Development Flow Comparison at J_BRC_670 & GOLA-DA-3

provide all models


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



Summary Results for Subbasin "GOLA-EX-3"

Project: Gola_Phase_4_HMS
Simulation Run: 0.5 AEP Subbasin: GOLA-EX-3

Start of Run:	01Jan2000, 00:00	Basin Model:	UBC_Existing_All_Dams
End of Run:	04Jan2000, 00:00	Meteorologic Model:	0.5 AEP
Compute Time:	21May2024, 10:23:27	Control Specifications:	3 Day Run

Volume Units: IN AC-FT

Computed Results

Peak Discharge :	103.6 (CFS)	Date/Time of Peak Discharge :	01Jan2000, 13:10
Total Precipitation :	3.99 (IN)	Total Direct Runoff :	2.03 (IN)
Total Loss :	1.96 (IN)	Total Baseflow :	0.00 (IN)
Total Excess :	2.03 (IN)	Discharge :	2.03 (IN)

Summary Results for Subbasin "GOLA-DA-3"

Project: Gola_Phase_4_HMS
Simulation Run: POST 2 YR PH 1-2 Subbasin: GOLA-DA-3

Start of Run:	01Jan2000, 00:00	Basin Model:	Post-Dev Ph 1-2
End of Run:	04Jan2000, 00:00	Meteorologic Model:	0.5 AEP
Compute Time:	01Nov2024, 15:15:27	Control Specifications:	3 Day Run

Volume Units: IN AC-FT

Computed Results

Peak Discharge :	200.4 (CFS)	Date/Time of Peak Discharge :	01Jan2000, 12:30
Total Precipitation :	3.99 (IN)	Total Direct Runoff :	2.26 (IN)
Total Loss :	1.61 (IN)	Total Baseflow :	0.00 (IN)
Total Excess :	2.38 (IN)	Discharge :	2.26 (IN)

Summary Results for Subbasin "GOLA-EX-3"

Project: Gola_Phase_4_HMS
Simulation Run: 0.1 AEP Subbasin: GOLA-EX-3

Start of Run:	01Jan2000, 00:00	Basin Model:	UBC_Existing_All_Dams
End of Run:	04Jan2000, 00:00	Meteorologic Model:	0.1 AEP
Compute Time:	21May2024, 10:25:35	Control Specifications:	3 Day Run

Volume Units: IN AC-FT

Computed Results

Peak Discharge :	213.7 (CFS)	Date/Time of Peak Discharge :	01Jan2000, 13:10
Total Precipitation :	6.43 (IN)	Total Direct Runoff :	4.17 (IN)
Total Loss :	2.26 (IN)	Total Baseflow :	0.00 (IN)
Total Excess :	4.17 (IN)	Discharge :	4.17 (IN)

Summary Results for Subbasin "GOLA-DA-3"

Project: Gola_Phase_4_HMS
Simulation Run: POST 10 YR PH 1-2 Subbasin: GOLA-DA-3

Start of Run:	01Jan2000, 00:00	Basin Model:	Post-Dev Ph 1-2
End of Run:	04Jan2000, 00:00	Meteorologic Model:	0.1 AEP
Compute Time:	01Nov2024, 13:56:42	Control Specifications:	3 Day Run

Volume Units: IN AC-FT

Computed Results

Peak Discharge :	384.8 (CFS)	Date/Time of Peak Discharge :	01Jan2000, 12:30
Total Precipitation :	6.43 (IN)	Total Direct Runoff :	4.39 (IN)
Total Loss :	1.81 (IN)	Total Baseflow :	0.00 (IN)
Total Excess :	4.62 (IN)	Discharge :	4.39 (IN)

Summary Results for Subbasin "GOLA-EX-3"

Project: Gola_Phase_4_HMS
Simulation Run: 0.04 AEP Subbasin: GOLA-EX-3

Start of Run:	01Jan2000, 00:00	Basin Model:	UBC_Existing_All_Dams
End of Run:	04Jan2000, 00:00	Meteorologic Model:	0.04 AEP
Compute Time:	21May2024, 10:28:51	Control Specifications:	3 Day Run

Volume Units: IN AC-FT

Computed Results

Peak Discharge :	297.8 (CFS)	Date/Time of Peak Discharge :	01Jan2000, 13:10
Total Precipitation :	8.24 (IN)	Total Direct Runoff :	5.85 (IN)
Total Loss :	2.39 (IN)	Total Baseflow :	0.00 (IN)
Total Excess :	5.85 (IN)	Discharge :	5.85 (IN)

Summary Results for Subbasin "GOLA-DA-3"

Project: Gola_Phase_4_HMS
Simulation Run: POST 25 YR PH 1-2 Subbasin: GOLA-DA-3

Start of Run:	01Jan2000, 00:00	Basin Model:	Post-Dev Ph 1-2
End of Run:	04Jan2000, 00:00	Meteorologic Model:	0.04 AEP
Compute Time:	01Nov2024, 14:27:54	Control Specifications:	3 Day Run

Volume Units: IN AC-FT

Computed Results

Peak Discharge :	522.4 (CFS)	Date/Time of Peak Discharge :	01Jan2000, 12:30
Total Precipitation :	8.24 (IN)	Total Direct Runoff :	6.03 (IN)
Total Loss :	1.90 (IN)	Total Baseflow :	0.00 (IN)
Total Excess :	6.34 (IN)	Discharge :	6.03 (IN)

Summary Results for Subbasin "GOLA-EX-3"

Project: Gola_Phase_4_HMS
Simulation Run: 0.01 AEP Subbasin: GOLA-EX-3

Start of Run:	01Jan2000, 00:00	Basin Model:	UBC_Existing_All_Dams
End of Run:	04Jan2000, 00:00	Meteorologic Model:	0.01 AEP
Compute Time:	21May2024, 10:32:27	Control Specifications:	3 Day Run

Volume Units: IN AC-FT

Computed Results

Peak Discharge :	454.7 (CFS)	Date/Time of Peak Discharge :	01Jan2000, 13:10
Total Precipitation :	11.60 (IN)	Total Direct Runoff :	9.06 (IN)
Total Loss :	2.54 (IN)	Total Baseflow :	0.00 (IN)
Total Excess :	9.06 (IN)	Discharge :	9.06 (IN)

Summary Results for Subbasin "GOLA-DA-3"

Project: Gola_Phase_4_HMS
Simulation Run: POST 100 YR PH 1-2 Subbasin: GOLA-DA-3

Start of Run:	01Jan2000, 00:00	Basin Model:	Post-Dev Ph 1-2
End of Run:	04Jan2000, 00:00	Meteorologic Model:	0.01 AEP
Compute Time:	01Nov2024, 13:10:13	Control Specifications:	3 Day Run

Volume Units: IN AC-FT

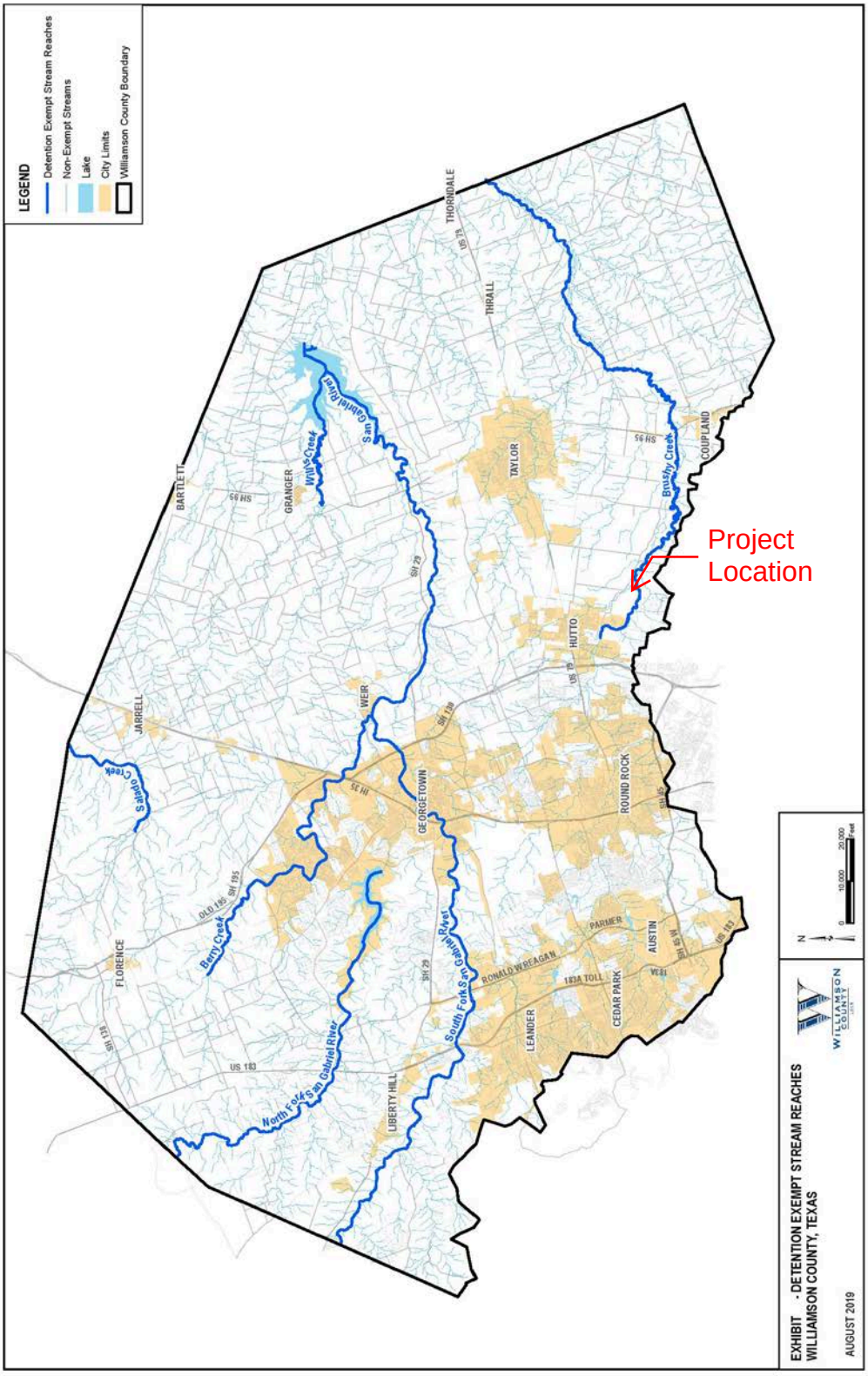
Computed Results

Peak Discharge :	776.0 (CFS)	Date/Time of Peak Discharge :	01Jan2000, 12:30
Total Precipitation :	11.60 (IN)	Total Direct Runoff :	9.13 (IN)
Total Loss :	1.99 (IN)	Total Baseflow :	0.00 (IN)
Total Excess :	9.61 (IN)	Discharge :	9.13 (IN)

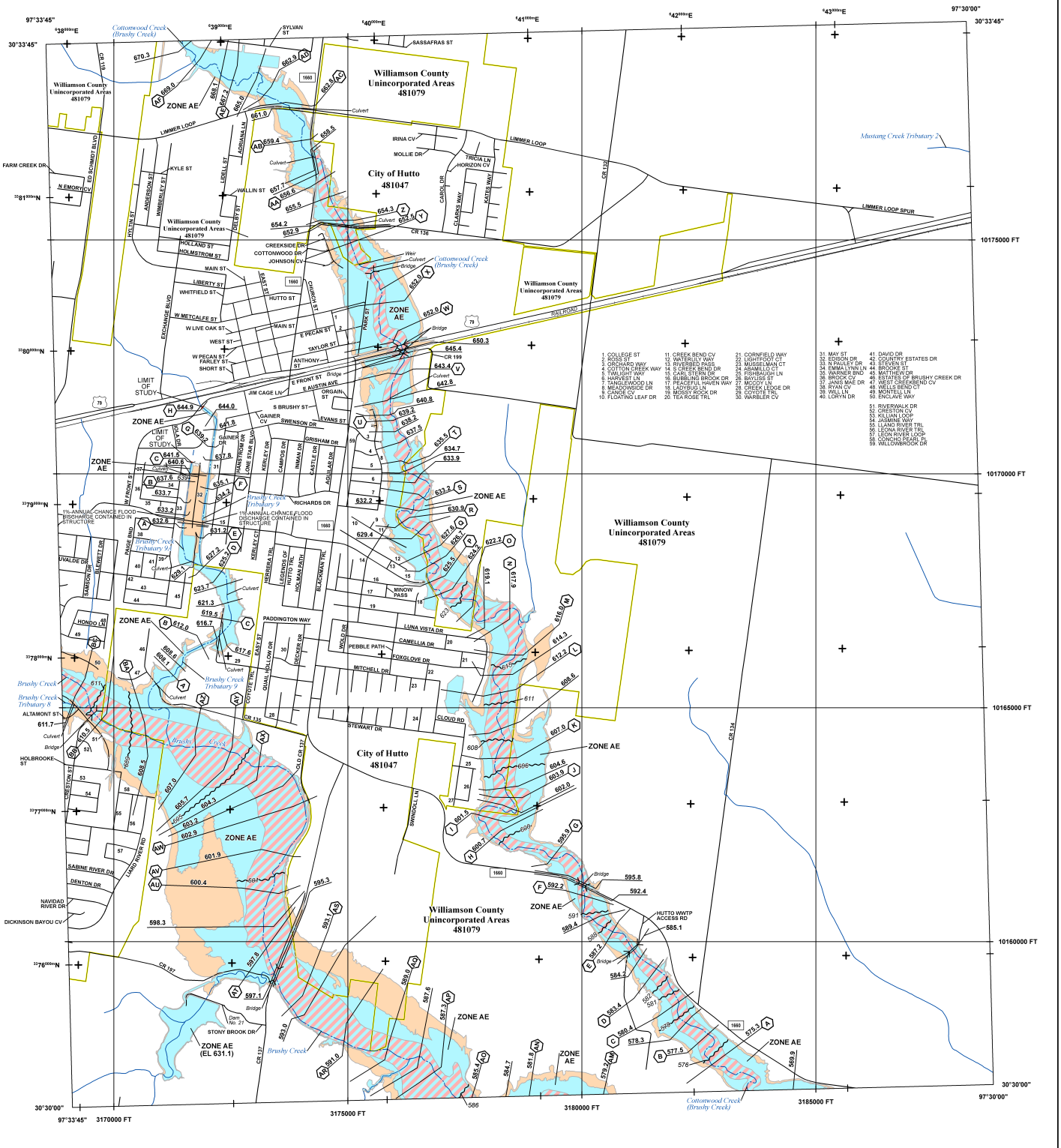
Appendix F

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

Exhibit 1 – Detention Exempt Stream Reaches Map



Appendix G
FEMA FIRM Panels



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

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*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*

OTHER AREAS
- 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
- 18.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation (BFE)
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 — 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://msc.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 2015; United States Geological Survey, dated 2005; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE

N

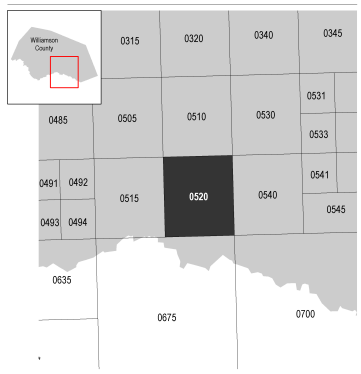
Map Projection:
Texas State Plane Central (FIPS ZONE 4203); North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 feet

0 250 500 1,000 meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TEXAS

and Incorporated Areas

PANEL 520 OF 750

FEMA

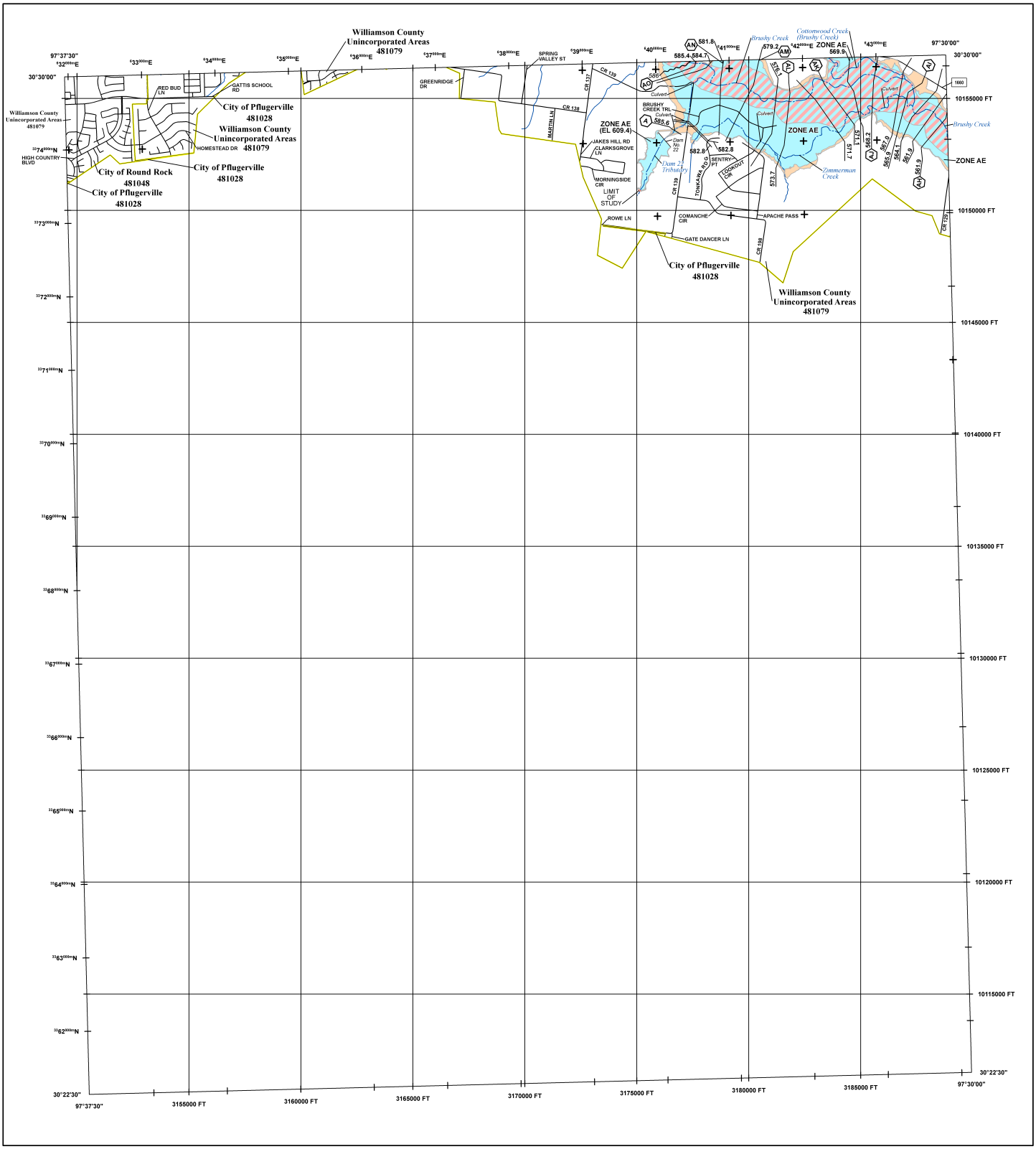
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
HUTTO, CITY OF	481047	0520	F
WILLIAMSON COUNTY	481079	0520	F

VERSION NUMBER 2.3.3.3

MAP NUMBER 48491C0520F

MAP REVISED SEPTEMBER 26, 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

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*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*

OTHER AREAS
- 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
- 18.2 / 17.5 — Cross Sections with 1% Annual Chance / Water Surface Elevation (BFE)
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 — Base Flood Elevation Line (BFE)

OTHER FEATURES
- 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://msc.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 2015; United States Geological Survey, dated 2005; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE

N

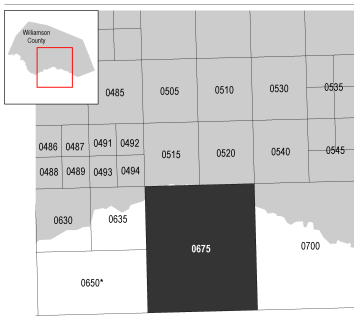
Map Projection:
Texas State Plane Central (FIPS ZONE 4203); North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 2,000 feet 1:24,000

0 2,000 4,000 8,000 feet

0 500 1,000 2,000 meters

PANEL LOCATOR



*PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TEXAS

and Incorporated Areas

PANEL 675 OF 750

FEMA

Panel Contains:

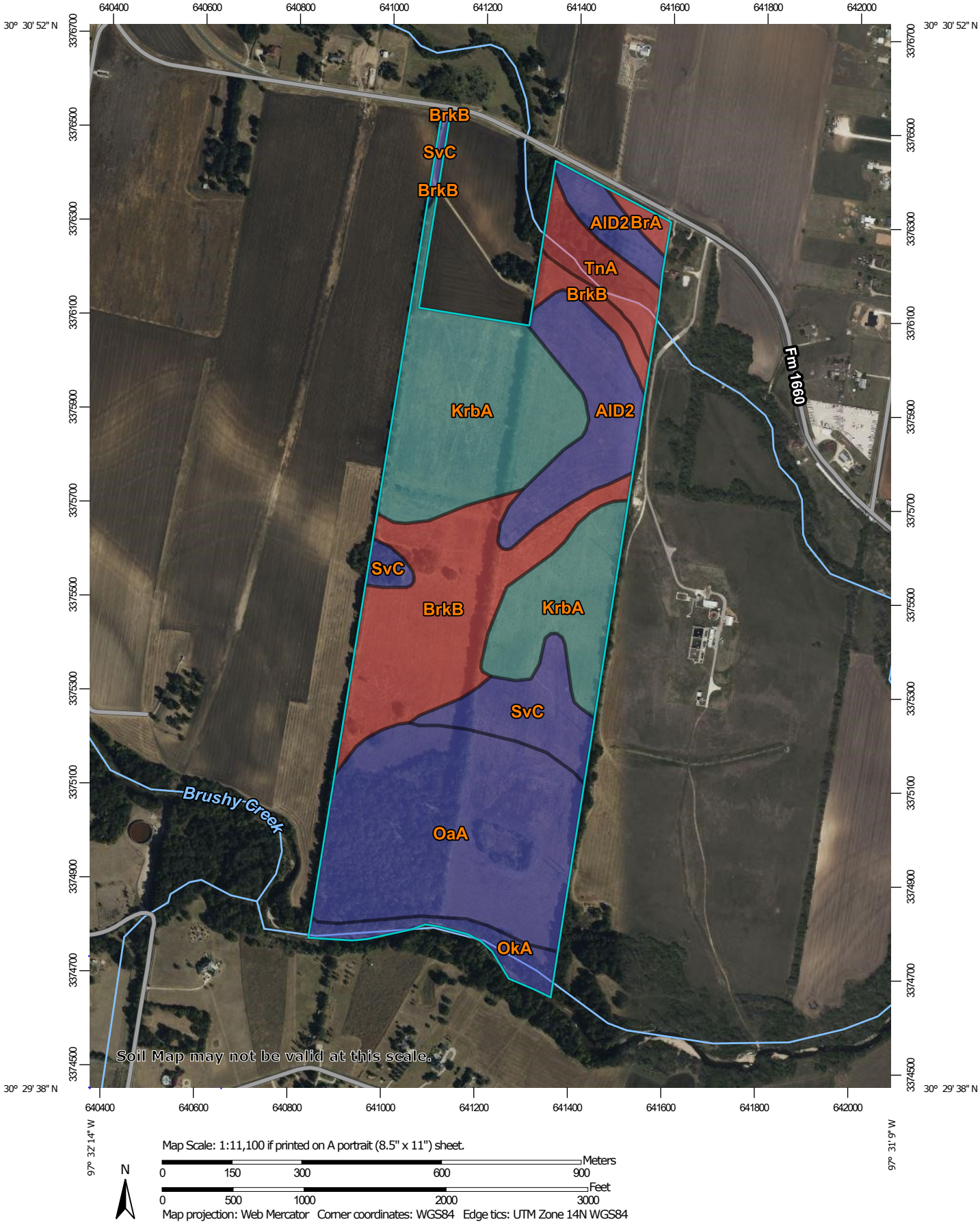
COMMUNITY	NUMBER	PANEL	SUFFIX
PFLUGERVILLE, CITY OF	481028	0675	F
ROUND ROCK, CITY OF	481048	0675	F
WILLIAMSON COUNTY	481079	0675	F

VERSION NUMBER
2.3.3.3

MAP NUMBER
48491C0675F

MAP REVISED
DECEMBER 20, 2019

Appendix H
NRCS Soil Map


97° 32' 14" W
97° 31' 9" W
30° 30' 52" N
30° 29' 38" N
640400
640600
640800
641000
641200
641400
641600
641800
642000
3376700
3376500
3376300
3376100
3375900
3375700
3375500
3375300
3375100
3374900
3374700
3374500
BrkB
SvC
BrkB
AID2
BrA
TnA
BrkB
Fm 1660
KrbA
AID2
SvC
BrkB
KrbA
SvC
Brushy Creek
OaA
OkA
Soil Map may not be valid at this scale.
Map Scale: 1:11,100 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 150 300 600 900
Feet
0 500 1000 2000 3000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

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
AlD2	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

Appendix I
Previously Approved Drainage Report: Gola Phase 1 Drainage

Gola Phase 1

Ashton Woods

Drainage Impact Analysis

Williamson County, Texas



BGE, Inc.
TBPE Registration No. F-1046

BGE Project No. 9055-00
August 2021

Contents

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2.1.1 Precipitation 4
2.1.2 Drainage Area 4
2.1.3 Infiltration Losses 4
2.1.4 Unit Hydrograph Method 5
2.1.5 Time of Concentration 6

Section 3 Hydrologic Results 9

Section 4 Conclusions 10

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

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 1 plan proposes 167 single family residences and 9,533 linear feet of public roadways within 57.06 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, Cottonwood Creek and Brushy Creek are designated as a Zone AE (1-percent annual chance flood with base flood elevation determined) floodplain. The Cottonwood Creek flood designation begins in the City of Hutto and conveys drainage south, across US 79 before crossing the northern portion of the Gola Subdivision and continuing east. 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 POI-1 and POI-2. 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 POI-1 and POI-2.

Section 2
Methodology

2.1 Hydrology

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

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 takes into account such factors as soil characteristics, land use/land condition, and antecedent soil moisture to derive a generalized rainfall runoff relationship for a given area. A description of these components and the equations for calculating runoff depth from rainfall are provided below.

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

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

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

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

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

And

$$CN = 1000 / (10 + S) \qquad \textit{Equation 2}$$

Where:

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

2.1.4 Unit Hydrograph Method

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

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

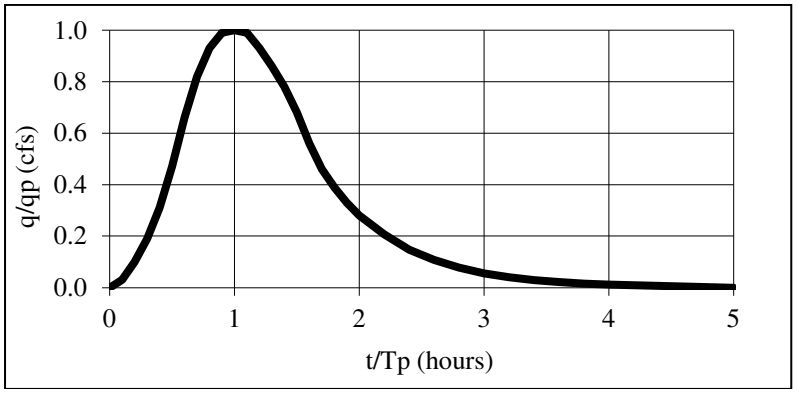


Figure 1. NRCS Unit Hydrograph

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:

$$T_{PEAK} = \Delta t/2 + T_{LAG} \qquad \textit{Equation 3}$$

Where:

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

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

$$qp = 484A/T_{PEAK} \qquad \textit{Equation 4}$$

Where:

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

2.1.5 Time of Concentration

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

2.1.5.1 Sheet Flow (<100 feet)

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

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

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.

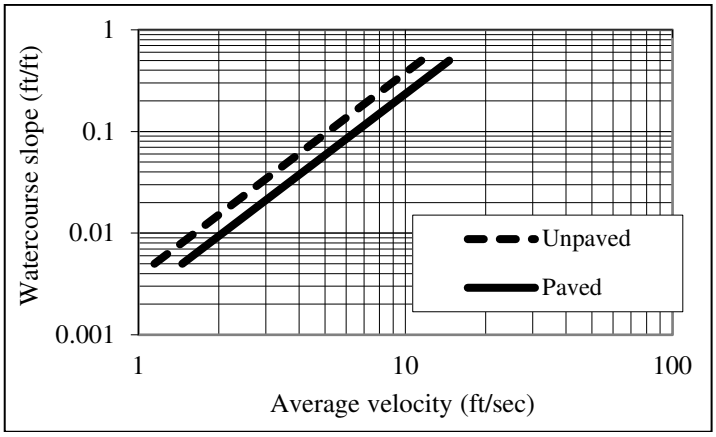


Figure 2: Average Velocities for Estimating Travel Time in Shallow Concentrated Flow Segments

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

$$Tt_{UNPAVED} = L / (3600 \times 16.1345 \times s^{05}) \qquad \textit{Equation 6}$$
$$Tt_{PAVED} = L / (3600 \times 20.3282 \times s^{05}) \qquad \textit{Equation 7}$$

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:

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

Where:

V = *average velocity (ft/sec),*
L = *channel flow length (ft),*

Section 3
Hydrologic Results

3.1 Drainage Flow Rates

Tables 2-5 below compares the computed flow rates @ POI-1

Table 2. Flow Rates (cfs) @ POI-1

	Flow @ POI-1	
	Pre-Dev	**Post-Dev**
2-yr	3177.3	3175.2
10-yr	5822.4	5820.2
25-yr	7786.0	7784.0
100-yr	11408.2	11406.4
100-yr Atlas 14		

As shown in **Tables 2**, the proposed Gola subdivision will not have an adverse impact on the neighboring properties. Therefore, no ponds have been proposed for any of the outfall location at POI-1.

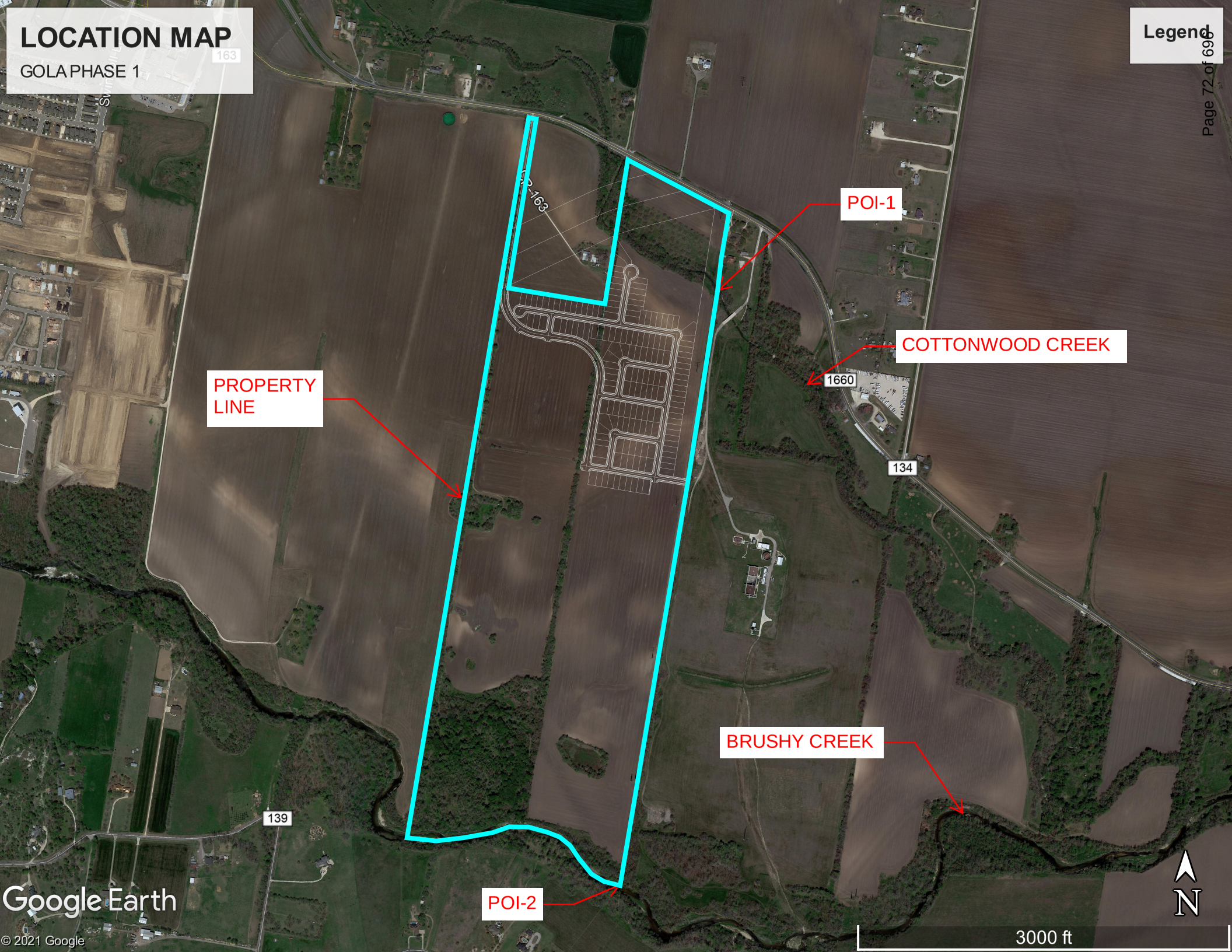
POI-2 falls within the area of Brushy Creek that has been identified as "Detention Exempt Stream Reaches" zone in the Williamson County Subdivision Regulations adopted and effective as of December 17th, 2019. This means that Brushy Creek has a stormwater discharge time-to-peak sufficiently long enough 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 POI-2 falls within this zone.

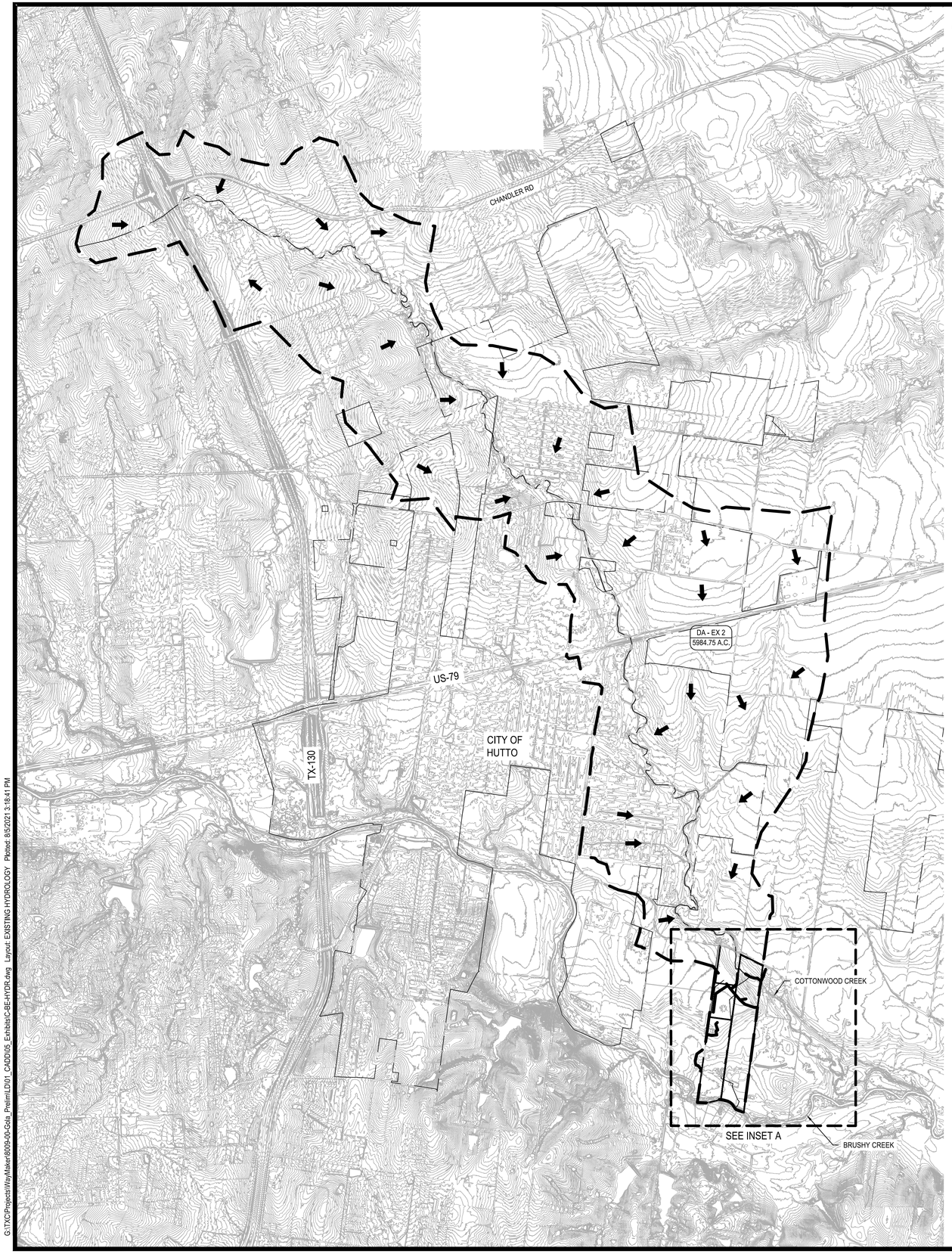
Additional calculations were conducted to verify this statement and it was confirmed that the proposed developments within Gola Tract have no adverse flooding impacts on Brushy Creek or neighboring properties. These calculations could be provided upon request.

Section 4
Conclusions

As stated in Section 3, the peak discharges, at POI-1 and POI-2, 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, Cottonwood Creek runs along the northern portion of the development and Brushy Creek runs along the southern boundary. Both have considerably large contributing watersheds. 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


LOCATION MAP
GOLA PHASE 1
Legend
POI-1
COTTONWOOD CREEK
PROPERTY LINE
BRUSHY CREEK
POI-2
163
1660
134
139
Google Earth
© 2021 Google
3000 ft
N



0 1000 2000 4000

SCALE: 1" = 2000'

N

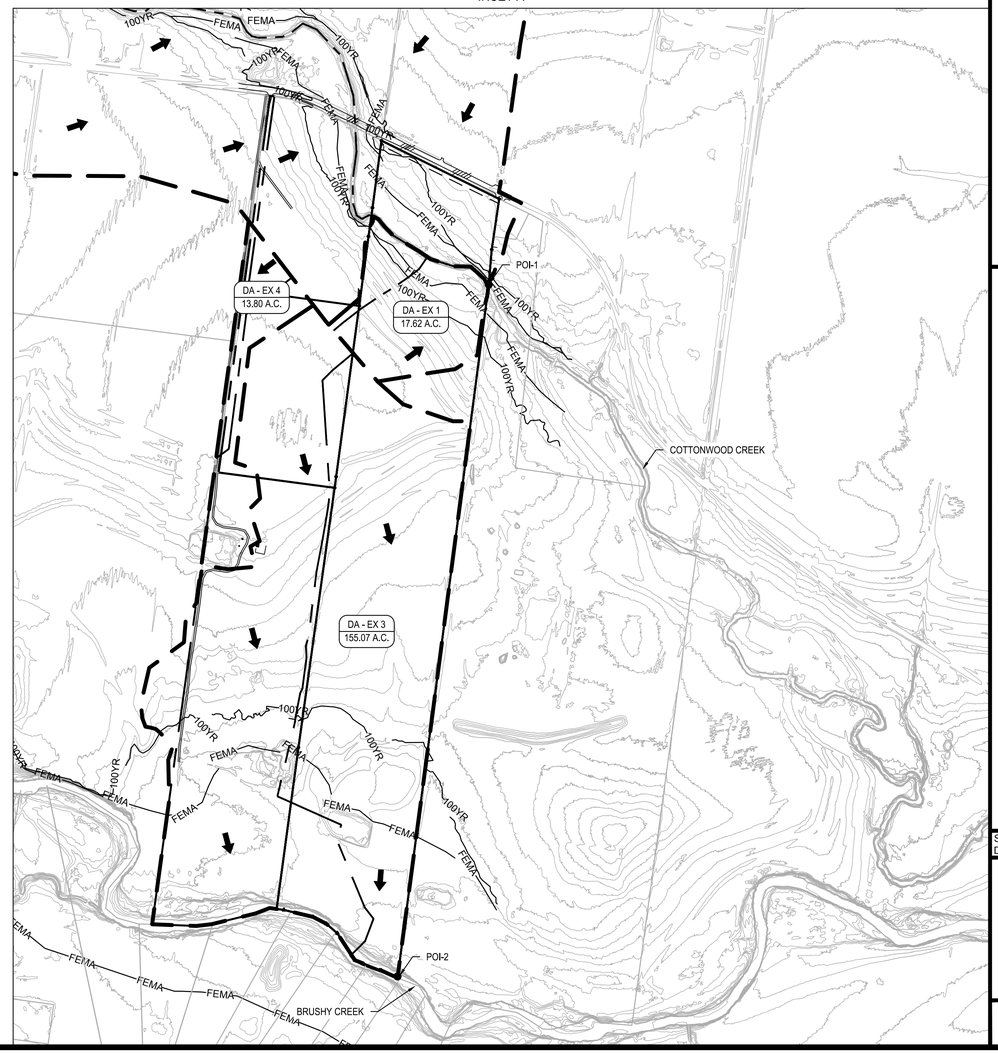
LEGEND

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

0 250' 500' 1,000'

SCALE: 1" = 500'

INSET A



	DESCRIPTION	DATE	APR
1			
2			
3			
4			
5			

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

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

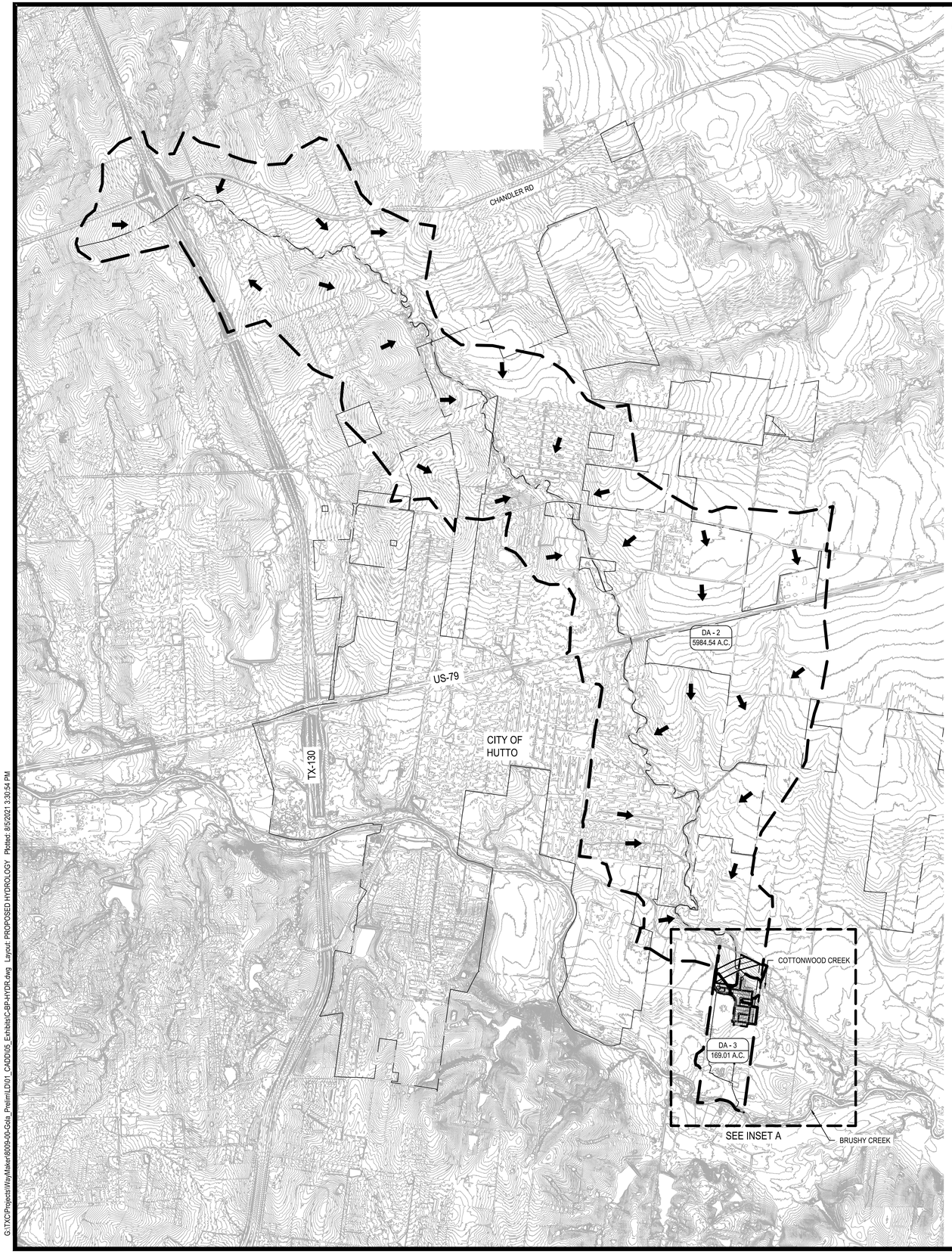
GOLA, PHASE I
HUTTO, TEXAS

EXISTING HYDROLOGY

SUBMITTAL DATE: 07-12-2021

SHEET
23 OF 88

G:\TXCIVProjects\WaxMaker\8009-00-Gola_Prelim\LD\01_CAD\05_Exhibits\C-BE-HYDR.dwg Layout: EXISTING HYDROLOGY Plotted: 8/5/2021 3:18:41 PM



0 1000 2000 4000

SCALE: 1" = 2000'

N

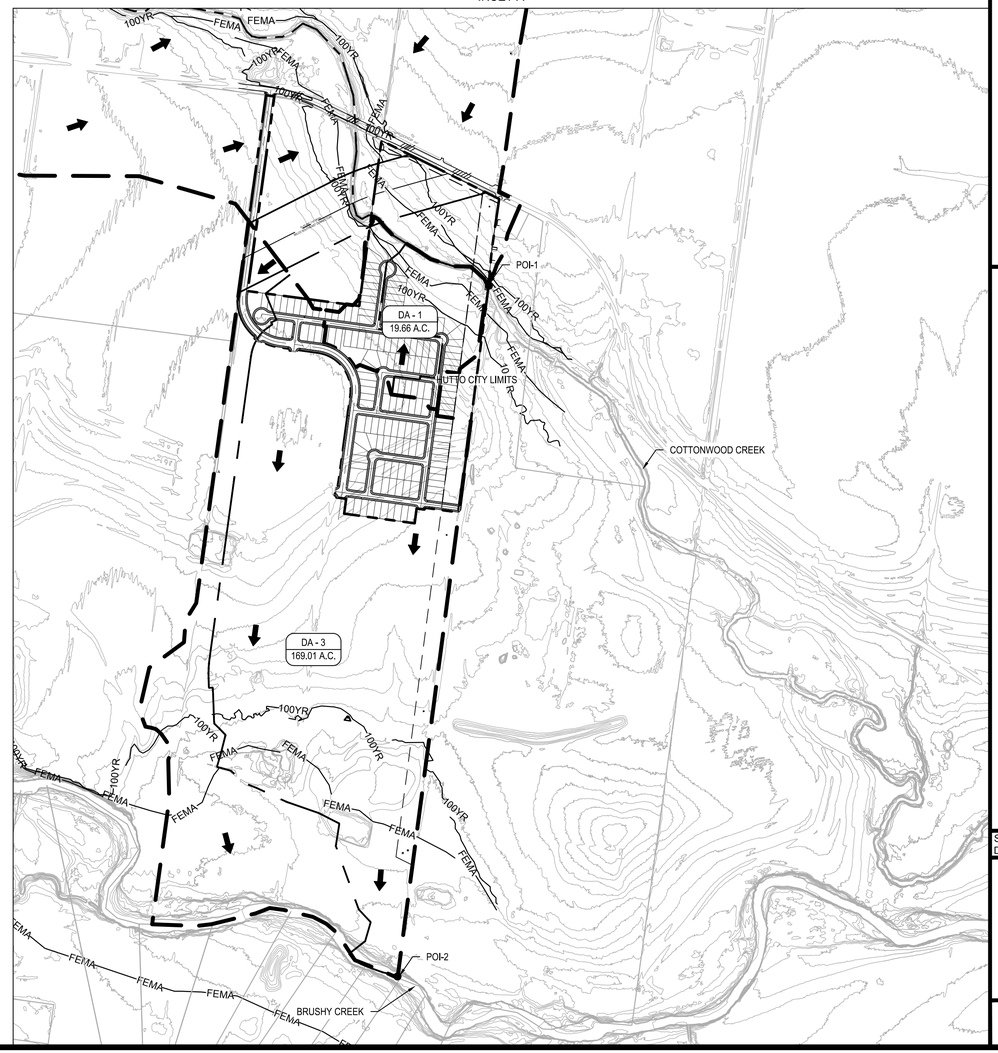
LEGEND

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

0 250' 500' 1,000'

SCALE: 1" = 500'

INSET A



							APR
							DATE
							DESCRIPTION
◁	◁	◁	◁	◁	◁		REV

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

BGE

BGE, INC.
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AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com

GOLA, PHASE I
HUTTO, TEXAS

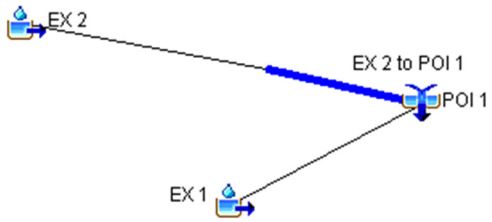
PROPOSED HYDROLOGY

SUBMITTAL DATE: 07-12-2021

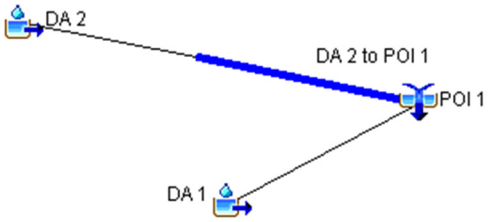
SHEET
24 OF 88

G:\TXCIP\Projects\WorkMaker\8009-00-Gola_Prelim\LD\01_CAD\05_Exhibits\C-BP-HYDR.dwg Layout: PROPOSED HYDROLOGY Plotted: 8/5/2021 3:30:54 PM

Pre-Development Hydrologic Model



Post-Development Hydrologic Model



Appendix B
Curve Number Calculation Summary

Pre-Development Runoff Curve Number				
Pre-Development DA-EX 1				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN CN values were obtianed from Table 2-2a of TR-55	Area (Acres)	Product of CN x Area
C	Row Crops (Good)	85	3.383	287.56
B	Row Crops (Good)	78	7.465	582.27
D	Row Crops (Good)	89	5.665	504.19
D	Woods(fair)	79	1.107	87.45
		Totals	17.62	1461.46
		Composite CN		82.94

Pre-Development DA-EX 2				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN CN values were obtianed from	Area (Acres)	Product of CN x Area
C	Residential District (1-acre lots)	79	21.590	1705.61
C	Residential District (1/4-1/8-acre lots)	86.5	73.030	6317.10
C	Row Crops (Good)	85	526.228	44729.38
C	Pasture	79	21.100	1666.90
C	Residential Dist. (1/2-acre lots)	80	0.500	40.00
C	Farmsteads	82	14.395	1180.39
C	Streets and roads (Paved, including ROW)	92	8.735	803.62
B	Row Crops (Good)	78	20.333	1585.97
B	Residential District (1/4-1/8-acre lots)	80	9.520	761.60
B	Pasture	69	31.792	2193.65
B	Streets and roads (Paved, including ROW)	89	1.969	175.24
B	Farmsteads	74	0.378	27.97
D	Residential District (1-acre lots)	84	121.760	10227.84
D	Pasture(fair)	84	410.482	34480.49
D	Woods(fair)	79	75.835	5990.97
D	Residential District (1/4-acre lots)	87	55.060	4790.22
D	Residential District (1/4-1/8-acre lots)	89.5	612.310	54801.75
D	Row Crops (Good)	89	3772.989	335796.02
D	Residential Lots (1-2 Acre Lots)	83	10.150	842.45
D	Farmsteads	86	9.614	826.80
D	Streets and roads (Paved, including ROW)	93	2.857	265.70
B-C-D	Impervious Cover	98	184.123	18044.05
		Totals	5984.75	527253.72
		Composite CN		88.10

Post-Development DA-1				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN CN values were obtianed from Table 2-2a of TR-55	Area (Acres)	Product of CN x Area
C	Residential District (1/4-1/8-acre lots)	86.5	4.455	385.36
B	Residential District (1/4-1/8-acre lots)	80	7.066	565.28
D	Residential District (1/4-1/8-acre lots)	89.5	0.910	81.45
D	Woods(fair)	79	1.107	87.45
D	Open Space (Good)	80.0	6.122	489.76
		Totals	19.66	1609.30
		Composite CN		81.86

Post-Development DA-2				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN CN values were obtianed from	Area (Acres)	Product of CN x Area
C	Residential District (1-acre lots)	79	21.590	1705.61
C	Residential District (1/4-1/8-acre lots)	86.5	74.324	6429.03
C	Row Crops (Good)	85	524.974	44622.79
C	Pasture	79	21.100	1666.90
C	Residential Dist. (1/2-acre lots)	80	0.500	40.00
C	Farmsteads	82	14.395	1180.39
C	Streets and roads (Paved, including ROW)	92	8.735	803.62
B	Row Crops (Good)	78	16.228	1265.78
B	Residential District (1/4-1/8-acre lots)	80	9.520	761.60
B	Pasture	69	31.792	2193.65
B	Streets and roads (Paved, including ROW)	89	1.969	175.24
B	Farmsteads	74	0.378	27.97
B	Open Space (Good)	61	5.568	339.65
D	Residential District (1-acre lots)	84	121.760	10227.84
D	Pasture(fair)	84	410.482	34480.49
D	Woods(fair)	79	75.889	5995.23
D	Residential District (1/4-acre lots)	87	55.060	4790.22
D	Residential District (1/4-1/8-acre lots)	89.5	612.310	54801.75
D	Row Crops (Good)	89	3771.532	335666.35
D	Residential Lots (1-2 Acre Lots)	83	10.150	842.45
D	Farmsteads	86	9.614	826.80
D	Streets and roads (Paved, including ROW)	93	2.857	265.70
B-C-D	Impervious Cover	98	184.123	18044.05
		Totals	5984.85	527153.11
		Composite CN		88.08

Appendix C
Time of Concentration Calculations

Pre-Development Time of Concentration Calculation - DA EX-1

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)	600.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.28

Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	723
Watercourse High Elevation (ft)	600.4
Watercourse Low Elevation (ft)	584
Watercourse slope, s (ft/ft)	0.0227
Average Velocity, V (fps)	2.43
$T_t = L/(3600V)$ (hr) =	0.08

Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	584
Watercourse Low Elevation (ft)	584
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.01
$T_t = L/(3600V)$ (hr) =	0.00

Channel Flow	
Segment ID	4
Flow Length, L (ft)	519
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (hr) =	0.04

Total (Tc) =	0.40
Lag Time (min) =	**14.40**

Pre-Dev Time of Concentration Calculation - DA EX-2

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)	846
Watercourse Low Elevation (ft)	845
Watercourse slope, s (ft/ft)	0.0100
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.21

Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved	unpaved
Flow Length, L (ft)	1051
Watercourse High Elevation (ft)	845
Watercourse Low Elevation (ft)	820
Watercourse slope, s (ft/ft)	0.0238
Average Velocity, V (fps)	2.49
$T_t = L/(3600V)$ (hr) =	0.12

Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	820
Watercourse Low Elevation (ft)	820
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.01
$T_t = L/(3600V)$ (hr) =	0.00

Channel Flow	
Segment ID	4
Flow Length, L (ft)	52627
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (hr) =	3.65

Total (Tc) =	3.99
Lag Time (min) =	**143.47**

HEC-HMS Routing	
Segment ID	5
Flow Length, L (ft)	950
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (hr) =	0.07
Lag Time (min) =	**2.38**

Post-Dev Time of Concentration Calculation DA-1	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.2
Flow Length, L (ft)	30
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	600.9
Watercourse Low Elevation (ft)	600.50
Watercourse slope, s (ft/ft)	0.0133
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.08
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	90
Watercourse High Elevation (ft)	600.50
Watercourse Low Elevation (ft)	599.30
Watercourse slope, s (ft/ft)	0.0133
Average Velocity, V (fps)	1.86
$T_t = L/(3600V)$ (hr) =	0.01
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	180
Watercourse High Elevation (ft)	599.30
Watercourse Low Elevation (ft)	597.50
Watercourse slope, s (ft/ft)	0.0100
Average Velocity, V (fps)	2.03
$T_t = L/(3600V)$ (hr) =	0.02
Channel Flow	
Segment ID	4
Flow Length, L (ft)	731
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (hr) =	0.05
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	1477
Average Velocity, V (fps)	9.00
$T_t = L/(3600V)$ (hr) =	0.05
Total (Tc) =	0.22
Lag Time (min) =	**7.82**

Post-Dev Time of Concentration Calculation DA-2

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)	846
Watercourse Low Elevation (ft)	845
Watercourse slope, s (ft/ft)	0.0100
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.21

Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1051
Watercourse High Elevation (ft)	845
Watercourse Low Elevation (ft)	820
Watercourse slope, s (ft/ft)	0.0238
Average Velocity, V (fps)	2.49
$T_t = L/(3600V)$ (hr) =	0.12

Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	820
Watercourse Low Elevation (ft)	820
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.01
$T_t = L/(3600V)$ (hr) =	0.00

Channel Flow	
Segment ID	4
Flow Length, L (ft)	52627
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (hr) =	3.65

Pipe Flow	
Segment ID	5
Flow Length, L (ft)	0
Average Velocity, V (fps)	9.00
$T_t = L/(3600V)$ (hr) =	0.00

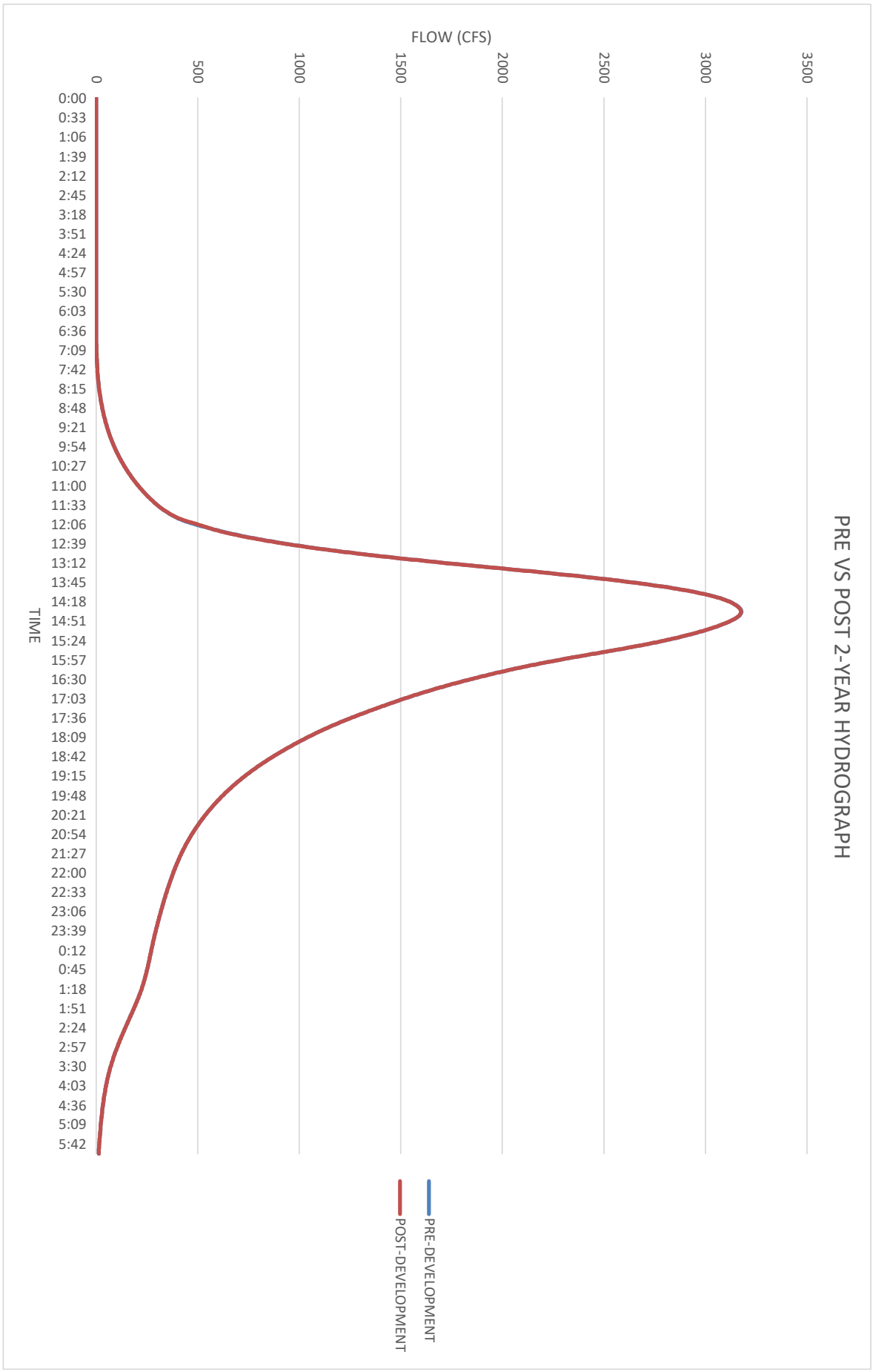
Total (Tc) =	3.99
Lag Time (min) =	**143.47**

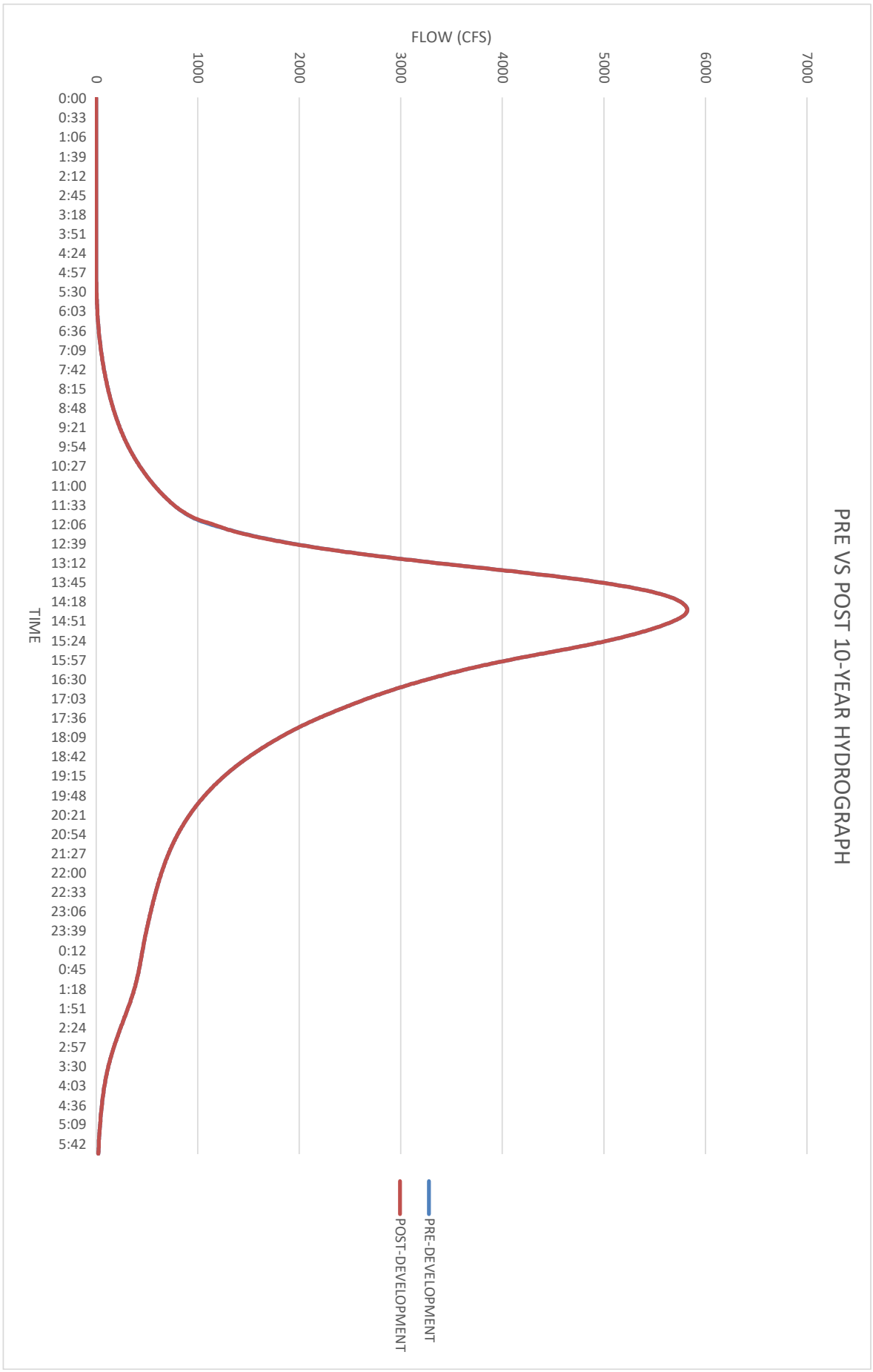
HEC-HMS Routing	
Segment ID	6
Flow Length, L (ft)	950
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (hr) =	0.07
Lag Time (min) =	**2.38**

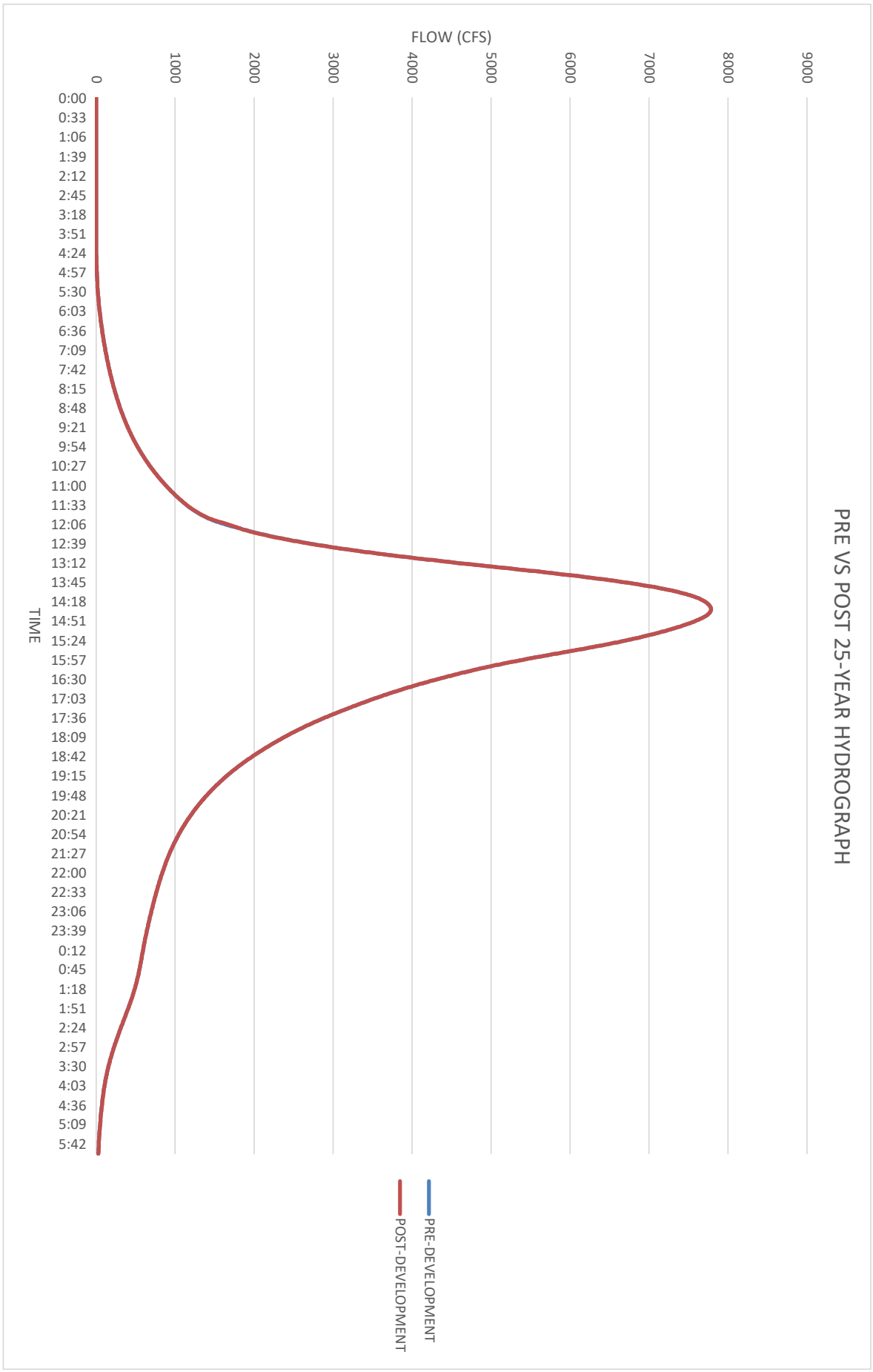
Appendix D
HEC-HMS Model (Electronic)

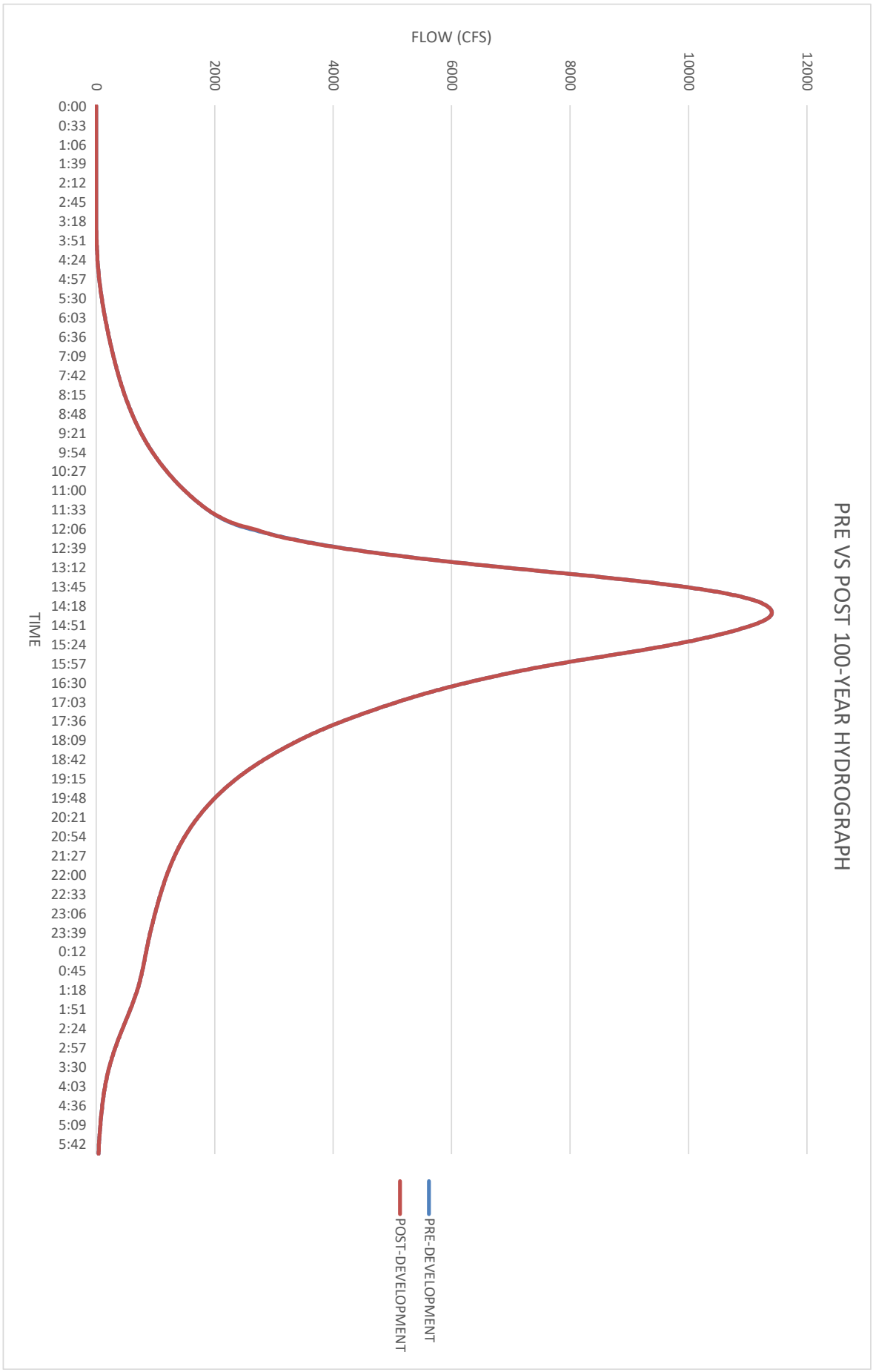
Appendix E

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


PRE VS POST 2-YEAR HYDROGRAPH
FLOW (CFS)
0
500
1000
1500
2000
2500
3000
3500
TIME
0:00
0:33
1:06
1:39
2:12
2:45
3:18
3:51
4:24
4:57
5:30
6:03
6:36
7:09
7:42
8:15
8:48
9:21
9:54
10:27
11:00
11:33
12:06
12:39
13:12
13:45
14:18
14:51
15:24
15:57
16:30
17:03
17:36
18:09
18:42
19:15
19:48
20:21
20:54
21:27
22:00
22:33
23:06
23:39
0:12
0:45
1:18
1:51
2:24
2:57
3:30
4:03
4:36
5:09
5:42
PRE-DEVELOPMENT
POST-DEVELOPMENT


PRE VS POST 10-YEAR HYDROGRAPH
FLOW (CFS)
0
1000
2000
3000
4000
5000
6000
7000
TIME
0:00
0:33
1:06
1:39
2:12
2:45
3:18
3:51
4:24
4:57
5:30
6:03
6:36
7:09
7:42
8:15
8:48
9:21
9:54
10:27
11:00
11:33
12:06
12:39
13:12
13:45
14:18
14:51
15:24
15:57
16:30
17:03
17:36
18:09
18:42
19:15
19:48
20:21
20:54
21:27
22:00
22:33
23:06
23:39
0:12
0:45
1:18
1:51
2:24
2:57
3:30
4:03
4:36
5:09
5:42
PRE-DEVELOPMENT
POST-DEVELOPMENT


PRE VS POST 25-YEAR HYDROGRAPH
FLOW (CFS)
0
1000
2000
3000
4000
5000
6000
7000
8000
9000
TIME
0:00
0:33
1:06
1:39
2:12
2:45
3:18
3:51
4:24
4:57
5:30
6:03
6:36
7:09
7:42
8:15
8:48
9:21
9:54
10:27
11:00
11:33
12:06
12:39
13:12
13:45
14:18
14:51
15:24
15:57
16:30
17:03
17:36
18:09
18:42
19:15
19:48
20:21
20:54
21:27
22:00
22:33
23:06
23:39
0:12
0:45
1:18
1:51
2:24
2:57
3:30
4:03
4:36
5:09
5:42
PRE-DEVELOPMENT
POST-DEVELOPMENT

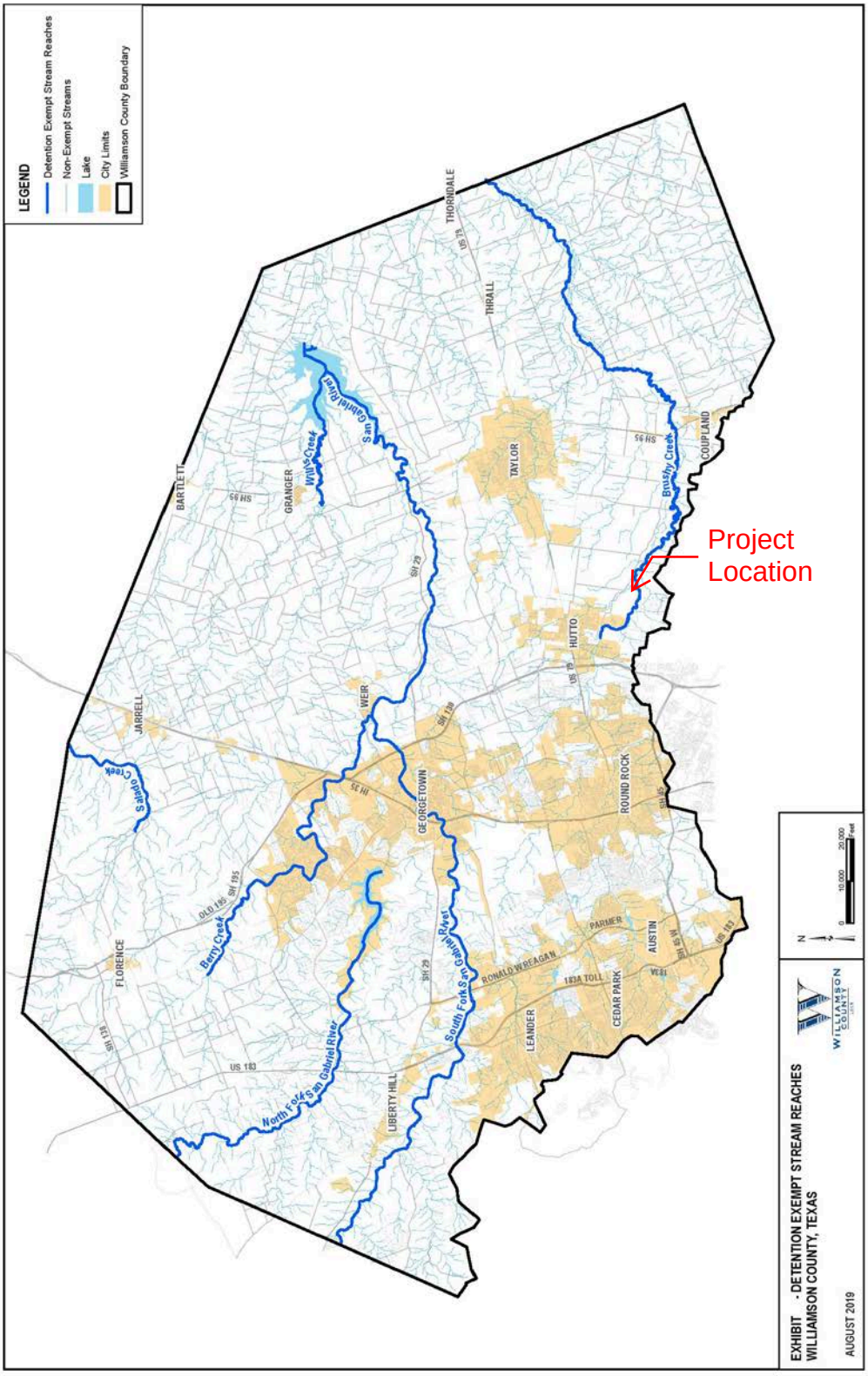

PRE VS POST 100-YEAR HYDROGRAPH
FLOW (CFS)
0
2000
4000
6000
8000
10000
12000
TIME
0:00
0:33
1:06
1:39
2:12
2:45
3:18
3:51
4:24
4:57
5:30
6:03
6:36
7:09
7:42
8:15
8:48
9:21
9:54
10:27
11:00
11:33
12:06
12:39
13:12
13:45
14:18
14:51
15:24
15:57
16:30
17:03
17:36
18:09
18:42
19:15
19:48
20:21
20:54
21:27
22:00
22:33
23:06
23:39
0:12
0:45
1:18
1:51
2:24
2:57
3:30
4:03
4:36
5:09
5:42
PRE-DEVELOPMENT
POST-DEVELOPMENT


Summary Results for Junction "POI 1"
Project: Gola_Prelim Simulation Run: 2 YR Pre Dev
Junction: POI 1
Start of Run: 21Sep2020, 00:00 Basin Model: Pre Dev
End of Run: 22Sep2020, 06:00 Meteorologic Model: 2 YR
Compute Time:16Jul2021, 15:06:27 Control Specifications:Control 1
Volume Units: IN AC-FT
Computed Results
Peak Discharge:3177.3 (CFS) Date/Time of Peak Discharge:21Sep2020, 14:37
Volume: 2.72 (IN)
Summary Results for Junction "POI 1"
Project: Gola_Prelim Simulation Run: 2 YR Post Dev No Pond
Junction: POI 1
Start of Run: 21Sep2020, 00:00 Basin Model: Post Dev No Pond
End of Run: 22Sep2020, 06:00 Meteorologic Model: 2 YR
Compute Time:16Jul2021, 15:06:26 Control Specifications:Control 1
Volume Units: IN AC-FT
Computed Results
Peak Discharge:3175.2 (CFS) Date/Time of Peak Discharge:21Sep2020, 14:37
Volume: 2.72 (IN)
Summary Results for Junction "POI 1"
Project: Gola_Prelim Simulation Run: 10 YR Pre Dev
Junction: POI 1
Start of Run: 21Sep2020, 00:00 Basin Model: Pre Dev
End of Run: 22Sep2020, 06:00 Meteorologic Model: 10 YR
Compute Time:16Jul2021, 15:06:24 Control Specifications:Control 1
Volume Units: IN AC-FT
Computed Results
Peak Discharge:5822.4 (CFS) Date/Time of Peak Discharge:21Sep2020, 14:34
Volume: 5.05 (IN)
Summary Results for Junction "POI 1"
Project: Gola_Prelim Simulation Run: 10 YR Post Dev No Pond
Junction: POI 1
Start of Run: 21Sep2020, 00:00 Basin Model: Post Dev No Pond
End of Run: 22Sep2020, 06:00 Meteorologic Model: 10 YR
Compute Time:16Jul2021, 15:06:22 Control Specifications:Control 1
Volume Units: IN AC-FT
Computed Results
Peak Discharge:5820.2 (CFS) Date/Time of Peak Discharge:21Sep2020, 14:34
Volume: 5.04 (IN)
Summary Results for Junction "POI 1"
Project: Gola_Prelim Simulation Run: 25 YR Pre Dev
Junction: POI 1
Start of Run: 21Sep2020, 00:00 Basin Model: Pre Dev
End of Run: 22Sep2020, 06:00 Meteorologic Model: 25 YR
Compute Time:16Jul2021, 15:06:29 Control Specifications:Control 1
Volume Units: IN AC-FT
Computed Results
Peak Discharge:7786.0 (CFS) Date/Time of Peak Discharge:21Sep2020, 14:33
Volume: 6.81 (IN)
Summary Results for Junction "POI 1"
Project: Gola_Prelim Simulation Run: 25 YR Post Dev No Pond
Junction: POI 1
Start of Run: 21Sep2020, 00:00 Basin Model: Post Dev No Pond
End of Run: 22Sep2020, 06:00 Meteorologic Model: 25 YR
Compute Time:16Jul2021, 15:06:28 Control Specifications:Control 1
Volume Units: IN AC-FT
Computed Results
Peak Discharge:7784.0 (CFS) Date/Time of Peak Discharge:21Sep2020, 14:33
Volume: 6.80 (IN)
Summary Results for Junction "POI 1"
Project: Gola_Prelim Simulation Run: 100 YR Pre Dev
Junction: POI 1
Start of Run: 21Sep2020, 00:00 Basin Model: Pre Dev
End of Run: 22Sep2020, 06:00 Meteorologic Model: 100 YR
Compute Time:16Jul2021, 15:06:26 Control Specifications:Control 1
Volume Units: IN AC-FT
Computed Results
Peak Discharge:11408.2 (CFS) Date/Time of Peak Discharge:21Sep2020, 14:32
Volume: 10.11 (IN)
Summary Results for Junction "POI 1"
Project: Gola_Prelim Simulation Run: 100 YR Post Dev No Pond
Junction: POI 1
Start of Run: 21Sep2020, 00:00 Basin Model: Post Dev No Pond
End of Run: 22Sep2020, 06:00 Meteorologic Model: 100 YR
Compute Time:16Jul2021, 15:06:24 Control Specifications:Control 1
Volume Units: IN AC-FT
Computed Results
Peak Discharge:11406.4 (CFS) Date/Time of Peak Discharge:21Sep2020, 14:32
Volume: 10.11 (IN)

Appendix F

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

Exhibit 1 – Detention Exempt Stream Reaches Map



AGENDA ITEM REPORT
4.3.

To:	Planning and Zoning Commission
Subject:	Consideration and possible action to disapprove the proposed Stromberg Preliminary Plat, 327.14 acres, more or less, of land,consisiting of residential, multifamily, commercial, and light industrial uses, located south of CR132 approximately one mile west of FM3349.
Meeting:	Tuesday, May 6, 2025
Department:	Development Services
Staff Contact:	

BACKGROUND INFORMATION:

The Stromberg property is approximately 327 acres and includes 859 residential lots, 148.78 acres of light industrial area, 14.67 acres of multifamily, 7.15 acres of commercial, and associated roadways. The property was annexed in May 2019 and the property was zoned PUD in 2024.

NORTH:CR132 ROW
SOUTH: East Wilco Highway extension and ETJ
EAST: ETJ
WEST: ETJ

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 comments thus the item is recommended for denial. The preliminary plat must be submitted on a denial submittal date going forward.

FISCAL NOTES:

None.

POLICY IMPLICATIONS:

None.

ATTACHMENTS:

AGENDA ITEM REPORT
4.3.

1. StrombergPrelim-InitComIssued(4-30-25)

April 30, 2025

Gray Engineering, Inc.
Tim Holland
8834 N. Capital of Texas Highway #140
Austin, TX 78759
tholland@grayengineeringinc.com - *communication provided via email*
jdougherty@waymakerventures.com - *communication provided via email*

RE: Stromberg Preliminary Plat, Hutto, TX 78634
Plat Review – Stromberg Preliminary Plat - Comment Report to Initial Submittal (received 4-8-25)
Project No.: PLAT-25-0008

Mr. Holland,

Upon review of the above referenced plat initial application submitted on April 8, 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 – Emmanuel Hernandez, Planner (512) 759-4038 – manny.hernandez@huttotx.gov

1. See attached markups.
2. Provide written WCESD#3 plan review approval.
3. Pay application fees due at initial submittal of $25,393.80. Pay online through GovWell by credit card or check. Applicant has been invoiced multiple times. Payment is past due and is required per Texas Local Government Code 212.004(f), as notified on April 8, 2025.

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

4. 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

STROMBERG PRELIMINARY PLAT - INITIAL SUBMITTAL 4/30/2025

Attendees

Mindy McDonough (mindy.mcdonough@huttotx.gov)
Edward Hill (Edward.hill@huttotx.gov)
Matt Rector (matt.rector@huttotx.gov)
Todd Meaker (todd.meaker@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

StrombergPrelim-Init-TreeSurv(4-8-25).pdf
StrombergPrelim-Init-Plat(4-8-25).pdf
StrombergPrelim-Init-DrainRpt(4-8-25).pdf

GRAY ENGINEERING

O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPELS 2946

This letter does not discuss tree survey

March 10, 2025

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

Re: Stromberg – Engineer's Summary Letter & Statement of Intent

Gray Engineering, Inc. (GEI) is pleased to submit the attached preliminary plat application for the proposed Stromberg subdivision. The Stromberg subdivision will consist of 859 single family residential lots, 148.78 acres of light industrial, 14.67 acres of multifamily, 7.15 acres of commercial and 44,166 linear feet of public roadways within 327.14 acres. The subject property is in Williamson County and the City of Hutto city limits. This site is bounded by CR 132 to the north and the future East WilCo Highway to the south, approximately one mile west of FM 3349.

This project is subject to the Stromberg PUD, Ordinance No. O-2024-039.

The site is relatively flat with elevations ranging from 600 to 645 feet above MSL. The existing site is used for agricultural purposes, therefore there are no significant trees and minimal vegetation present on site. According to the Federal Emergency Management Agency (FEMA) flood insurance rate map 48491C0520F, dated December 20, 2019, no portion of the site lies within the 100-year floodplain.

Access to the site will be provided from the north along CR 132, south by the future East WilCo Highway. A proposed arterial will bound the eastern property line and Carl Stern will bisect the property. Roads will be public and engineering design guidelines are per City of Hutto requirements. Roads are proposed to be asphalt paving.

Water will be designed per Jonah SUD standards with a connection to a 24" waterline on the north side of CR 132. Wastewater will be designed per City of Hutto standards and will connect to the SE Loop Interceptor within he East WilCo Highway ROW.

The site is located within the Brushy Creek watershed and drainage generally flows from north to south. Onsite drainage will be conveyed within the streets/storm sewer and then routed via earthen channels. Detention is proposed for the development to prevent an increase in peak flowrates for the 2, 10, 25, and 100-yr storm. Two detention ponds are proposed for the project. All channels, inlets, culverts, and storm pipes will be designed based on the Atlas 14 rainfall amounts. Street flow within local streets will be limited to the top of curb/crown elevation for 25yr storm event and will be contained within the ROW in the 100yr storm event. A drainage report has been provided with this submittal.

Permanent water quality is not required per the City of Hutto UDC. Temporary sedimentation control will be provided with rock berms, inlet protections, rock rip-rap, etc. as applicable.

At this time, parkland dedication will be provided by fee-in-lieu for this project.

GRAY ENGINEERING

O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : **www.grayengineeringinc.com**

TBPELS 2946

Feel free to contact me with any questions at 512-677-6344 or tholland@grayengineeeringinc.com.

Sincerely,

Timothy M. Holland, P.E.
Project Manager

STROMBERG PRELIMINARY PLAT



VICINITY MAP
1" = 5000'

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

- ☐ No Exceptions Taken
- ☐ Accepted with conditions.
- ☒ Denied. Revise and Resubmit.

Planning Review by:
Emmanuel Hernandez **DENIED**
Manny.Hernandez@huttotx.gov
512-365-9198
04/28/2025 6:21:07 PM

Erosion and Sediment Control Plan Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-759-4003
04/29/2025

OWNER:
WMV HUTTO 390 DE, LLC
3310 N. CAPITAL OF TEXAS HWY
SUITE 202
AUSTIN TEXAS 78746

ENGINEER:
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HWY.
SUITE 140
AUSTIN, TEXAS 78759

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

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

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

GAS SERVICE:
SI ENERGY
281-778-6250

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

WATER SERVICE:
JONAH SUD

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD #3
501 EXCHANGE BLVD.
HUTTO, TEXAS 78634
512-759-2616

SCALE: 1" = 300'
GRAPHIC SCALE IN FEET
0 150' 300' 600'

LEGEND
- PROPERTY BOUNDARY
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE

Please label POB on plat and add to legend

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16. 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.

preference would be to show the PUE on both sides of all streets.

is this necessary?

Clarify that this is where a detention pond will be.

Clarify this is where a pond will be located.

should this be revised to reference the PUD?

This PLAT calls out commercial, and LI as well as MF

Add note that states who will own and operate (maintain) on-site stormwater detention facilities.

Note about who will maintain drainage easements / open channels?

per mobility master plan minimum ROW if 134 for Major Arterial, 110 for Minor Arterial and 70 for collectors

Are these names subject to change?

Is this in feet?

STREET TABLE

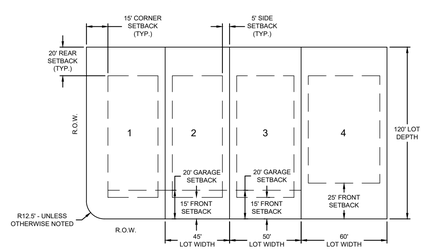
STREET NAME	ROW WIDTH	STREET WIDTH (F-F)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET TYPE	STREET OWNERSHIP	STREET LENGTH
STREET A	136'–0"	28'–0"	45	C&G	MAJOR ARTERIAL	F	PUBLIC	8045
STREET B	120'–0"	82'–0"	40	C&G	MINOR ARTERIAL	F	PUBLIC	3041
STREET C	69'–0"	44'–0"	35	C&G	COLLECTOR	F	PUBLIC	3580
STREET D	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	3728
STREET E	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	1459
STREET F	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	1846
STREET G	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	1513
STREET H	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	3707
STREET I	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	887
STREET J	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	560
STREET K	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	590
STREET L	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	1360
STREET M	55'–0"	30'–0"	30	C&G	LOCAL	D	PUBLIC	561
STREET N	55'–0"	28'–0"	30	C&G	LOCAL	F	PUBLIC	1335
STREET O	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	1816
STREET P	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	373
STREET Q	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	1777
STREET R	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	1154
STREET S	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	1265
STREET T	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	580
STREET U	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	2128
STREET V	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	420
STREET W	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	851
STREET X	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	1251
STREET Y	55'–0"	30'–0"	30	C&G	LOCAL	F	PUBLIC	339
							(TOTAL LF)	44166
							(ROW AC)	63.44

Somewhere on this first page please list total number of lots and blocks

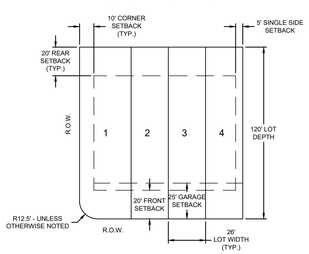
Please add acreage and sqft of total site, and acreage and sqft of lots type - also include ROW into lot type column

LOT COUNT TABLE

LOT TYPE	# LOTS	PERCENTAGE
26'	117	13.0%
45'	453	50.3%
50'	148	16.4%
60'	141	15.6%
MULTIFAMILY/TOWNHOUSE	1	0.1%
O.S./DRAINAGE	7	0.8%
O.S./PARK	29	3.2%
AMENITY CENTER	1	0.1%
COMMERCIAL	2	0.2%
LIGHT INDUSTRIAL	2	0.2%
TOTAL	901	100%



TYP. LOT LAYOUT DIAGRAM (SF-1, SF-1 VILLAGE)



TYP. LOT LAYOUT DIAGRAM (SF-2)

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

STROMBERG
HUTTO, TX

OVERALL PRELIMINARY PLAT

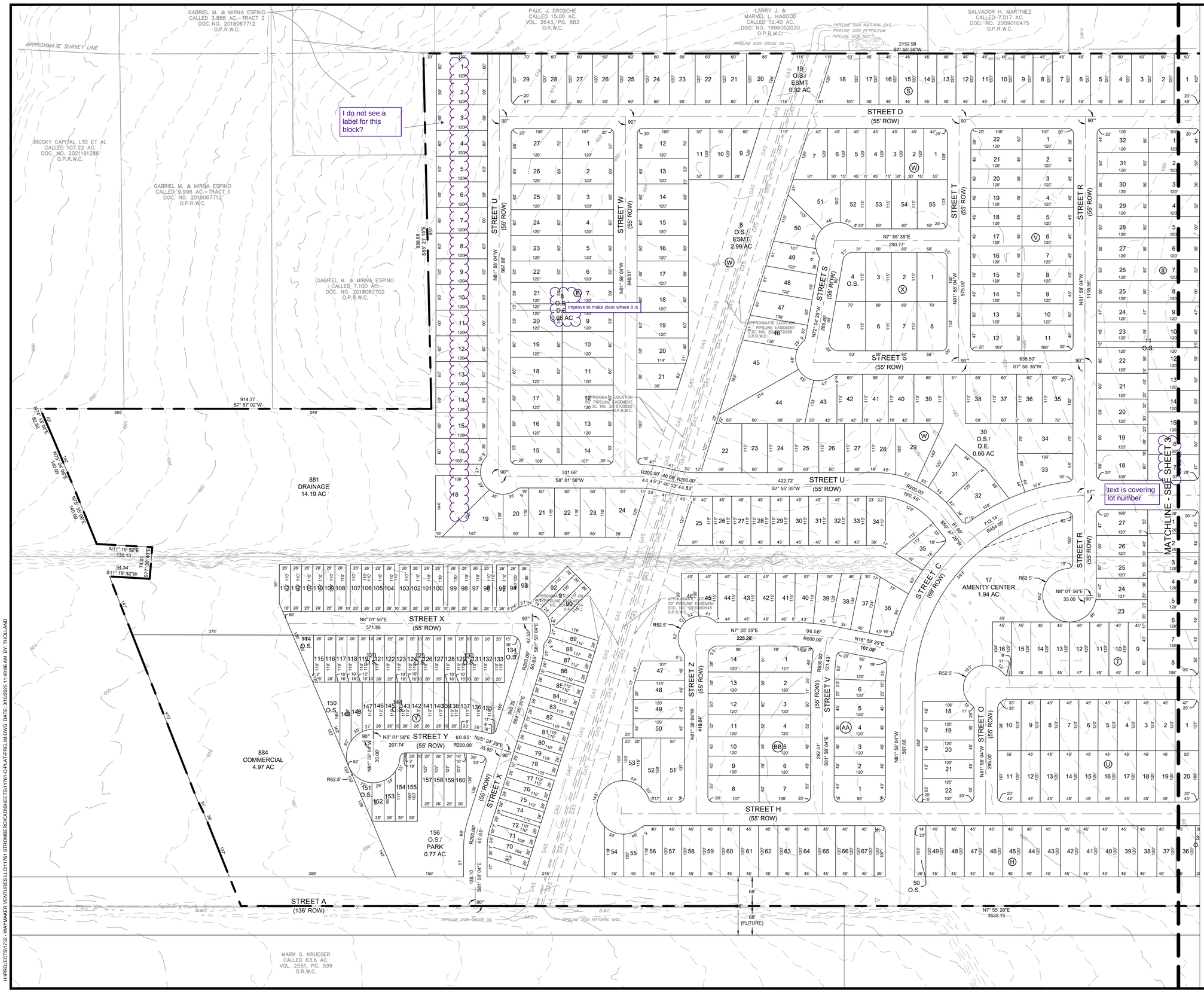
PROJECT NO: 1732-11761
DESIGNED BY: ARS
DRAWN BY: MRC
CHECKED BY: TMH

NOTICE:
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STATE OF TEXAS
TIMOTHY M. HOLLAND
94848
LICENSED PROFESSIONAL ENGINEER
04/10/2025

SHEET 1 OF 6

H:\PROJECTS\1732 - WAYMAKER VENTURES LLC\11761 STROMBERG\CAD\SHEETS\11761-C-PLAT-PRELIM.DWG DATE: 3/10/2025 11:48:54 AM BY: THOLLAND



LEGEND

- PROPERTY BOUNDARY
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE
- 28 PROPOSED LOT NUMBER

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8834 N. Capital of Texas Hwy.
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(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

STROMBERG
HUTTO, TX

PRELIMINARY PLAT (1 OF 4)

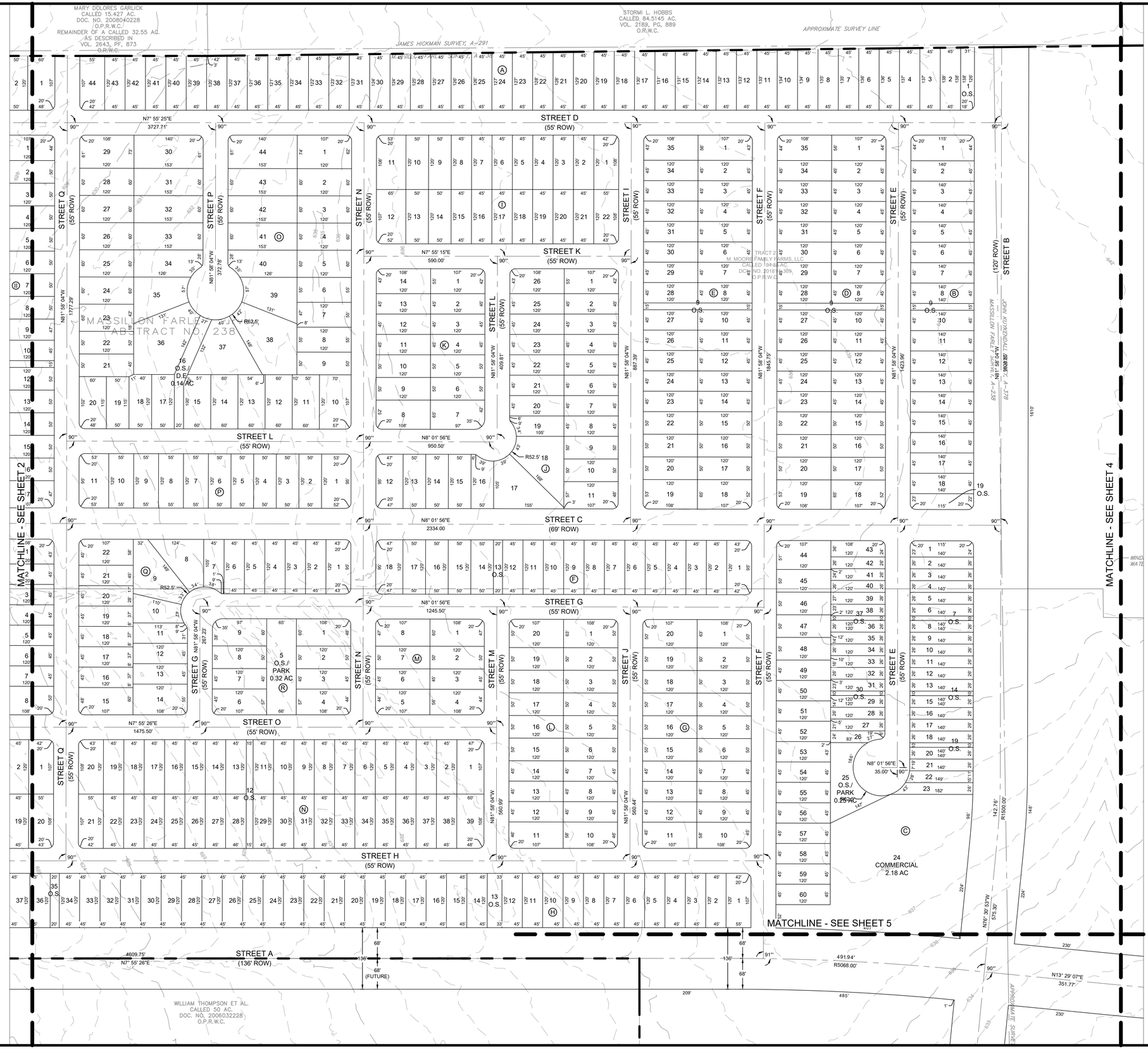
PROJECT NO: 1732-11761
DESIGNED BY: ARS
DRAWN BY: MRC
CHECKED BY: TMH

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STATE OF TEXAS
TIMOTHY M. HOGAN
94848
LICENSED PROFESSIONAL ENGINEER
10/1/2025

SHEET 2 OF 6

H:\PROJECTS\1732 - WAYMAKER VENTURES LLC\11761 STROMBERG\CAD\SHEETS\11761-C-PLAT-PRELIM.DWG DATE: 3/10/2025 11:48:06 AM BY: THOLLAND



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

LEGEND

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STROMBERG
HUTTO, TX

PRELIMINARY PLAT (2 OF 4)

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TIMOTHY M. HOLLAND
94848
LICENSED PROFESSIONAL ENGINEER
10/10/2025

SHEET 3 OF 6

H:\PROJECTS\1732 - WAYMAKER VENTURES LLC\11761 STROMBERG\CAD\SHEETS\11761-C-PLAT-PRELIM.DWG DATE: 3/10/2025 11:48:13 AM BY: THOLLAND

DOYLE E. HOBBS, JR.
CALLED 84.5145 AC.
VOL. 2189, PG. 889
O.R.W.C.

4573.18
S7° 17' 27"W

JACOB H FREDENBURGH SURVEY, A-237
JOHN KUYKENDALL SURVEY, A-378

1760

(2)-36" CMP

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1

Is this watercourse, creek or drainage structure if so please show centerline

1
LIGHT INDUSTRIAL
129.87 AC

S 07°55'28" W 2,509.50'

N82° 45' 42"W
1227.06

(3)-BOX CULVERTS

COUNTY ROAD 132
(R.O.W. VARIES)

N82° 36' 03"W
698.10

WINDMILL & WATER WELL

(2)-24" CMP

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

485'

492.01'

R5068.00'

499'

68'

136'

68'

175'

STREET A
(136' ROW)

2099'

N7° 55' 23"E
1924.48

68'

100'

68'
(FUTURE)

N7° 55' 23"E
2099.57'

POSSIBLE GRAVE PER
DOC. NO. 2015046325
O.P.R.W.C.

CYNTHIA KRUEGER
PARCEL-2
FOURTH TRACT
CALLED 112.2 AC.
DOC. NO. 2015046325
O.P.R.W.C.

H:\PROJECTS\1732 - WAYMAKER VENTURES LLC\11761 STROMBERG\CAD\SHEETS\11761-C-PLAT-PRELIM.DWG DATE: 3/10/2025 11:49:19 AM BY: THOLLAND

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

LEGEND

- PROPERTY BOUNDARY
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE
- 28 PROPOSED LOT NUMBER

NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL BE AS SHOWN ON SHEET 1.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. SIDEWALKS AND TREES SHALL BE CONSTRUCTED ON BOTH SIDE OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
7. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BY BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. ALL STRUCTURES ADJACENT TO FLOODPLAIN SHALL HAVE THE LOWEST FINISH FLOOR ELEVATION 2 FEET ABOVE THE BASE FLOOD ELEVATION.
8. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER	JONAH SUD
WASTEWATER	CITY OF HUTTO
ELECTRIC	ONCOR
GAS	SI ENERGY

9. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YR FLOODPLAIN AS DEFINED BY FEMA PANEL NO. 48491C0520F - DATE: 12-20-19. NO WORK THAT REQUIRES CLOMR/LOMR SHALL COMMENCE UNTIL APPROVED BY FEMA.
10. AMENITY AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
12. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
13. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
14. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
15. 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. D103.6.1/D103.6.2).
16. 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.

8834 N. Capital of Texas Hwy.
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Austin, Texas 78759
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FAX(512)454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

STROMBERG
HUTTO, TX

PRELIMINARY PLAT (3 OF 4)

PROJECT NO: 1732-11761

DESIGNED BY: ARS

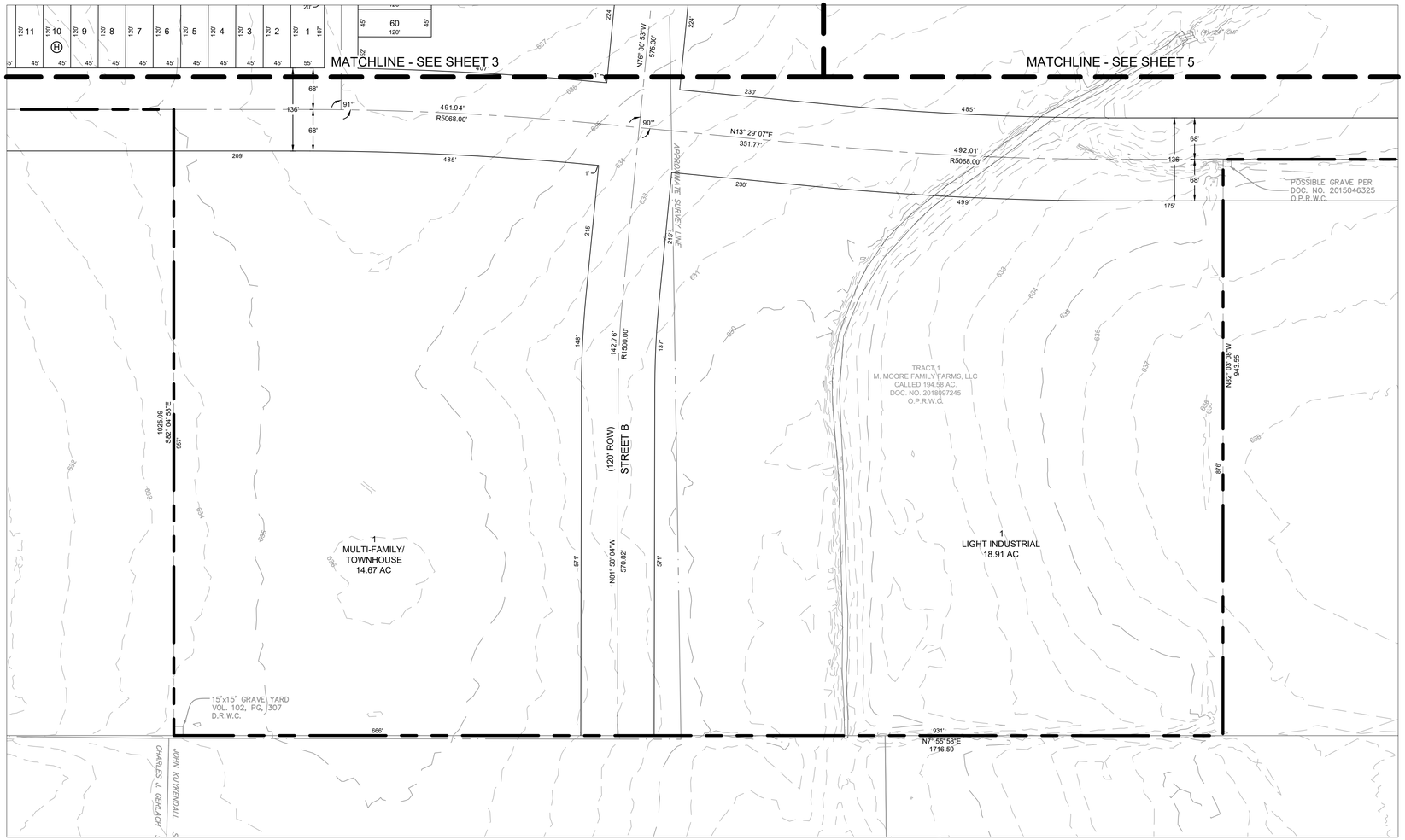
DRAWN BY: MRC

CHECKED BY: TMH

NOTICE:
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STATE OF TEXAS
TIMOTHY M. HOLLAND
94848
LICENSED PROFESSIONAL ENGINEER
3/10/2025

SHEET 4 OF 6



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

LEGEND

- PROPERTY BOUNDARY
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE
- 28 PROPOSED LOT NUMBER

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WASTEWATER	CITY OF HUTTO
ELECTRIC	ONCOR
GAS	Si ENERGY

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16. 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.

Where are bearings and distances described in Metes and Bounds

lot, line and curve table are needed

Lot table should show the lot and sqft size of each lot contained in this plat. call out non-residential lots with their use and show in acres too

Missing signature blocks

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FAX(512)454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

STROMBERG
HUTTO, TX

PRELIMINARY PLAT (4 OF 4)

PROJECT NO: 1732-11761

DESIGNED BY: ARS

DRAWN BY: MRC

CHECKED BY: TMH

NOTICE:
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STATE OF TEXAS
TIMOTHY M. HOLLAND
94848
LICENSED PROFESSIONAL ENGINEER
10/10/2025

SHEET 5 OF 6

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future comments may be provided once the SER is complete

SCALE: 1" = 200'
GRAPHIC SCALE IN FEET
0 100' 200' 400'

LEGEND
- PROPERTY BOUNDARY
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- PROPOSED ROAD CENTERLINE
- W PROPOSED WATER LINE
- PROPOSED WASEWATER LINE

JAMES HICKMAN survey, ABSTRACT NO. 291

MASSILON FARLEY survey, ABSTRACT NO. 238

BRIEANNA MONIQUE FERNANDEZ CALLED 2.001 AC. DOC. NO. 2021147578 O.P.R.W.C.

PAUL J. GROSCHE CALLED 15.00 AC. VOL. 2643, PG. 883 O.R.W.C.

LARRY L. & MARVEL L. HAGOOD CALLED 12.40 AC. DOC. NO. 1996052030 O.P.R.W.C.

CALLED 7.017 AC. DOC. NO. 2008010475 O.P.R.W.C.

INDIVIDUALS NAMES CALLED 15.427 AC. DOC. NO. 2008040228 O.P.R.W.C. REMAINDER OF A CALLED 32.55 AC. AS DESCRIBED IN VOL. 2643, PG. 873 O.R.W.C.

STORMI L. HOBBS CALLED 84.5145 AC. VOL. 2189, PG. 889 O.R.W.C.

GABRIEL M. & MIRNA ESPINO CALLED 3.888 AC.–TRACT 2 DOC. NO. 2018067712 O.P.R.W.C.

CAPITAL LTD ET AL CALLED 10.22 AC. DOC. NO. 2021191286 O.P.R.W.C.

GABRIEL M. & MIRNA ESPINO CALLED 9.996 AC.–TRACT 1 DOC. NO. 2018067712 O.P.R.W.C.

GABRIEL M. & MIRNA ESPINO CALLED 7.100 AC. DOC. NO. 2018067702 O.P.R.W.C.

TRACT 2 M MOORE FAMILY FARMS, LLC CALLED 194.58 AC. DOC. NO. 2018097245 O.P.R.W.C.

MARK S. KRUEGER CALLED 63.6 AC. VOL. 2551, PG. 599 O.R.W.C.

WILLIAM THOMPSON ET AL CALLED 60 AC. DOC. NO. 2006032228 O.P.R.W.C.

TRACT 1 M MOORE FAMILY FARMS, LL CALLED 194.58 AC. DOC. NO. 2018097245 O.P.R.W.C.

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
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STREET R
STREET S
STREET T
STREET W
STREET X
STREET Y

APPROXIMATE LOCATION 50' PIPELINE EASEMENT DOC. NO. 2015090565 O.P.R.W.C.

APPROXIMATE LOCKTION 50' PIPELINE EASEMENT DOC. NO. 2015079038 O.P.R.W.C.

APPROXIMATE LOCATION 50' PIPELINE EASEMENT DOC. NO. 2015100095 O.P.R.W.C.

APPROXIMATE LOCATION 50' PIPELINE EASEMENT DOC. NO. 2015072504 O.P.R.W.C.

PIPELINE SIGN CRUDE OIL
PIPELINE SIGN NATURAL GAS
PIPELINE SIGN PETROLEUM
PIPELINE SIGN NGL

APPROXIMATE SURVEY LINE

JAMES HICKMAN SURVEY, A–291
MASSILON FARLEY SURVEY, A–238

METAL FENCE

TIE TO 48" SE LOOP INTERCEPTOR

TIE TO 24" JONAH WL @ CR 132

WINDMILL & WATER WELL

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TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

STROMBERG
HUTTO, TX

PRELIMINARY WATER AND WASTEWATER PLAN

PROJECT NO: 1732-11761

DESIGNED BY: ARS

DRAWN BY: MRC

CHECKED BY: TMH

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
TIMOTHY M. HOLLAND
94848
LICENSED PROFESSIONAL ENGINEER
03/10/2025

SHEET 6 OF 6

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

☐ No Exceptions Taken
☐ Accepted with conditions.
☒ Denied. Revise and Resubmit.

DRAINAGE IMPACT ANALYSIS

FOR

STROMBERG PRELIMINARY PLAN



03/10/2025

Prepared By:

GRAY ENGINEERING
8834 North Capital of Texas Hwy, Suite 140
Austin, Texas 78759

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provide all HMS inputs and outputs as well as the electronic files

Section 1 – Introduction

Introduction

On behalf of our client WMV HUTTO 390 DE, LLC, Gray Engineering, Inc. submits this Drainage Impact Analysis in support of the Preliminary Plan for the Stromberg subdivision to define the drainage impact at the outfall locations along the Stromberg property boundary.

Project Description

The Stromberg subdivision will consist of 859 single family residential lots, 148.78 acres of light industrial, 14.67 acres of multifamily, 7.15 acres of commercial and 44,166 linear feet of public roadways within 327.14 acres.

Site Location

The subject property is in Williamson County and the City of Hutto city limits. This site is bounded by CR 132 to the north and the future East WilCo Highway to the south, approximately one mile west of FM 3349. Refer to **Exhibit I** for **Location Map**.

Floodplain

No portion of this project is within the boundaries of the 1% Annual Chance Floodplain, as shown on FEMA FIRM Panel No. 48491C0520F, dated December 20, 2019, for Williamson County, Texas, and Incorporated Areas. Refer to **Exhibit II** for **Floodplain Insurance Map**.

based on the recently approved drainage master plan the city is asking all developments to use the latest information available (via Williamson County) for floodplain determination. The atlernative would be to do a detailed study of the two tributaries that cross this development.

Section 2 – Methodology

Hydrology

This study estimates peak flow rates at each project discharge point identified as POI-1 through POI-9 using the USACE Hydrologic Engineering Center's HEC-HMS 4.8 computer tool. Peak flow rates are calculated for 2-, 10-, 25-, and 100-year storm events under current and anticipated conditions. **Exhibit III** shows HEC-HMS-modeled existing and proposed scenarios.

Precipitation

The precipitation depths for each frequency design storm are taken from Round Rock Rain (Rainfall data guidance). **Table 1** presents the cumulative storm depths for the various storms used in this study.

Table 1

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

Drainage Area

Two-foot contour interval terrain data from LIDAR mapping technology provided by the Texas Natural Resources Information System (TNRIS) and BGE, Inc surveying is used to define the POI basins. Existing Drainage Area and the Proposed Drainage Area Maps used in the models are presented in **Exhibits IV** and **V**.

Curve Number

Soil Conservation Service utilizes Curve Number to estimate runoff from storm rainfall for each watershed. Curve numbers are a function of watershed's soil and cover conditions which defines the hydrologic soil group and land use of the land within the watershed.

Natural Resources Conservation Service of the United States Department of Agriculture's websites provides a survey of the hydrologic soil group of a specific watershed contributing to each point of analysis discussed in this report. There are four categories for the hydrologic soil group: A, B, C and D; A having the highest infiltration rate, and D having the lowest infiltration rate. Additionally, land uses play a significant role in the curve number calculations as well. Typically, in the pre-development conditions a watershed is formed of raw land, farmland, grass/pasture or mixture of brush and trees. Whereas in the post-development conditions, it is common to see an increased impervious cover in a watershed due to the proposed uses such as residential developments, roads, buildings, etc. This project mostly consists of row crops in the pre-development. In the post-development conditions, the proposed land use is residential lots that are 1/8 of an acre in size, light industrial, commercial, and multifamily.

The SCS runoff equation is:

$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

$$S = \frac{1000}{CN} - 10$$

Where:

Q = *runoff (in)*
P = *rainfall (in)*
S = *potential maximum retention after runoff begins (in) and*
CN = *curve number*

Time of Concentration

Time of concentration is the travel time of a drop of precipitation to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed. There are three sub-reaches that contribute to the calculation of the time of concentration: Sheet Flow, Shallow Concentrated Flow and Channel flow.

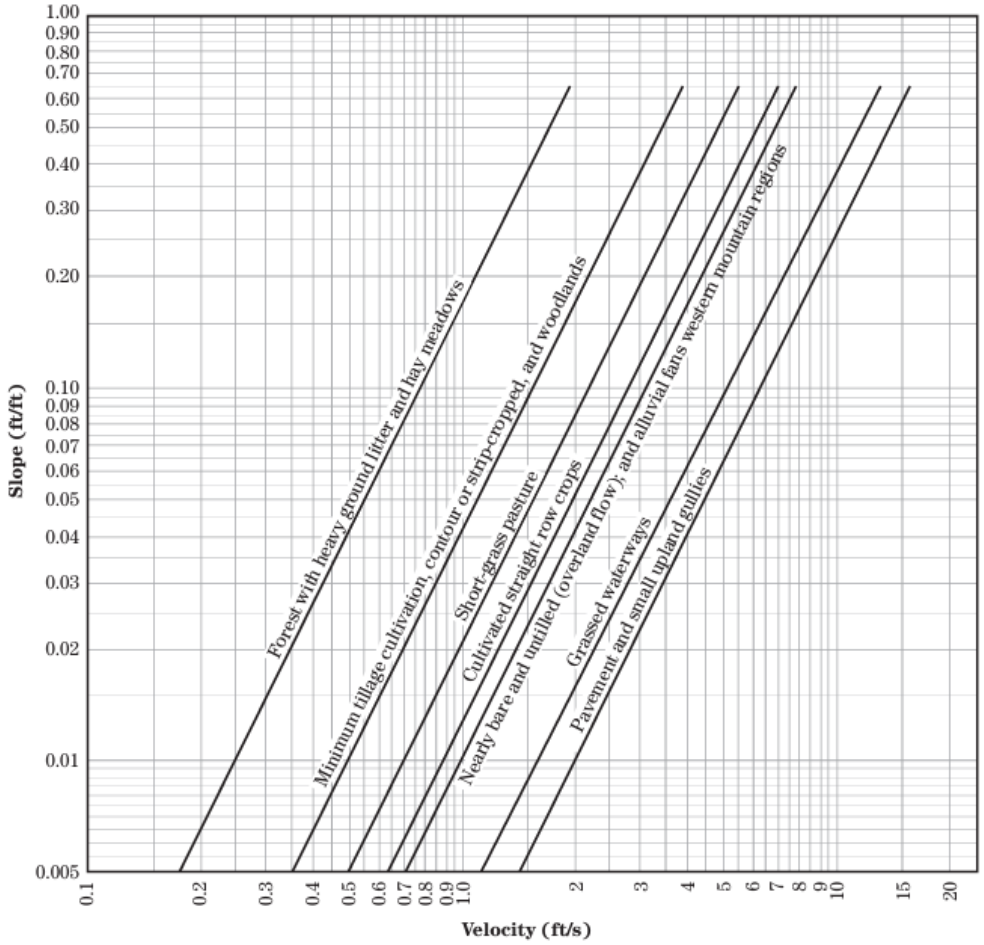
- Sheet Flow: This is the flow of water over the plane surface as a more or less uniformly thick film or sheet of water. For sheet flow of less than 100 feet, Manning's kinematic solution formula is used.

$$Tt = \frac{0.007(nL)^{0.8}}{(P2)^{0.5}s^{0.4}}$$

Where:

Tt	*= travel time (hr)*
n	*= Manning's roughness coefficient*
L	*= flow length (ft)*
P2	*= 2-year, 24-hour rainfall (in)*
S	*= slope of hydraulic grade line (ft/ft)*

- Shallow Concentrated Flow: Once sheet flow exceeds a maximum of 100 feet, it usually becomes shallow concentrated flow. The average velocity can be determined from the figure below.



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

$$Ttunpaved = \frac{L}{(3600 \times 16.1345 \times s^{0.5})}$$

$$Ttpaved = \frac{L}{(3600 \times 20.3282 \times s^{0.5})}$$

Where:

Tt = *travel time (hr)*
L = *flow length (ft)*
s = *slope of the ground (ft/ft)*
3600 = *conversion factor from minutes to hours*

- Channel flow: Shallow concentrated flow ends at depths around 0.1 – 0.5 feet. Once that depth is exceeded, channel flow is assumed to occur. Open channels are assumed to begin where surveyed cross-sectional information has been observed, where channels are visible on aerial photographs, or where bluelines indicating streams appear on U.S. Geological Survey quadrangle sheets. The analysis started with an assumed average velocity of 5 ft/s for open channel flow segments. Once more accurate results were obtained from hydraulic models, the channel velocities are updated to actual velocities where applicable. For pipe velocities, 9 ft/s was assumed.

  Channel flow duration equals to:

$$Tchannel = \frac{L}{(3600 \times V)}$$

$$V = \frac{Q}{A}$$

Where:

V = *average velocity (ft/sec)*
L = *channel flow length (ft)*
Q = *design discharge (cfs)*
A = *cross-sectional area (sq. ft.)*

Section 3 - Hydrologic Results

Tables 2-10 below compare the computed flow rates at POI-1, POI-2, POI-3, POI-4, POI-5, POI-6, POI-7, POI-8, and POI-9.

Table 2

	Flow @ POI-1 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	995	1185.9	984.9
10-Year	1736.1	2001.9	1675.6
25-Year	2229.9	2539.3	2182.1
100-Year	3037.2	3415.2	3034.9

Table 3

	Flow @ POI-2 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	12	10.4	10.4
10-Year	20.6	15.7	15.7
25-Year	26.2	19.1	19.1
100-Year	35.3	24.7	24.7

Table 4

	Flow @ POI-3 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	9.9	6.7	6.7
10-Year	17	10.1	10.1
25-Year	21.6	12.3	12.3
100-Year	29.2	15.9	15.9

Table 5

	Flow @ POI-4 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	111.5	100.8	100.8
10-Year	192.4	166.1	166.1
25-Year	245.5	208.4	208.4
100-Year	331.7	277.5	277.5

Table 6

	Flow @ POI-5 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	26.9	3.3	3.3
10-Year	46.5	5	5
25-Year	59.3	6.1	6.1
100-Year	80.1	7.9	7.9

Table 7

	Flow @ POI-6 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	197.2	528.8	196.4
10-Year	344.5	838.5	325.2
25-Year	442.7	1037.1	424
100-Year	603.2	1360.5	602.5

Table 8

	Flow @ POI-7 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	33.7	5.3	5.3
10-Year	58.2	9.5	9.5
25-Year	74.3	12.3	12.3
100-Year	100.5	16.7	16.7

Table 9

	Flow @ POI-8 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	21	20.4	20.4
10-Year	36.1	32.5	32.5
25-Year	45.9	40.2	40.2
100-Year	62	52.7	52.7

Table 10

	Flow @ POI-9 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	21.1	19	19
10-Year	36.4	29.5	29.5
25-Year	46.4	36.3	36.3
100-Year	62.5	47.3	47.3

As shown in the tables above, the proposed Stromberg subdivision will not have an adverse impact on the neighboring properties. Two detention ponds are proposed with this subdivision

at POI-1 and POI-6. These ponds are designed to avoid exceeding the pre-development flows for the 2-yr, 10-yr, 25-yr, and 100-yr storm events in the post-development, where the flow exits the Stromberg boundary.

The tables below represent the elevation-area of the proposed Ponds.

Table 11. POI-1 Pond Elevation-Area

Stage (ft msl) (Elevation)	Area (acre)
629.50	0.000
630.00	0.115
631.00	1.055
632.00	2.874
633.00	5.386
634.00	8.056
635.00	10.371
636.00	11.850
637.00	12.474
638.00	12.676
639.00	12.879

Table 12. POI-6 Pond Elevation-Area

Stage (ft msl) (Elevation)	Area (acre)
601.51	0.000
602.00	0.108
603.00	1.253
604.00	2.969
605.00	4.633
606.00	5.725
607.00	6.420
608.00	6.709
609.00	6.938
610.00	7.175
610.50	7.348

The POI-1 Pond outfall structure will consist of a 4’ rectangular weir at elevation 629.51’ and a 29’ rectangular weir at elevation 634.2’.

The POI-6 Pond outfall structure will consist of a 6.25’ rectangular weir at elevation 601.52’ and a 6.75’ rectangular weir at elevation 606’.

Tables 13-14 below represent the water surface elevation for each storm event in each pond. Based on the tables and the elevation area tables above, POI-1 Pond provides 1.5 feet of freeboard and POI-6 Pond provides 1.0 feet of freeboard between the 100-yr water surface elevation and the top of the pond.

Table 13. POI-1 Pond Water Surface Elevation

	POI-1 Pond
	Water Surface Elevation (ft)
2-Year	634.2
10-Year	635.2
25-Year	635.8
100-Year	636.5

Table 14. POI-6 Pond Water Surface Elevation

	POI-6 Pond
	Water Surface Elevation (ft)
2-Year	606.0
10-Year	607.4
25-Year	608.2
100-Year	609.5

Section 4 – Conclusions

Per the results presented in Section 3 of this report, the two detention ponds proposed before POI-1 and POI-6 will decrease the post-development flows to less than pre-development conditions even though there is an increase in impervious cover.

For all other points of analysis, a reduction in the drainage area contributing to each analysis point is being proposed to offset the impacts of the increased impervious cover amount. Therefore, no detention is being proposed for the other POIs.

Exhibit I – Location Map

LOCATION MAP

STROMBERG PRELIMINARY PLAT

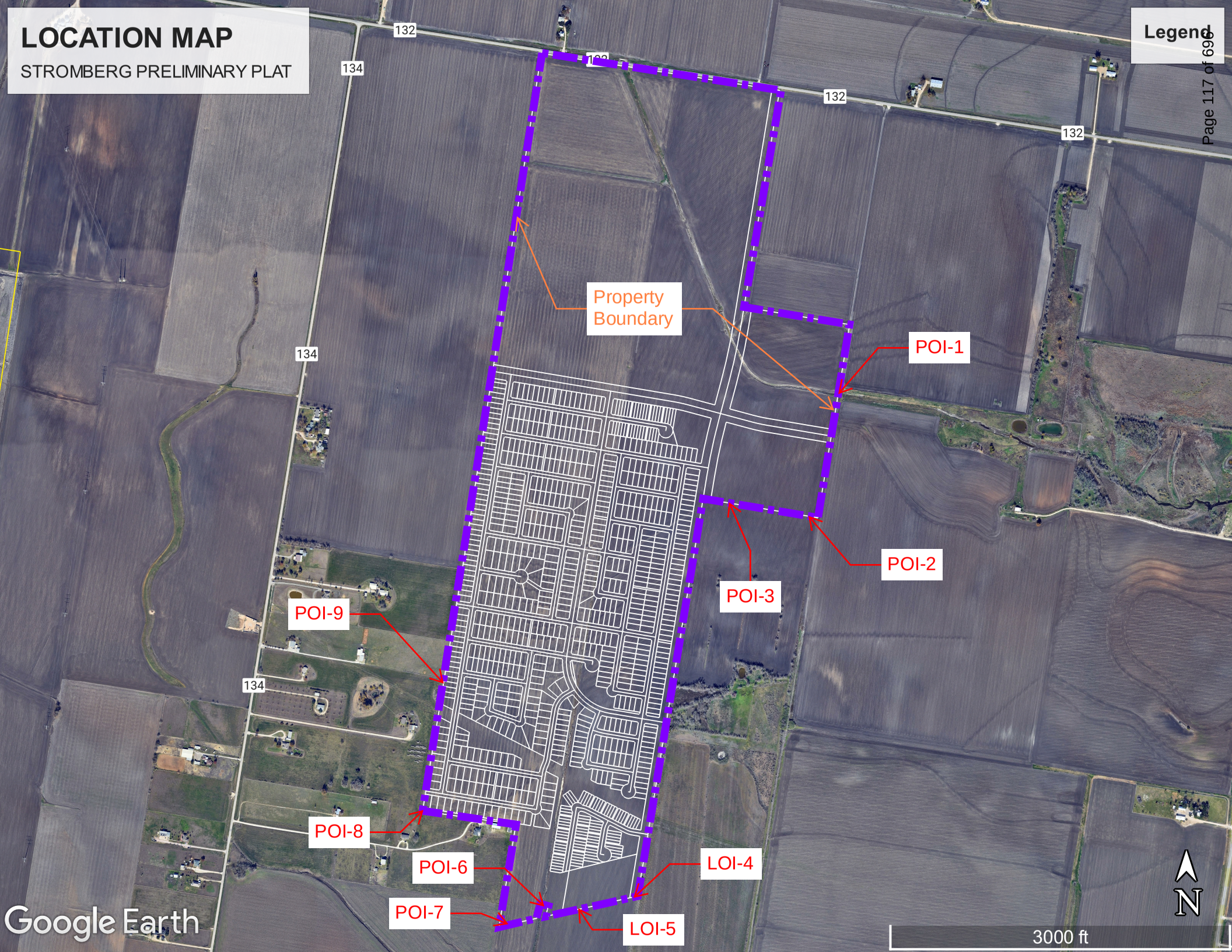
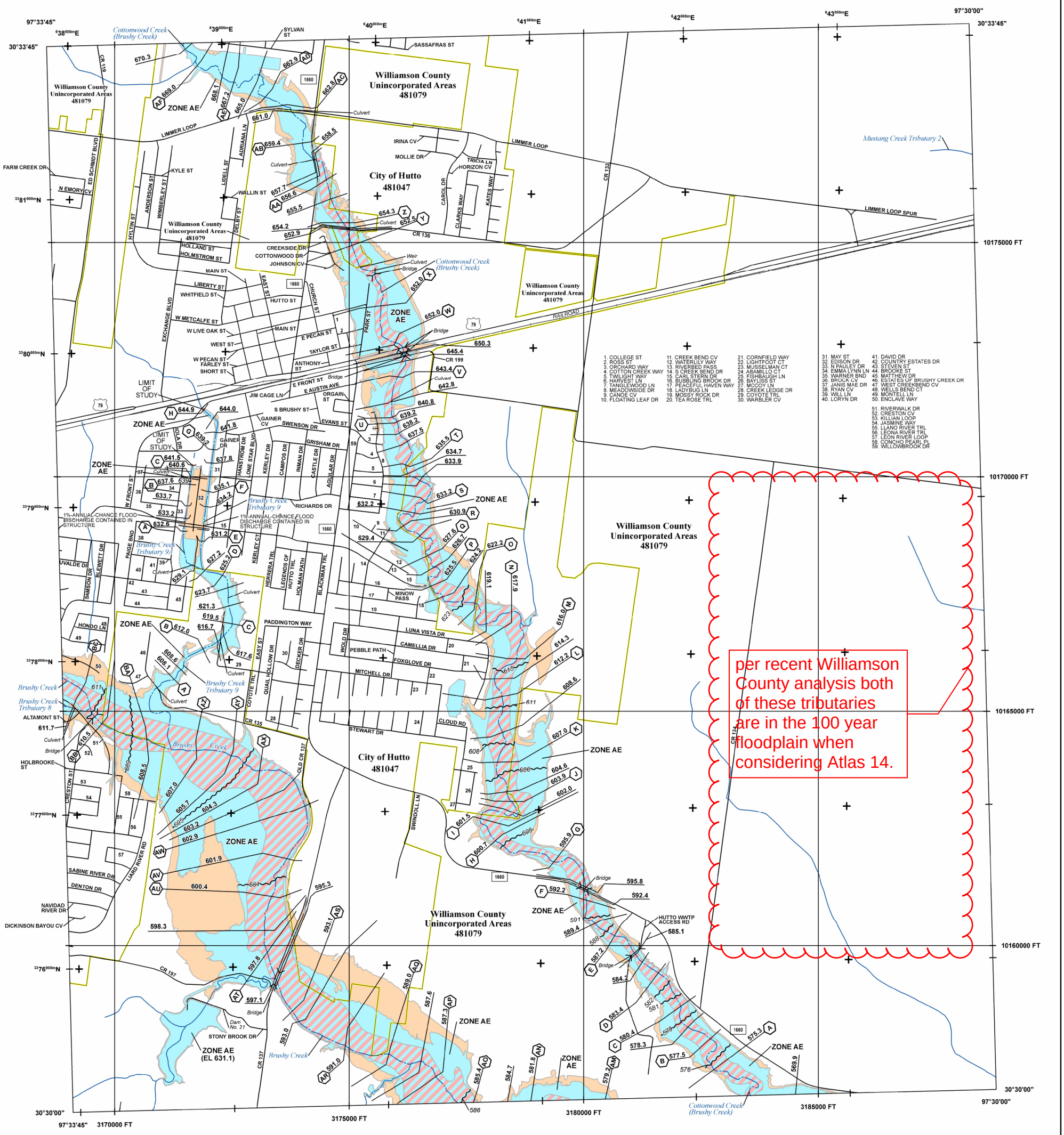


Exhibit II – FEMA Floodplain Map



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

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
	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 OF FLOOD HAZARD	Area with Reduced Flood Risk due to Levee See Notes *Zone X*
OTHER AREAS	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
	18.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation (BFE)
	Coastal Transect
	Coastal Transect Baseline
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
	513 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://msc.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 2015; United States Geological Survey, dated 2005; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE

Map Projection:
Texas State Plane Central (FIPS ZONE 4203); North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

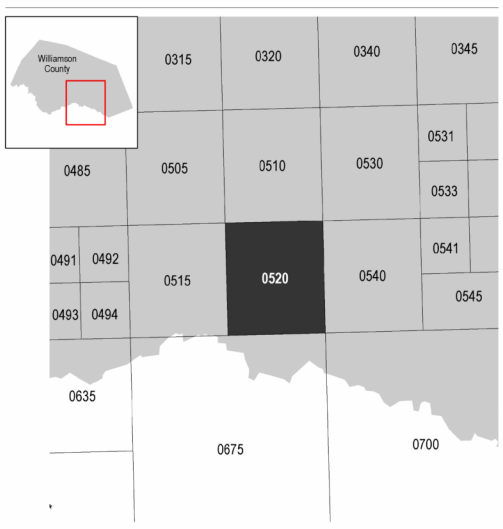
N

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 feet

0 250 500 1,000 meters

PANEL LOCATOR



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TEXAS

and Incorporated Areas

PANEL 520 OF 750

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
HUTTO, CITY OF	481047	0520	F
WILLIAMSON COUNTY	481079	0520	F

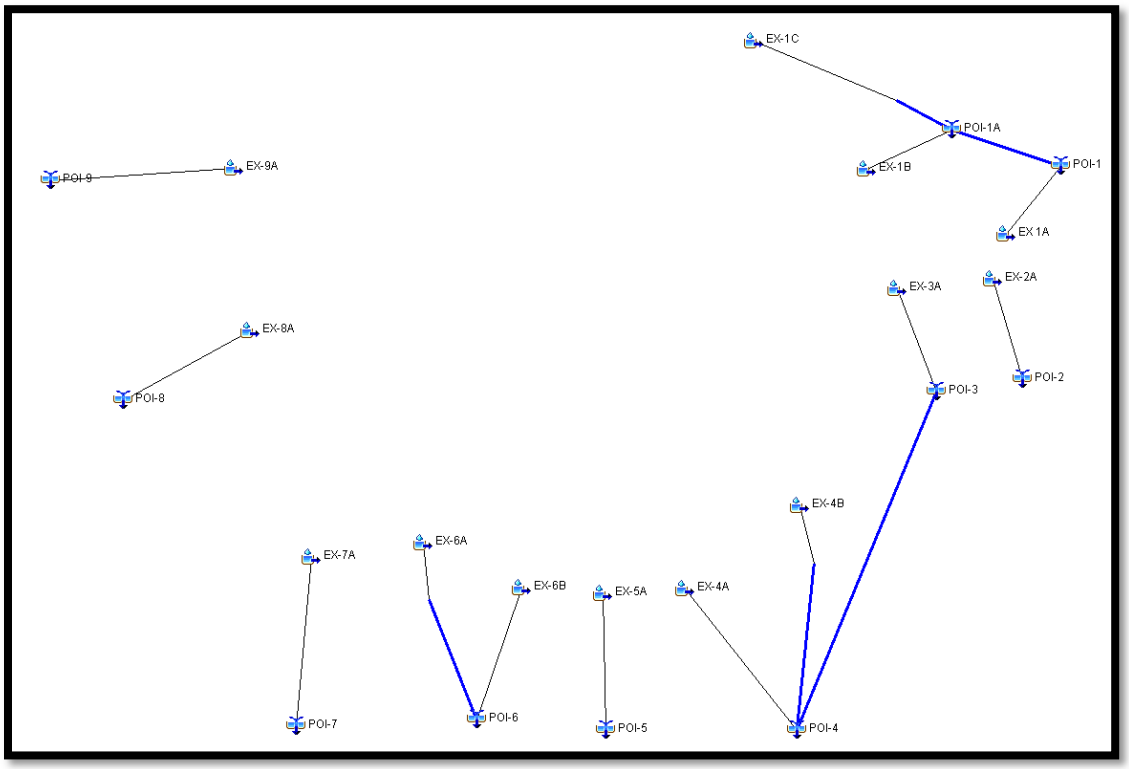
VERSION NUMBER
2.3.3.3

MAP NUMBER
48491C0520F

MAP REVISED
DECEMBER 20, 2019

Exhibit III – HEC-HMS

Pre-Development



Post-Development

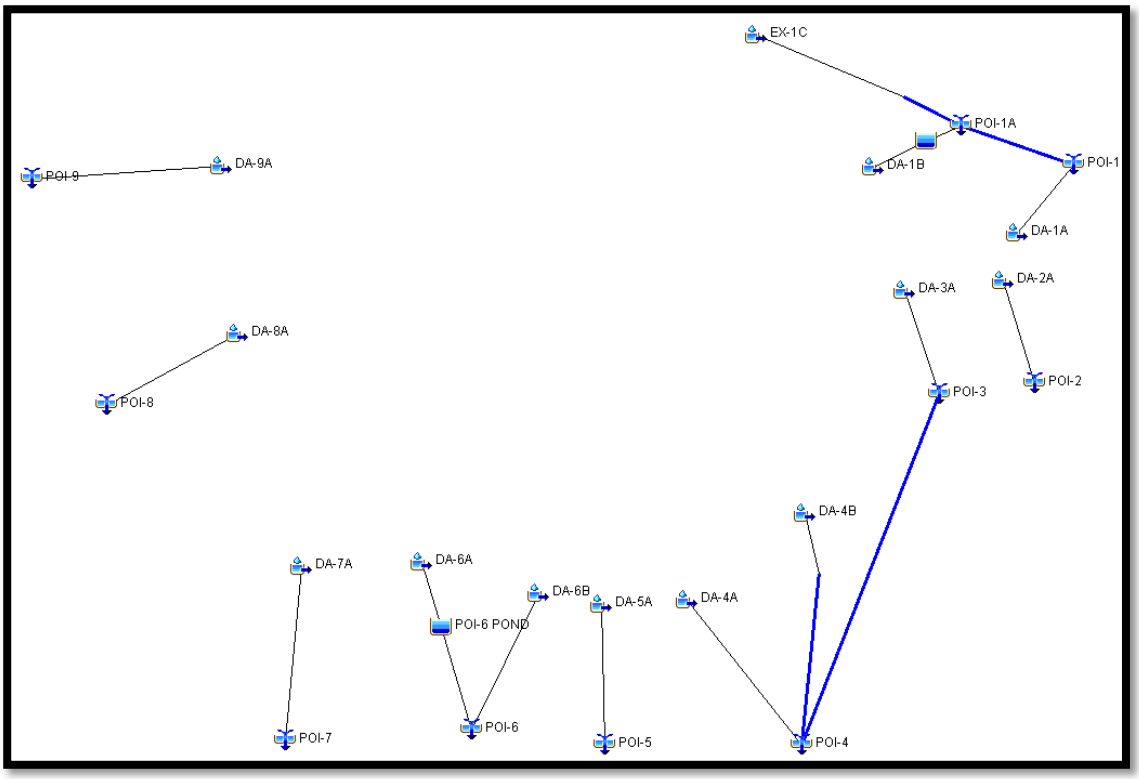


Exhibit IV – Existing Drainage Area Map

PRELIMINARY EXISTING HYDROLOGY

SCALE: 1" = 300'
GRAPHIC SCALE IN FEET
0 150' 300' 600'

show Tc lines

LEGEND

- PROPERTY BOUNDARY
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- FLOW ARROW
- DRAINAGE AREA BOUNDARY
- DA-XX / XX.XX AC — DRAINAGE AREA LABEL
- POA 1 — POINT OF ANALYSIS LABEL

CR 134

JAMES HICKMAN survey, ABSTRACT NO. 291

JA. OR H. FREDENBURGH survey, ABSTRACT NO. 237

MASSILLON FARLEY survey, ABSTRACT NO. 238

JOHN KUYKENDALL survey, ABSTRACT NO. 378

COUNTY ROAD 132 (R.O.W. VARIES)

MATCHLINE

S 07°55'28" W 2,509.50'

POI-1, POI-1A, POI-2, POI-3, POI-4, POI-5, POI-6, POI-7, POI-8, POI-9

EX-1A 86.20 AC.
EX-1B 161.30 AC.
EX-2A 4.22 AC.
EX-3A 4.00 AC.
EX-4A 24.38 AC.
EX-4B 23.88 AC.
EX-5A 12.02 AC.
EX-6A 138.02 AC.
EX-6B 0.13 AC.
EX-7A 16.92 AC.
EX-8A 8.22 AC.
EX-9A 7.99 AC.

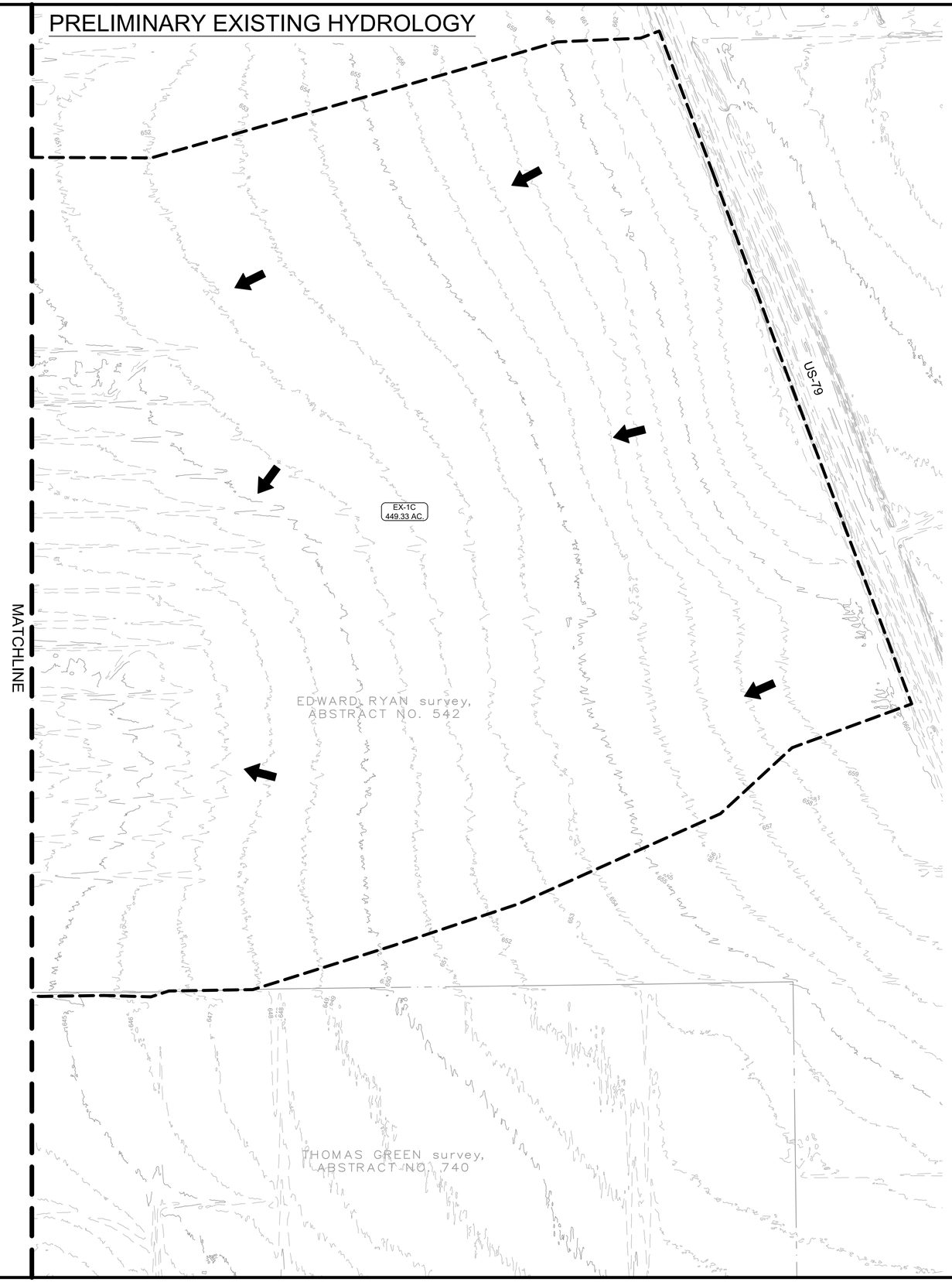
how does a single DA have two POIs? which one is being analyzed?

two POIs for each of these DAs?

PROJECT NO. 1732-11761	DRAWN BY: ARS
DATE: 02/25/2025	CHECKED BY: TMH

GRAY ENGINEERING
8834 N. Capital of Texas Hwy. Suite 140
Austin, Texas 78759
(512)452-0371
FAI(512)454-9933
TBPELS FIRM #2946

PRELIMINARY EXISTING HYDROLOGY



SCALE: 1" = 300'
GRAPHIC SCALE IN FEET
0 150' 300' 600'

LEGEND

	PROPERTY BOUNDARY
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
	FLOW ARROW
	DRAINAGE AREA BOUNDARY
DA-XX / XX.XX AC	DRAINAGE AREA LABEL
POA 1	POINT OF ANALYSIS LABEL

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FAX(512)454-9933
TBPELS FIRM #2946

N:\PROJECTS\1732 - HAYMAKER VENTURES LLC\17W STORMWATER\CAD\DWG\17W C-HYDRLGY.DWG, DATE: 2/3/2025 8:00:19 AM, BY: ASCHERT

Exhibit V – Proposed Drainage Area Map

PRELIMINARY PROPOSED HYDROLOGY

SCALE: 1" = 300'
GRAPHIC SCALE IN FEET
0 150' 300' 600'

LEGEND

- PROPERTY BOUNDARY
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- FLOW ARROW
- DRAINAGE AREA BOUNDARY
- DA-XX / XX.XX AC — DRAINAGE AREA LABEL
- POA 1 — POINT OF ANALYSIS LABEL

CR 134

CR 134

how does this proposed condition work? there are lots across the street that are going to have flow conveyed to POI8? That doesn't make sense knowing that there will be a storm sewer in the streets.

it is difficult to tell due to scale but it appears that the proposal is to take the existing conditions which appears to have a channel on the property side of the line conveying all flows to a sheet flow pushing all of the flows to the adjacent property. The proposed condition should be maintaining the flow and conditions.

JAMES HICKMAN survey, ABSTRACT NO. 291

JACOB H. FREDENBURGH survey, ABSTRACT NO. 237

MATCHLINE

COUNTY ROAD 132 (R.O.W. VARIES)

provide Tc lines

based on detailed studies completed by 2 firms hired by Williamson County to update FEMA maps this will be in the 100 year floodplain. This proposed condison will require additional analysis.

per detailed studies by firms on behalf of Williamson County FEMA map updates this will be 100 year floodplain. further analysis is needed.

is the proposal to pipe 6B directly offsite?

POI-1 POND

POI-6 POND

DA-1B 171.61 AC.

DA-1A 90.86 AC.

DA-2A 1.81 AC.

DA-3A 1.49 AC.

DA-4A 19.94 AC.

DA-4B 21.00 AC.

DA-5A 0.48 AC.

DA-6A 154.58 AC.

DA-6B 16.05 AC.

DA-7A 2.06 AC.

DA-8A 5.17 AC.

DA-9C 3.94 AC.

1 LIGHT INDUSTRIAL 129.87 AC

1 LIGHT INDUSTRIAL 18.91 AC

1 MULTI-FAMILY/ TOWNHOUSE 14.67 AC

2 COMMERCIAL 2.18 AC

5 O.S./ PARK 0.32 AC

25 O.S./ PARK 0.25 AC

19 O.S./ ESMT 0.32 AC

S 07°55'28" W 2,509.50'

POI-1 POI-1A POI-2 POI-3 POI-4 POI-5 POI-6 POI-7 POI-8 POI-9

APPROXIMATE SURVEY LINE

JAMES HICKMAN SURVEY, A-291

JACOB H FREDENBURGH SURVEY, A-237

JOHN KUYKENDALL SURVEY, A-378

MASSILON FARLEY SURVEY, ABSTRACT NO. 238

WINDMILL & WATER WELL

BRIEANNA MONIQUE FERNANDEZ CALLED 2.100 AC. DOC. NO. 2021147578 O.P.R.W.C.

GABRIEL M. & MIRNA ESPINO CALLED 3.888 AC.-TRACT 2 DOC. NO. 2018067712 O.P.R.W.C.

GABRIEL M. & MIRNA ESPINO CALLED 9.996 AC.-TRACT 1 DOC. NO. 2018067712 O.P.R.W.C.

PAUL J. DROSCHE CALLED 15.80 AC. VOL. 2643, PG. 883 O.R.W.C.

LARRY J. & MARVEL L. HAGOOD CALLED 12.40 AC. DOC. NO. 1996052030 O.R.R.W.C.

SALVADOR H. MARTINEZ CALLED 7.017 AC. DOC. NO. 2009010475 O.P.R.W.C.

MARY DOLORES GARLICK CALLED 15.427 AC. DOC. NO. 2008040228 O.P.R.W.C.

REMAINDER OF A CALLED 32.55 AC. AS DESCRIBED IN VOL. 2643, PG. 87 O.R.W.C.

STORMI L. HOBBS CALLED 84.5145 AC. VOL. 2189, PG. 889 O.R.W.C.

DALE E. HOBBS, JR. CALLED 84.5145 AC. VOL. 2189, PG. 889 O.R.W.C.

TRACT 2 W MOORE FAMILY FARMS LLC CALLED 194.58 AC. DOC. NO. 2018105369 O.P.R.W.C.

TRACT 1 W MOORE FAMILY FARMS, LLC CALLED 194.58 AC. DOC. NO. 2018097245 O.P.R.W.C.

POSSIBLE GRAVE PER DOC. NO. 2015046325 O.P.R.W.C.

CYNTHIA KRUEGER PARCEL 2 FOURTH TRACT CALLED 46.2 AC. DOC. NO. 2015046325 O.P.R.W.C.

WILLIAM THOMPSON ET AL CALLED 50 AC. DOC. NO. 2006033 O.P.R.W.C.

MARK S. KRUEGER CALLED 53.5 AC. VOL. 1066, PG. 457 O.R.W.C.

MORRIS WAYNE KRUEGER & MICHAEL RAY KRUEGER CALLED 150.69 AC. VOL. 1066, PG. 457 O.R.W.C.

CALLED 92.284 AC.-FIRST TRACT CALLED 57.442 AC.-SECOND TRACT CALLED 10 AC.-THIRD TRACT VOL. 656, PG. 142 O.R.W.C.

APPROXIMATE LOCATION OF PIPELINE EASEMENT DOC. NO. 2015079038 O.P.R.W.C.

APPROXIMATE LOCATION OF PIPELINE EASEMENT DOC. NO. 2015079038 O.P.R.W.C.

APPROXIMATE LOCATION OF PIPELINE EASEMENT DOC. NO. 2015079038 O.P.R.W.C.

APPROXIMATE LOCATION OF PIPELINE EASEMENT DOC. NO. 2015079038 O.P.R.W.C.

APPROXIMATE LOCATION OF PIPELINE EASEMENT DOC. NO. 2015079038 O.P.R.W.C.

PIPELINE SIGN CRUDE OIL

PIPELINE SIGN NATURAL GAS

PIPELINE SIGN PETROLEUM

PIPELINE SIGN NO.

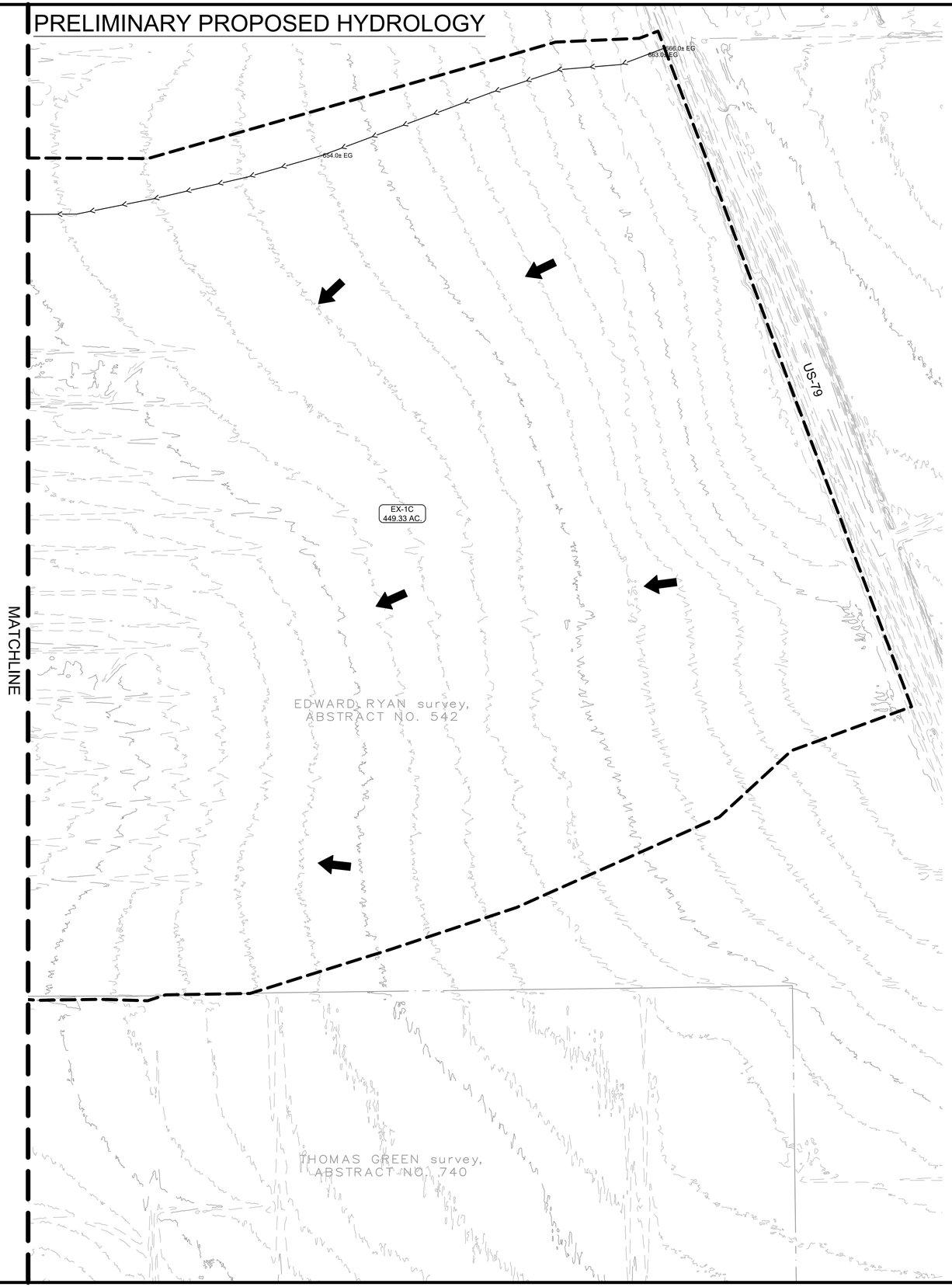
12"-36" CMP

12"-24" CMP

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Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

PRELIMINARY PROPOSED HYDROLOGY



SCALE: 1" = 300'

GRAPHIC SCALE IN FEET

0 150' 300' 600'

LEGEND

	PROPERTY BOUNDARY
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
	FLOW ARROW
	DRAINAGE AREA BOUNDARY
DA-XX / XX.XX AC	DRAINAGE AREA LABEL
POA 1	POINT OF ANALYSIS LABEL

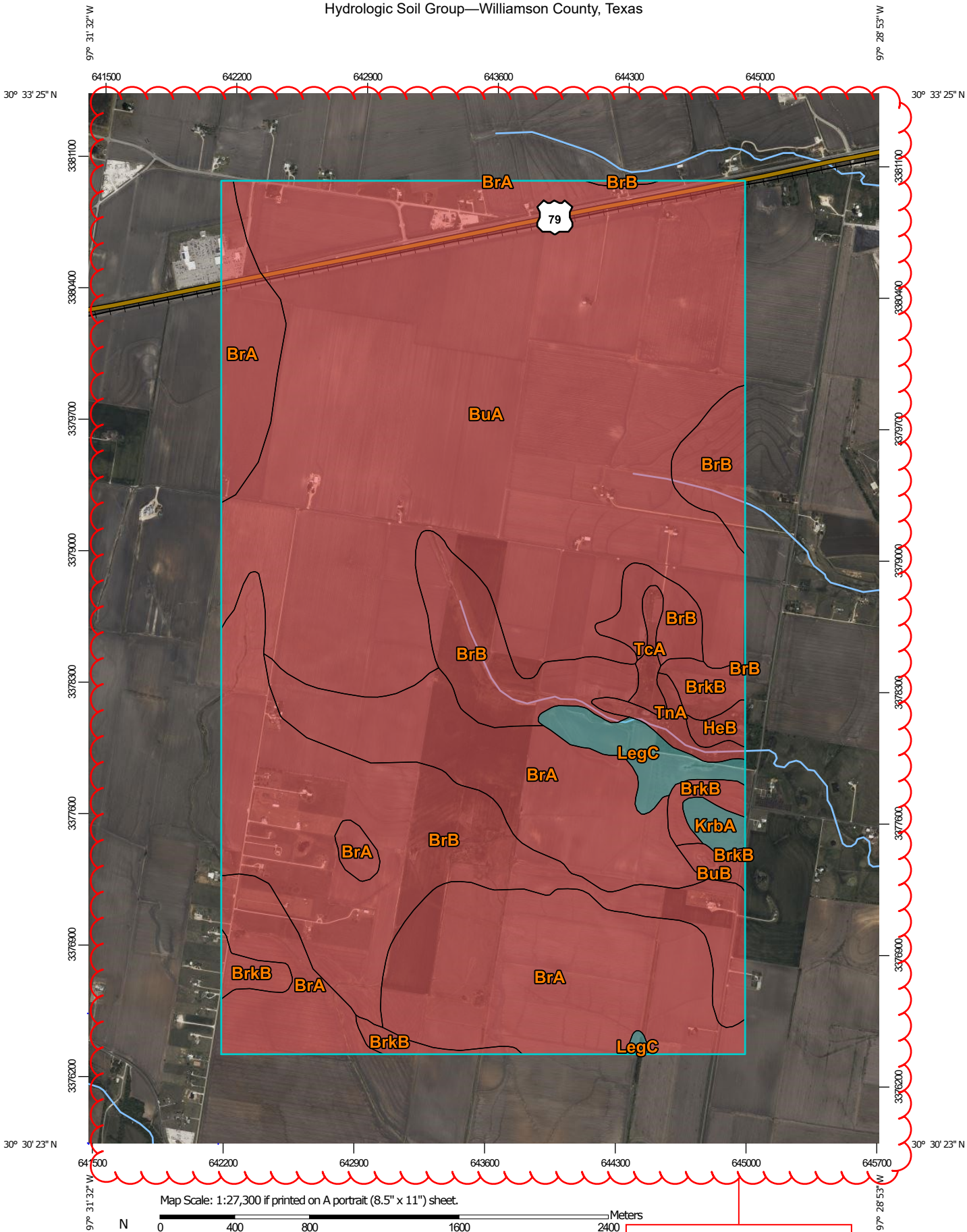
PROJECT NO. 1732-11761		DRAWN BY:	ARS
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TBPELS FIRM #2946

N:\PROJECTS\1732 - HAYWARD PEVETO\RES\LOCI\TIN STROMBERG\CAD\DWG\TIN LOCI HYDRO.DWG, DATE: 2/25/2025 11:57:15 AM, BY: ASEFERY

Exhibit VI – USDA Soil Report Map



Map Scale: 1:27,300 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 400 800 1600 2400

Feet: 0 1000 2000 4000 6000

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

why not use the actual soil type map that labels it as A, B, C, or D and add project boundaries

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.

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
BrA	Branyon clay, 0 to 1 percent slopes	D	812.3	25.1%
BrB	Branyon clay, 1 to 3 percent slopes	D	669.0	20.7%
BrkB	Branyon-Krum complex, 1 to 3 percent slopes	D	75.6	2.3%
BuA	Burleson clay, 0 to 1 percent slopes	D	1,539.6	47.6%
BuB	Burleson clay, 1 to 3 percent slopes	D	11.5	0.4%
HeB	Heiden clay, 1 to 3 percent slopes	D	12.4	0.4%
KrbA	Krum-Branyon complex, 0 to 1 percent slopes	C	16.9	0.5%
LegC	Lewisville-Altoga complex, 2 to 5 percent slopes	C	56.9	1.8%
TcA	Tinn clay, 0 to 1 percent slopes, occasionally flooded	D	16.7	0.5%
TnA	Tinn clay, 0 to 1 percent slopes, frequently flooded	D	24.1	0.7%
Totals for Area of Interest			**3,235.0**	**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

Exhibit VII – Existing and Proposed Curve Number Summary

Pre-Development Runoff Curve Number					
Pre-Development DA-			EX-1A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	86.000	7310.000
D	Streets & Roads	Paved with Open Ditch	93	0.200	18.600
			Totals	86.200	7328.600
				Composite CN	**85.02**

Pre-Development DA-			EX-1B		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	158.440	13467.400
D	Streets & Roads	Paved with Open Ditch	93	2.860	265.980
			Totals	161.300	13733.380
				Composite CN	**85.14**

Pre-Development DA-			EX-1C		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	446.470	37949.950
D	Streets & Roads	Paved with Open Ditch	93	2.860	265.980
			Totals	449.33	38215.93
				Composite CN	**85.05**

Pre-Development DA-			EX-2A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	4.220	358.700
			Totals	4.22	358.7
				Composite CN	**85**

Pre-Development DA-			EX-3A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	4.000	340.000
			Totals	4	340
				Composite CN	**85**

Pre-Development DA-			EX-4A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	24.320	2067.200
			Totals	24.32	2067.2
				Composite CN	**85**

map shows 24.38

Pre-Development DA-			EX-4B		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	23.880	2029.800
			Totals	23.88	2029.8
				Composite CN	**85**

Pre-Development DA-			EX-5A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	12.020	1021.700
			Totals	12.02	1021.7
				Composite CN	**85**

Pre-Development DA-			EX-6A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	138.020	11731.700
			Totals	138.020	11731.700
				Composite CN	**85**

Pre-Development DA-			EX-6B		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	0.130	11.050
			Totals	0.130	11.050
				Composite CN	**85**

Pre-Development DA-			EX-7A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	16.920	1438.200
			Totals	16.920	1438.200
				Composite CN	**85**

Pre-Development DA-			EX-8A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	8.220	698.700
			Totals	8.220	698.700
				Composite CN	**85**

Pre-Development DA-			EX-9A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	7.990	679.150
			Totals	7.990	679.150
				Composite CN	**85**

Post-Development Runoff Curve Number					
Post-Development DA-			1A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	43.620	3707.700
D	Streets & Roads	Paved with Open Ditch	93	0.420	39.060
D	Streets & Roads	Paved; curb and storm sewer	98	15.240	1493.520
D	Urban	Commercial	95	12.690	1205.550
D	Urban	Industrial	93	18.890	1756.770
			Totals	90.860	8202.600
				Composite CN	**90.28**

Post-Development DA-			1B		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	39.980	3398.300
D	Streets & Roads	Paved with Open Ditch	93	2.250	209.250
D	Urban	Industrial	93	129.380	12032.340
			Totals	171.610	15639.890
				Composite CN	**91.14**

Post-Development DA-			EX-1C		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	446.470	37949.950
D	Streets & Roads	Paved with Open Ditch	93	2.860	265.980
			Totals	449.33	38215.93
				Composite CN	**85.05**

Post-Development DA-			2A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Urban	Commercial	95	1.810	171.950
			Totals	1.81	171.95
				Composite CN	**95**

Post-Development DA-			3A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Urban	Commercial	95	1.490	141.550
			Totals	1.49	141.55
				Composite CN	**95**

Post-Development DA-			4A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Residential	1/8 acre or less	92	18.320	1685.440
D	Open Space	Good	80	1.620	129.600
			Totals	19.940	1815.04
				Composite CN	**91.03**

Post-Development DA-	4B				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	21.000	1785.000
			Totals	21	1785
				Composite CN	**85**

Post-Development DA-	5A				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Urban	Commercial	95	0.480	45.600
			Totals	0.48	45.6
				Composite CN	**95**

Post-Development DA-	6A				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	0.070	5.950
D	Open Space	Good	80	15.080	1206.400
D	Urban	Commercial	95	2.540	241.300
D	Residential	1/8 acre or less	92	136.890	12593.880
			Totals	154.580	14047.530
				Composite CN	**90.88**

Post-Development DA-	6B				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Open Space	Good	80	3.550	284.000
D	Urban	Commercial	95	4.800	456.000
D	Residential	1/8 acre or less	92	7.710	709.320
			Totals	16.060	1449.320
				Composite CN	**90.24**

map says 16.05

Post-Development DA-	7A				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	1.120	95.200
D	Open Space	Good	80	0.940	75.200
			Totals	2.060	170.400
				Composite CN	**82.72**

Post-Development DA-	8A				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Open Space	Good	80	0.710	56.800
D	Residential	1/8 acre or less	92	4.460	410.320
			Totals	5.170	467.120
				Composite CN	**90.35**

Post-Development DA-	9A				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Residential	1/8 acre or less	92	3.940	362.480
			Totals	3.940	362.480
				Composite CN	**92**

Exhibit VIII - Existing and Proposed Time of Concentration Calculations

how were these averages derived?

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Pre-Development Time of Concentrtion Calculation

Drainagea Area		Sheet Flow (Applicable to Tc only)								Shallow Concetrated Flow							Shallow Concetrated Flow							Channel Flow			Total (Tc) =	Lag Time (min) =		HEC-HMS Routing			
		Surface Description	Mannings "n"	Flow Length, L (ft)	24-hour rainfall, P (in)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)	Tt (hr)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)				Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Lag Time (min) =
Pre-Development DA-	EX-1A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	645	643.7	0.013	0.19	unpaved	1502	643.7	636	0.005	1.16	0.36	paved	0	636	636	0.00	0.02	0.00	2069	3.50	0.16	0.72	**25.79**	EX-1A		3.50	0.00	**0.00**
Pre-Development DA-	EX-1B	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	653.1	652.6	0.005	0.28	unpaved	1725	652.6	644	0.005	1.14	0.42	paved	0	644	644	0.00	0.02	0.00	2967	3.50	0.24	0.94	**33.77**	EX-1B	1275	3.50	0.10	**3.64**
Pre-Development DA-	EX-1C	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	666	663	0.030	0.14	unpaved	1848	663	654	0.005	1.13	0.45	paved	0	654	654	0.00	0.02	0.00	4850	3.50	0.38	0.98	**35.17**	EX-1C	2560	3.50	0.20	**7.31**
Pre-Development DA-	EX-2A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	636.3	635.8	0.005	0.28	unpaved	237	635.8	633.5	0.010	1.59	0.04	paved	0	633.5	633.5	0.00	0.02	0.00	0	3.00	0.00	0.32	**11.65**	EX-2A		3.00	0.00	**0.00**
Pre-Development DA-	EX-3A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	637.5	637	0.005	0.28	unpaved	335	637	634.7	0.007	1.34	0.07	paved	0	634.7	634.7	0.00	0.02	0.00	0	3.00	0.00	0.35	**12.66**	EX-3A	3889	3.00	0.36	**12.96**
Pre-Development DA-	EX-4A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	633.1	632.3	0.008	0.23	unpaved	360	632.3	628	0.012	1.76	0.06	paved	0	628	628	0.00	0.02	0.00	2779	3.00	0.26	0.55	**19.73**	EX-4A		3.00	0.00	**0.00**
Pre-Development DA-	EX-4B	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	635.1	634	0.011	0.21	unpaved	822	634	627	0.009	1.49	0.15	paved	0	627	627	0.00	0.02	0.00	1227	3.00	0.11	0.47	**17.02**	EX-4B	1764	3.00	0.16	**5.88**
Pre-Development DA-	EX-5A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	614	613.1	0.009	0.22	unpaved	1152	613.1	605.9	0.006	1.28	0.25	paved	0	605.9	605.9	0.00	0.02	0.00	0	3.00	0.00	0.47	**17.03**	EX-5A		3.00	0.00	**0.00**
Pre-Development DA-	EX-6A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	647.1	646.6	0.005	0.28	unpaved	2320	646.6	635	0.005	1.14	0.57	paved	0	635	635	0.00	0.02	0.00	3567	6.00	0.17	1.01	**36.45**	EX-6A	109	6.00	0.01	**0.18**
Pre-Development DA-	EX-6B	Cultivated Soils (Residue cover >20%)	0.17	25	3.97	605.5	600.8	0.188	0.02	unpaved	0	600.8	600.8	0.000	0.00	0.00	paved	0	600.8	600.8	0.00	0.02	0.00	107	6.00	0.00	0.03	**0.96**	EX-6B		6.00	0.00	**0.00**
Pre-Development DA-	EX-7A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	625.4	624.9	0.005	0.28	unpaved	1829	624.9	601.7	0.013	1.82	0.28	paved	0	601.7	601.7	0.00	0.02	0.00	0	3.00	0.00	0.56	**20.21**	EX-7A		3.00	0.00	**0.00**
Pre-Development DA-	EX-8A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	625.4	624.9	0.005	0.28	unpaved	104	624.9	624	0.009	1.5	0.02	paved	0	624	624	0.00	0.02	0.00	700	3.00	0.06	0.37	**13.18**	EX-8A		3.00	0.00	**0.00**
Pre-Development DA-	EX-9A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	632.1	630.9	0.012	0.20	unpaved	313	630.9	627	0.012	1.8	0.05	paved	0	627	627	0.00	0.02	0.00	589	3.00	0.05	0.30	**10.86**	EX-9A		3.00	0.00	**0.00**

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26.01,33.75,35.02,11.63,12.64,19.72,16.87,17.25,36.44,3,20.10,7.10,89

Post-Development Time of Concentrtion Calculation

Drainagea Area		Sheet Flow (Applicable to Tc only)								Shallow Concetrated Flow							Shallow Concetrated Flow							Channel Flow (Pipe flow)			Channel Flow			Total (Tc) =	Lag Time (min) =		HEC-HMS Routing			
		Surface Description	Mannings "n"	Flow Length, L (ft)	24-hour rainfall, P (in)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)	Tt (hr)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)				Pipe Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Channel Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Lag Time (min) =
Post-Development DA-	1A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	645	643.7	0.013	0.19	unpaved	1447	643.7	636.6	0.005	1.13	0.36	paved	0	636.1	636.1	0.000	0.02	0.00	1052	9.00	0.03	1055	6.00	0.05	0.63	**22.66**	1A										
Post-Development DA-	1B	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	653.125	652.625	0.005	0.28	unpaved	1725	652.625	644	0.005	1.14	0.42	paved	0	643.5	643.5	0.000	0.02	0.00	0	9.00	0.00	2967	6.00	0.14	0.94	**30.23**	1B	0	9.00	0.00	1275	6.00	0.06	**2.13**
Post-Development DA-	EX-1C	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	666	663	0.030	0.14	unpaved	1848	663	654	0.005	1.13	0.45	paved	0	653.5	653.5	0.000	0.02	0.00	0	9.00	0.00	4850	6.00	0.22	0.82	**29.40**	EX-1C	0	9.00	0.00	2560	6.00	0.12	**4.27**
Post-Development DA-	2A	Dense Grasses	0.24	20	3.97	635.1	634.8	0.015	0.07	unpaved	50	634.8	634.3	0.010	1.61	0.01	paved	50	633.8	633.525	0.005	1.51	0.01	0	9.00	0.00	30	6.00	0.00	0.09	**3.07**	2A										
Post-Development DA-	3A	Dense Grasses	0.24	20	3.97	636.55	636.35	0.010	0.08	unpaved	50	636.35	635.85	0.010	1.61	0.01	paved	50	635.35	635.1	0.005	1.44	0.01	0	9.00	0.00	73	6.00	0.00	0.10	**3.58**	3A	1803	9.00	0.06	2255	3.00	0.21	**9.52**
Post-Development DA-	4A	Dense Grasses	0.24	100	3.97	637.6	636.1	0.015	0.24	unpaved	38	636.1	635.53	0.015	1.98	0.01	paved	290	635.03	633.58	0.005	1.44	0.06	3664	9.00	0.11	0	6.00	0.00	0.41	**14.90**	4A										
Post-Development DA-	4B	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	634.8	634	0.008	0.23	unpaved	679	634	630	0.006	1.24	0.15	paved	0	629.5	629.5	0.000	0.02	0.00	0	9.00	0.00	1611	3.00	0.15	0.54	**19.26**	4B	1803	9.00	0.06	0	6.00	0.00	**2.00**
Post-Development DA-	5A	Dense Grasses	0.24	29	3.97	606.19	605.9	0.010	0.10	unpaved	0	605.9	605.9	0.000	0.02	0.00	paved	0	605.4	605.4	0.000	0.01	0.00	0	9.00	0.00	0	6.00	0.00	0.10	**3.77**	5A										
Post-Development DA-	6A	Dense Grasses	0.24	30	3.97	641.9	641.45	0.015	0.09	unpaved	106	641.45	639.86	0.015	1.98	0.01	paved	270	639.36	638.01	0.005	1.44	0.05	3347	9.00	0.10	1921	6.00	0.09	0.35	**12.62**	6A					####		#DIV/0!
Post-Development DA-	6B	Dense Grasses	0.24	30	3.97	614.15	613.7	0.015	0.09	unpaved	320	613.7	611.3	0.008	1.4	0.06	paved	206	610.8	609.77	0.005	1.44	0.04	418	9.00	0.01	849	6.00	0.04	0.25	**8.89**	6B					####		#DIV/0!
Post-Development DA-	7A	Dense Grasses	0.24	100	3.97	617.3	614.8	0.025	0.20	unpaved	153	614.8	610	0.031	2.86	0.01	paved	0	609.5	609.5	0.000	0.02	0.00	0	9.00	0.00	738	6.00	0.03	0.24	**8.80**	7A					####		#DIV/0!
Post-Development DA-	8A	Dense Grasses	0.24	30	3.97	621.39	621.045	0.012	0.10	unpaved	210	621.045	618.53	0.012	1.77	0.03	paved	245	618.025	616.8	0.005	1.44	0.05	0	9.00	0.00	0	6.00	0.00	0.05	**6.55**	8A					####		#DIV/0!
Post-Development DA-	9A	Dense Grasses	0.24	30	3.97	625.125	624.78	0.012	0.10	unpaved	90	624.78	623.7	0.012	1.77	0.01	paved	0	623.2	623.2	0.000	0.02	0.00	0	9.00	0.00	0	6.00	0.00	0.12	**4.17**	9A					####		#DIV/0!

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22.54, 30.22, 29.24, 3.09, 3.58, 14.91, 19.22, 3.77, 12.63, 8.82, 8.80, 6.49, 4.11

AGENDA ITEM REPORT
5.1.

To:	Planning and Zoning Commission
Subject:	Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on April 8, 2025
Meeting:	Tuesday, May 6, 2025
Department:	Development Services
Staff Contact:	

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Comission meeting minutes 4.8.2025

City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, April 8, 2025 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting was called to order at 7:07 PM

2. ROLL CALL

All members of the Planning and Zoning Commission were in attendance.

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 April 8, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There was no public comment

4. CONSENT AGENDA

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on March 4, 2025.

A motion was made by Commissioner Jim Morris to approve the meeting minutes from the regularly scheduled Planning and Zoning meeting held on March 4, 2025, seconded by commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

4.2. Consideration and possible action to disapprove the proposed Heritage Mill North Final Plat, 38.163 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163.

A motion was made by Commissioner Jim Morris to disapprove the proposed Heritage Mill North Final Plat, 38.163 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163 as presented by staff, seconded by Commissioner Rick Hudson. Motion to deny passed with 6 Ayes to 0 Nays.

4.3. 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.

A motion was made by Commissioner Rick Hudson to disapprove the proposed Heritage Mill North Final Plat, 38.163 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163 as presented by staff, seconded by commissioner Tony Wertz.

Motion to deny passed with 6 Ayes to 0 Nays

5. AGENDA ITEMS

6. DEVELOPMENT SERVICES DIRECTOR REPORT

* Next month there will be a bit of public hearings.
* We have at least 4 Capital Improvement Program discussion dates
* Final CIP recommendation will be May 20th.
* start time of 5 for the April 22nd meeting

7. ADJOURNMENT

The Planning and Zoning Commission meeting was adjourned at 7:41 PM

8. CERTIFICATION

I certify that this notice of the March 8, 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 March 4, 2025 before 5:00 P.M.

_____

Planning and Zoning Commission Chair or Representitive

AGENDA ITEM REPORT
5.2.

To:	Planning and Zoning Commission
Subject:	Consideration of a public hearing and possible recommendation to City Council on the proposed Planned Unit Development Amendment for Home Depot in the Hanson's Corner development at 600 US 79 (W), 12.99 acres, more or less, of land, located north of US 79 and east of Ed Schmidt Blvd.
Meeting:	Tuesday, May 6, 2025
Department:	Development Services
Staff Contact:	

BACKGROUND INFORMATION:

The proposed zoning is an amendment to the existing Planned Unit Development for the Hanson's Corner Addition Subdivision, known as the Home Depot Planned Unit Development. The PUD will include a base zoning of General Commercial (B-2). The Planned Unit Development aligns with the Hutto Soar 2040 and future land use designation of Commercial Corridor, which consists of nonresidential land uses that meet the needs of both local and regional residents. This includes big-box stores and multi-tenant commercial or retail uses. Commercial Corridors often consist of traditional or suburban commercial development with large surface parking lots that front a major roadway or highway.

The purpose of the Planned Unit Development amendment is to allow for compact power equipment rental of up to 12,000 pounds gross weight, expand the Penske truck rental to allow for more versatile truck sizes, add more stalls for the Penske truck rentals, add six new load n' go pick-up truck rental stalls to the existing stalls for a total of 10 stalls, provide additional outdoor sales area for the garden center by utilizing the existing parking stalls located west of the garden center, and allow for the existing parking stalls to be used for shed sales display.

WEST: General Commercial (B-2) and Ed Schmidt Blvd.
NORTH: Planned Unit Development (North Star PUD)
EAST: General Commercial (B-2)
SOUTH: General Commercial (B-2) and US 79

SUMMARY OF REQUEST:

Home Depot created a Planned Unit Development in 2014 in response to code violations for outdoor displays and the Load-and-Go and Penske truck rentals and the trailer equipment along the east parking lot area. The current proposal is also in response to a code violation for expanding the outdoor display, rental, and sales are beyond what was approved in 2014. Home Depot is requesting to further expand the rental sales of compact power equipment weighing up to 12,000 pounds, allow for sales of larger rental trucks from the current approved size of 12' to 26', allow for an additional two new Penske truck rental stalls to the existing eight, allow for an additional six new load n' go pickup truck rental stalls to the existing four stalls, allow for additional outdoor sales area for the garden

center by utilizing the existing 19 parking stalls located west of the garden center (this will help with seasonal offerings), allow for existing parking to stalls to be used for shed sales display.

The current Planned Unit Development does not allow for overnight parking for delivery trucks or any 18-wheeler traffic and the proposed PUD will not allow for this type of activity either.

The purpose of the Planned Unit Development amendment is to allow for compact power equipment rental of up to 12,000 pounds gross weight, expand the Penske truck rental to allow for more versatile truck sizes, add more stalls for the Penske truck rentals, add six new load n' go pick-up truck rental stalls to the existing stalls for a total of 10 stalls, provide additional outdoor sales area for the garden center by utilizing the existing parking stalls located west of the garden center, and allow for the existing parking stalls to be used for shed sales display.

STAFF REVIEW:

52 property owners with 600' were notified of the request. To date, staff has received two responses in favor of the Planned Unit Development amendment, which are attached to this item.

The PUD request meets the PUD criteria as set forth in the Unified Development Code and outlined below:

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

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

Staff recommends approval of the Home Depot Planned Unit Development with the following condition that the language in 15.4 is edited to allow for a total of 10 parking stalls to be used for load 'n go to reflect exhibit B. The current PUD states the landscaping must be in compliance with the Unified Development Code, in 2014 that would be the existing code and the site is not in compliance. A second condition of approval is to bring the site planscaping into compliance as stated in the PUD.

Exhibit B is just an exhibit and the approval of this Planned Unit Development does not grant approval of the site plan as shown in exhibit B. A site plan revision would have to be applied for and staff will review for compliance to this Planned Unit Development.

FISCAL NOTES:

None at this time.

POLICY IMPLICATIONS:

None at this time.

ATTACHMENTS:

1. U4-Redlined_HomeDepotPUD-DocFinal(4-8-25)
2. U4-Clean_HomeDepotPUD-DocFinal(4-8-25)
3. U4-Zoning Change Narrative(4-8-25)
4. Zoning Map
5. FLUM
6. HomeDepotPUD-InFavor
7. Favor(Baas Properties)

PLANNED UNIT DEVELOPMENT (PUD)
DEVELOPMENT AGREEMENT
FOR
THE HOME DEPOT

1. DEFINITIONS

In this Planned Unit Development (PUD) Agreement:

- AGREEMENT means this written development agreement which includes the PUD Site Development Plan for the Home Depot PUD.
- CODE means the Unified Development Code (UDC) and Code of Ordinances, City of Hutto, Texas, in effect as of June 6, 2024.
- DEVELOPER means HD Development Properties, L.P.; c/o Home Depot U.S.A., Inc., property owner(s) and their assigns.
- DIRECTOR means the Development Services Director for the City of Hutto, Texas.
- LARGE ITEM SALES AND RENTAL: CLASS 2 means display and sale, lease or rental of boats, home spas and hot tubs (except indoor display), bulk lumber, bricks, and landscape materials (in a screened storage area), small portable buildings, sheds, gazebos, decks (as an incidental accessory use), pottery, statues, fountains and similar items and accessories related to the above as per the UDC.
- LARGE ITEM SALES AND RENTAL: CLASS 3 means display and sale, lease or rental of large vehicles with a gross vehicle weight of at least 7,500 pounds, trailers; moving vans, trucks and trailers; air compressors, generators, pumps and similar items; small portable buildings, sheds, gazebos and decks; bulk mulch, soil, gravel, rocks; bulk construction materials; and related materials as per the UDC.
- OUTDOOR STORAGE AND DISPLAY means general outdoor storage of equipment, machinery, building materials, shipping containers, pallets and similar materials as an accessory use to a commercial or industrial use and must be screened in conformance to fence design standards as per UDC.

Except as defined herein, words and terms used herein shall have the meaning as defined in the Code. Any word or term not defined in the Code shall have the usual and customary meaning.

2. PROPERTY

The Agreement covers approximately 12.999 acres of land, Lot 1, Block A of the Hanson's Corner Addition subdivision as recorded in Document No. 2004037416, Williamson County Official Public Records, and located within the city limits of Hutto, Texas, and being more particularly described in **Exhibit A, Property Description** (the "Property").

3. APPLICABILITY OF CITY ORDINANCES

3.1 Zoning

The zoning districts for the PUD are B-2 (commercial: general). All Code standards and requirements of B-2 (commercial: general) shall apply to the PUD in their respective Development Areas, except as and to the extent set forth in or in conflict with the Agreement. The Property shall be regulated for purposes of zoning by the Agreement. All uses and development within the Property shall generally conform to the Agreement as set forth herein.

3.2 Other Ordinances

All other ordinances and all other provisions of the Code shall apply to the Agreement except as and to the extent set forth in or in conflict with the Agreement.

4. APPLICATIONS AND PERMITTING

Applications for permits shall include all required elements for submittal as identified in the Unified Development Code and application requirements.

5. SITE DEVELOPMENT AREA

5.1 PUD Site Development Plan

The development and land uses of the Property (the "Project") are depicted on **Exhibit B, Site Development Area Plan**.

6. PERMITTED USES AND LIMITATIONS

6.1 Permitted Uses

The Site Development Area must follow the permitted uses of their respective zoning districts as outlined in Section 3.1 with the exception of those prohibited uses listed in Section 6.2 of this Agreement. Large item sales and rentals class 1, as defined in the UDC, shall be permitted by right without the requirement of a specific use permit.

6.2 Prohibited Uses

The following uses, as defined in the UDC, shall be prohibited: Adult-oriented businesses, campground, recreational vehicle park, day labor agency, farm product sales, kennel, manufactured home sales, office: special medical, outdoor recreational facility, special services, travel plaza, truck stop, and vehicle auction.
~~Exception: Large item sales and rentals class 1, as defined in the UDC, shall be permitted by right without the requirement of a specific use permit.~~

7. SITE DEVELOPMENT REGULATIONS

Site development regulations are established in Chapter 4 and other applicable sections of the UDC.

8. BUILDING ARCHITECTURE

8.1 Building Architecture

Architectural visual standards shall follow those outlined in Section 10.406 of the UDC.

9. COMPATIBILITY STANDARDS

Within the boundaries of the PUD, the following compatibility standards are established as the only compatibility standards applicable to commercial and other permitted uses.

(A) All other required buffer areas shall conform to B-2 (commercial: general) requirements outlined in 10.403.6 of the UDC.

(B) Building heights shall not exceed five (5) stories.

(C) Outdoor storage of class 1 large items is subject to general performance standards for outdoor storage and display. UDC 10.307.22.3

10. UTILITIES

Except for electrical transmission lines and temporary overhead lines installed for temporary construction site offices, utilities shall be located underground. Newly constructed electric, water, wastewater, telephone, natural gas, cable television and telecommunications utility lines constructed within the PUD will be underground (excluding above-ground connections and associated utility facilities which are commonly constructed above-ground in conjunction with underground utility lines). Above ground utility facilities shall be located away from or screened from predominant public view.

11. PARKING REQUIREMENTS

Parking and loading requirements for development in the PUD shall comply with Section 10.405 of the UDC. Shared parking will be provided within the Hanson's Corner Addition Subdivision and associated re-subdivisions, phases and amended plats.

12. STREETS

12.1 Private Interior Drives

Development within the PUD may include private interior drives which serve the patrons of retailers located within the Hanson's Corner Addition Subdivision and associated re-subdivisions, phases and amended plats. Private interior drives, if any, shall be maintained by the property owner(s) and shall comply with all City fire and emergency regulations. All private interior drives shall be a minimum width of twenty (20) feet.

12.2 Public Driveways

All driveways onto public roadways shall conform to Section 10.511.12 and maintained by the property owner(s).

13. LANDSCAPING AND PRIVATE OPEN SPACE PLAN

Landscaping requirements for this PUD shall comply with Section 10.407 of the UDC. A Landscape Buffer of at least fifteen (15) feet will be provided along all Rights-of-Way.

14. TREE PRESERVATION AND TREE PROTECTION PLAN

Existing groupings of trees shall be protected and incorporated within each subdivision plat and site plan to the extent practical. To the extent practical, grading or any disruption of the soil shall not be permitted within the drip line of existing trees, and drainage patterns shall not be altered in such a way as to threaten the future viability of existing trees.

15. SIDEWALKS AND DISPLAY AREAS

Sidewalks may be located outside the street right-of-way provided they are located in a public use easement shown on the subdivision plat of the affected lot.

Outdoor display is display of items actively for sale. Outdoor display may be located within the locations identified on the Site Development Area as shown in Exhibit B of this Agreement. Outdoor display shall not block windows, entrances or exits and does not impair the ability of pedestrians to use required sidewalks. Please refer to Exhibit C for visual examples of possible rental equipment to be sold in Outdoor Sales and Large Equipment Storage.

A summary of the proposed changes to below items can be found in the Narrative identified in Exhibit C.

15.1 Shed Sales (A)

Fifteen (15) parking spaces to be used as storage shed sales located at the west side of the parking lot near the Garden Center. Parking aisle 1.

15.2 Seasonal Sales (B)

Twenty-two (22) parking spaces to be used as seasonal sales located at the west side of the parking lot directly in front of the Garden Center. Parking aisle 2. Items include landscape material, winter holiday decorations, patio sets, camping, grill and other warmer season items. Nineteen (19) parking spaces to be used as seasonal sales located on the west side of the Garden Center. Items include mulch and related landscape materials.

15.3 Outdoor Sales (C)

Areas adjacent to the front and west side of the Garden Center to be used as outdoor sales. Located in front of Garden Center entrance directly north of parking aisle 2 and east of parking aisle 13. Items include lumber, miscellaneous building materials, concrete mix, mulch, landscape material, fencing material, and lawnmowers.

15.4 Load 'N Go and Pro Spaces (D)

Six (6) parking spaces to be used as Load 'N Go, and two (2) parking spaces to be used as Pro spaces located in front of the exit vestibule/canopy (east entrance) to the building. Parking aisles 9 and 10.

15.5 Trailer Sales (E)
Ten (10) parking spaces to be used as trailer sales located at the east side of the parking lot in front of the exit vestibule/canopy (east entrance) to the building. Parking aisle 10.

15.6 Large Equipment Storage (F)
Twenty-four (24) parking spaces to be used as large equipment storage located at the east side of the parking lot along east lot line. Parking aisle 11. Items include lifts, shredders, small excavating equipment and related equipment.

15.7 Propane Storage and Sales (G)
Areas adjacent to the front of the building's main entrance to be used as propane tank storage and sales. Located directly north of parking aisle 7.

15.8 Penske Truck Rental (H)
Ten (10) parking spaces to be used for Penske Truck Rental vehicles located at the south end of parking aisles 4 and 5.

15.9 Minimum Parking Requirements
The total number of parking spaces, exclusive of specialty/reserved parking listed in 15.1 to 15.8, must meet or exceed the minimum parking requirements as stipulated in the UDC, ensuring no adverse impact on parking availability for all users. Refer to Exhibit B for parking requirements.

16. OUTDOOR STORAGE, SERVICE AND LOADING AREAS

The noise level of mechanical equipment on any lot which abuts a residential use or a public street may not exceed 60 decibels at the property line of the lot on which the equipment is located.

No outdoor storage areas or service or off-street loading areas may be located within twenty five (25) feet of any public street, public sidewalk, residential use or internal pedestrian pathway, unless and except as required under the Americans with Disabilities Act or the Texas Accessibility Standards, or unless approved by the Director. Screening for equipment, service and storage areas shall comply with the applicable screening requirements set forth in this Agreement. Overnight parking of vehicles included under Large item sales and rental: class 3 is allowed. Parking of commercial vehicles ("big rigs", "18-wheelers") is prohibited.

17. SITE LIGHTING

17.1 Site lighting must follow the permitted standards of their respective zoning district as outlined in Section 10.409. except for those prohibited uses listed in Section 17.2 of this Agreement. Alternative street lighting standards designed to aesthetically enhance the PUD may be utilized with the approval of the Director.

17.2 Prohibited Lighting
The use of laser source light, strobe light, ~~-~~or any similar ~~high intensity~~high-intensity light, including searchlights for outdoor advertising or entertainment is prohibited. Light equipment selections and lighting design shall avoid, to the extent practical glare, light trespass and light pollution, except that traditional holiday lighting not used to draw attention to a sign, flashing or blinking lights required by law, or a ~~a~~ low level, decorative light source may be open and is not required to be concealed within an opaque housing.

Formatted: Indent: Left: 1"

(A) Lighting layout shall be coordinated with proposed landscaping and existing trees to maximize light distribution and avoid conflicts to the extent practical.

(B) Light fixtures shall be designed and lamped for both pedestrian and vehicular purposes. Parking lot lighting shall meet applicable Code standards, and shall be designed to reduce light pollution.

(C) Low pressure sodium lighting is permitted.

18. SIGNAGE PLAN

Signage regulations shall comply with Section 10.410 of the UDC.

19. AMENDMENT

19.1 Minor Changes

Minor changes to the Agreement or any Exhibit which do not substantially and adversely change the Agreement or the Exhibit may be approved administratively by the Director. Changes in building shape and orientation may be considered minor if such changes do not change density levels and if parking requirements outlined in Section 10.405 of the UDC are met.

19.2 Major Changes

All changes to the Agreement or any Exhibit not permitted under applicable Code provisions or Section 20.1 above shall be resubmitted following the procedure required for the original PUD approval.

20. CONFLICTS AND APPEALS

20.1 Conflicts

The provisions of the Agreement shall apply to and control development within the PUD. All City ordinances and resolutions, and parts of ordinances and resolutions, and any regulations or rules thereunder, in conflict herewith are expressly repealed and waived as applied to the PUD and to the extent of such conflict, and are no longer in force or effect with respect to the PUD.

20.2 Appeal of Administrative Decisions

Administrative decisions provided for in the Agreement or otherwise affecting the PUD (such as decisions by the Director) may be appealed to the City Council in writing within ninety (90) days following receipt of the written confirmation of such decision. A simple majority vote of the City Council will be sufficient to overrule such decision.

21. EXHIBITS

All schedules and exhibits referred to in or attached to the PUD are incorporated into and made a part of the PUD for all purposes.

LIST OF EXHIBITS

1.	Exhibit A:	Property Description
2.	Exhibit B:	Site Development Plan

22. EXECUTION OF PUD AGREEMENT

The Agreement is executed by the parties in duplicate originals to be effective on the _____ day of _____, 20___ .

CITY OF HUTTO, TEXAS

_____

~~Debbie Holland~~Mike Snyder, Mayor

ATTEST:

_____

Laura Hallmark~~Christine Martinez~~, City Secretary

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this ____ day of _____, 20___ by _____, _____ of the City of Hutto, Texas, on behalf of said City.

_____
~~Christine Martinez~~
Notary Public, State of Texas
Commission Expires: _____

PROPERTY OWNER

_____
By: HD Development Properties, L.P.
c/o: Home Depot U.S.A., Inc.
Printed Name: _____
Title: _____

ACKNOWLEDGEMENT

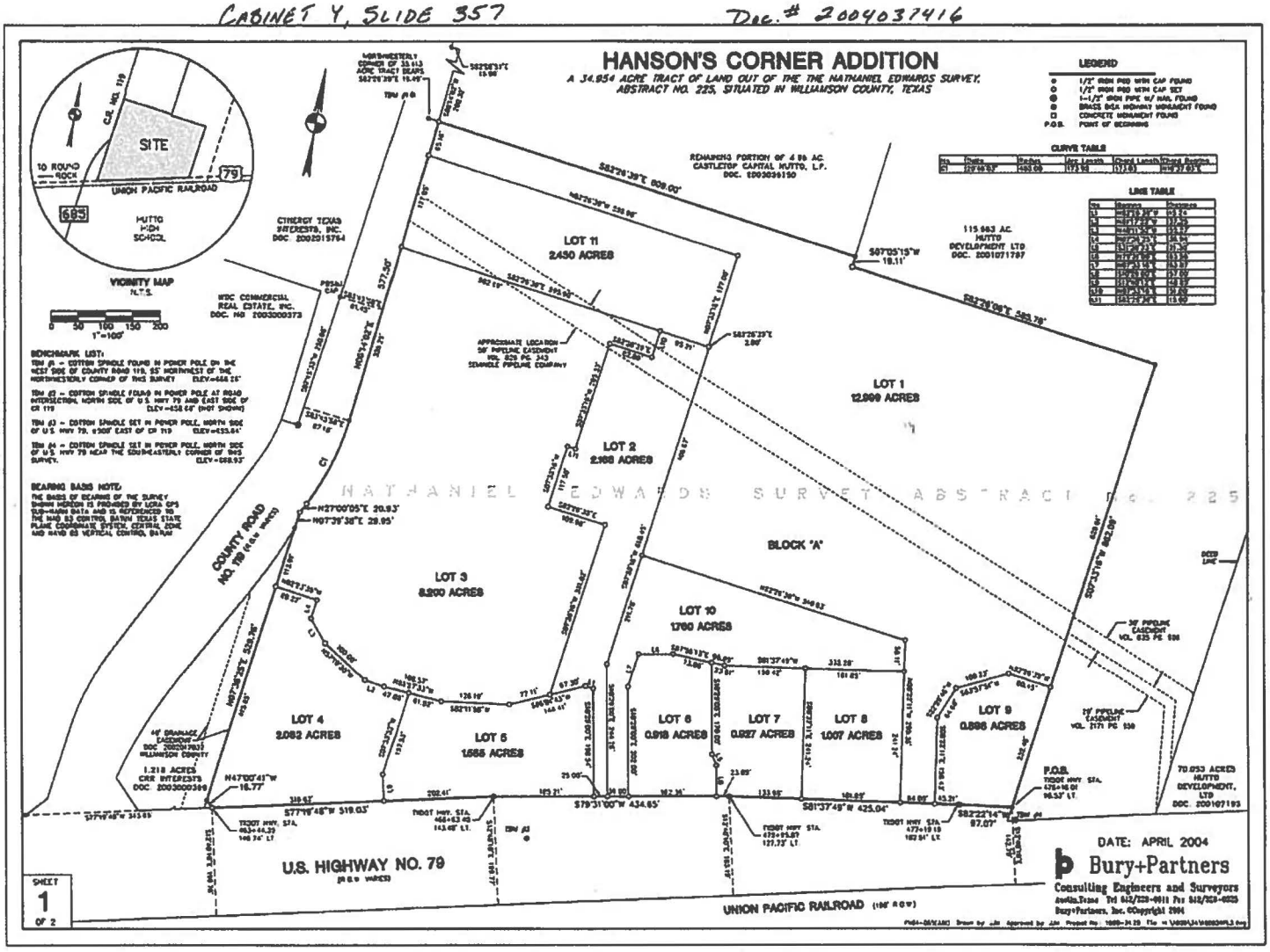
STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 20___ by _____, _____ of HD Development Properties, L.P. c/o Home Depot U.S.A., Inc., on behalf of said companies.

_____
Notary Public, State of _____
Printed Name: _____
Commission Expires: _____

EXHIBIT A
(PROPERTY DESCRIPTION)

CABINET Y, SLIDE 357 Doc.# 2004037416



CABINET Y, SLIDE 358

HANSON'S CORNER ADDITION

A 34.954 ACRE TRACT OF LAND OUT OF THE THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, SITUATED IN WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS X
COUNTY OF WILLIAMSON X

THAT HIPPO PARTNERS 84, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS ELLIS, ITS EXECUTIVE VICE PRESIDENT, OWNER OF THAT CERTAIN 21.925 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2004019110 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, BY AND THROUGH JACOB R. PATTERSON, JR., ITS CORPORATE COUNSEL, OWNER OF THAT CERTAIN 12.029 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2004019109 OF SAID OFFICIAL PUBLIC RECORDS, BEING OF ALL A 34.954 ACRE TRACT OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 225, SITUATED IN WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 34.954 ACRES WITH THE ATTACHED PLAT TO BE KNOWN AS "HANSON'S CORNER ADDITION", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL RIGHTS OF WAY AND EASEMENTS SHOWN, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE.

CHRIS ELLIS, EXECUTIVE VICE PRESIDENT — DATE 4/22/04
HIPPO PARTNERS 84, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: ECP RETAIL MANAGEMENT, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
1200 WEST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78703

HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION

JACOB R. PATTERSON, JR., CORPORATE COUNSEL — DATE 4/22/04
HOME DEPOT U.S.A. INC.
2455 PACES FERRY LANE
ATLANTA, GEORGIA 30339

STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF April 2004, BY CHRIS ELLIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF April 2004 A.D.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS — MY COMMISSION EXPIRES

STATE OF TEXAS X
COUNTY OF DALLAS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23 DAY OF April 2004, BY JACOB R. PATTERSON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF April 2004 A.D.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS — MY COMMISSION EXPIRES 11-5-05

LIENHOLDERS STATEMENT:

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

THAT COMPASS BANK, BY DAVID L. ROBERTS, SENIOR VICE PRESIDENT, THE LIEN HOLDER OF THAT CERTAIN 21.925 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2004019110 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON

DAVID L. ROBERTS, SENIOR VICE PRESIDENT — DATE 4-22-04
COMPASS BANK
1717 W 6TH STREET, SUITE 110
AUSTIN, TEXAS 78703

STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF April 2004, BY DAVID L. ROBERTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF April 2004 A.D.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS — MY COMMISSION EXPIRES 11-5-05

SHEET 2 OF 2

PHOTOGRAPHIC MYLAR

FIELDNOTE DESCRIPTION:

OF A 34.954 ACRE TRACT OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINING PORTION OF THAT CERTAIN 23.413 ACRE TRACT OF LAND CONVEYED TO CASTLETOP CAPITAL, LLP, BY DEED OF RECORD IN DOCUMENT NO. 2003038139 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 34.954 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" INCH IRON ROD WITH ALUMINUM DISK CAP FOUND IN THE NORTHERLY LINE OF U.S. HIGHWAY NO. 79 (R.O.W. VARIES — HWY. STA. 470+16.00, 95.63' LEFT), BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN 2.341 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY DEED OF RECORD IN DOCUMENT NO. 2000041443 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE SOUTHEASTERLY CORNER OF THE REMAINDER THAT CERTAIN 47.113.883 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2004071287 OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE SOUTHEASTERLY CORNER OF SAID 23.413 ACRE TRACT AND HEREOF;

THENCE, ALONG THE NORTHERLY LINE OF SAID 2.341 ACRE TRACT, BEING THE NORTHERLY LINE OF U.S. HIGHWAY NO. 79, SAME BEING THE SOUTHERLY LINE OF SAID 23.413 ACRE TRACT AND HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) S82°22'14"W, A DISTANCE OF 57.97 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND (HWY STA. 471+19.13, 102.97' LEFT), FOR AN ANGLE POINT;

2) S81°37'45"W, A DISTANCE OF 425.04 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND (HWY STA. 472+95.07, 127.73' LEFT), FOR AN ANGLE POINT;

3) S79°38'00"W, A DISTANCE OF 434.63 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND (HWY STA. 468+63.00, 112.48' LEFT), FOR AN ANGLE POINT;

4) S77°19'48"W, A DISTANCE OF 518.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE NORTHWESTERLY CORNER OF SAID 2.341 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF SAID 23.413 ACRE TRACT AND HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY LINE OF U.S. HIGHWAY NO. 79, BEING IN THE SOUTHERLY LINE OF THAT CERTAIN 1.306 ACRE TRACT OF LAND CONVEYED TO OHR INTERESTS BY DEED OF RECORD IN DOCUMENT NO. 2004036360 OF SAID OFFICIAL PUBLIC RECORDS BEARS S77°19'48"W, A DISTANCE OF 14.38 FEET;

THENCE, N41°50'11"W, A DISTANCE OF 16.77 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EASTERLY LINE OF SAID 1.306 ACRE TRACT, BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 23.413 ACRE TRACT AND HEREOF; A DISTANCE OF 329.70 FEET TO A 1/2 INCH IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID 1.306 ACRE TRACT, BEING AN ANGLE POINT IN THE EASTERLY LINE OF COUNTY ROAD 119 (R.O.W. VARIES), FOR AN ANGLE POINT HEREOF;

THENCE, N27°39'34"E, ALONG THE EASTERLY LINE OF COUNTY ROAD 119, BEING A PORTION OF THE WESTERLY LINE OF SAID 23.413 ACRE TRACT AND HEREOF, A DISTANCE OF 1219.95 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT HEREOF;

THENCE, N27°28'05"E, ALONG THE EASTERLY LINE OF COUNTY ROAD 119, BEING A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 38.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 23°46'52", AN ARC LENGTH OF 173.88 FEET AND A CHORD WHICH BEARS N39°23'52"E, A DISTANCE OF 172.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE END OF SAID CURVE;

THENCE, N51°43'08"E, ALONG THE EASTERLY LINE OF COUNTY ROAD 119, BEING A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 577.80 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE NORTHWESTERLY CORNER HEREOF, BEING IN THE NORTHERLY LINE OF SAID 23.413 ACRE TRACT, SAME BEING THE SOUTHERLY LINE OF THAT CERTAIN 1.306 ACRE TRACT OF LAND CONVEYED TO CASTLETOP CAPITAL HOTEL, LP BY DEED OF RECORD IN DOCUMENT NO. 2003038139 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, S62°26'52"E, ALONG THE COMMON LINE OF SAID 23.413 ACRE TRACT AND SAID 4.96 ACRE TRACT, BEING A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 869.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WESTERLY LINE OF THE REMAINDER OF SAID 113.963 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF SAID 4.96 ACRE TRACT FOR AN ANGLE POINT HEREOF, FROM WHICH A 1/2" INCH IRON ROD FOUND FOR THE COMMON NORTHEASTERLY CORNER OF SAID 23.413 ACRE TRACT AND SAID 4.96 ACRE TRACT BEARS N27°33'08"E, A DISTANCE OF 19.40 FEET;

THENCE, CONTINUING ALONG THE NORTHERLY AND EASTERLY LINES OF SAID 23.413 ACRE TRACT AND HEREOF, BEING A PORTION OF THE WESTERLY LINE OF THE REMAINDER OF SAID 113.963 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S27°33'13"W, A DISTANCE OF 1911 FEET TO A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT;

2) S82°26'08"E, A DISTANCE OF 383.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 23.413 ACRE TRACT AND HEREOF;

3) S62°33'10"E, A DISTANCE OF 883.89 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 34.954 ACRES (1,522,991 SQ FT) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS X
COUNTY OF WILLIAMSON X

THAT I, JOHN ANTONY MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

JOHN ANTONY MILLER — 4-16-04 — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5720

ENGINEER'S CERTIFICATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO 480624C0244 C, DATED SEPTEMBER 29, 1991 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS

THE STATE OF TEXAS X
COUNTY OF WILLIAMSON X

I, JAMES B. KNIGHT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

JAMES B. KNIGHT, P.E. NO. 67313 — DATE
PROFESSIONAL ENGINEER

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SERVICE IS AVAILABLE FOR CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE SUPPLY.

2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM

3. NO BUILDINGS, FENCES, LANDSCAPING OR STRUCTURES SHALL BE PLACED WITHIN A DRAINAGE EASEMENT WITHOUT EXPRESS WRITTEN PERMISSION FROM THE CITY OF HUTTO

4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF HUTTO ZONING REQUIREMENTS.

5. LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE CONDITIONS REGARDING LIMITED DEVELOPMENT AND JOINT ACCESS RECORDED IN DOCUMENT NUMBER 2004037913 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

6. ACCESS TO HWY 79 AND CR 110 FOR THIS PROJECT IS RESTRICTED TO THE TWO LOCATIONS ON HWY 79 AS APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, THE FOUR LOCATIONS APPROVED BY WILLIAMSON COUNTY FOR CR 110, AND THE 30 FOOT ACCESS EASEMENT EAST OF THE SUBJECT TRACT RECORDED IN DOCUMENT NUMBER 2003121734 OF WILLIAMSON COUNTY, TEXAS.

UTILITY PROVIDERS:

WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
GAS: TBD
ELECTRIC: TBD
TELEPHONE: SPRINT

APPROVAL

STATE OF TEXAS X
CITY OF HUTTO X — KNOW ALL MEN BY THESE PRESENTS

THIS PLAT WAS APPROVED FOR RECORDING BY THE CITY COUNCIL ON THE 3rd DAY OF March A.D., 2004

MAYOR, CITY OF HUTTO — DATE 4/25/04 — CITY SECRETARY — DATE 4/25/04
MIKE FOWLER — MELISSA B. PERRY

COUNTY CLERK CERTIFICATION

STATE OF TEXAS X
COUNTY OF WILLIAMSON X — 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 ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 12 DAY OF April A.D., 2004, AT 02:30 O'CLOCK P.M. AND DULY RECORDED ON THE 13 DAY OF April A.D., 2004 AT 08:57 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET Y SLIDE(S) 358 thru 359.

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS
BY: DEPUTY

HANSON'S CORNER ADDITION

A 11 LOT SUBDIVISION CONSISTING OF 34.954± ACRES

DATE: APRIL 2004
PREPARED BY: JJM

Bury+Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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EXHIBIT B
(SITE DEVELOPMENT PLAN)

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EXHIBIT B
FOR
THE HOME DEPOT #8439
AT
602 HWY 79, HUTTO, TX 78634
LOCATED IN
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

PLANS SUBMITTAL/REVIEW LOG

INITIAL CITY OF HUTTO SUBMITTAL -NOT FOR CONSTRUCTION	06/07/2024
FIRST CITY OF HUTTO RESUBMITTAL -NOT FOR CONSTRUCTION	11/11/2024
SECOND CITY OF HUTTO RESUBMITTAL -NOT FOR CONSTRUCTION	12/19/2024
THIRD CITY OF HUTTO RESUBMITTAL -NOT FOR CONSTRUCTION	01/22/2025
FOURTH CITY OF HUTTO RESUBMITTAL -NOT FOR CONSTRUCTION	04/08/2025

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	SITE PLAN
C-151	DETAILS
L-100	LANDSCAPE PLAN
L-150	LANDSCAPE DETAILS

OWNER
HOME DEPOT U.S.A., INC.
2455 PACES FERRY ROAD, C-20,
ATLANTA, GA 30339
(770) 443-8211
JESSICA_BORGERT@HOMEDEPOT.COM

PROJECT CONTACT
BENJAMIN V. JOHNSON, PLA
445 24TH Street, Suite 200
VERO BEACH, FL 32960
(772) 794-4098
BEN.JOHNSON@KIMLEY-HORN.COM

ENGINEER
KIMLEY-HORN
TEXAS REGISTERED ENGINEERING FIRM
NO. F-928
2600 N. CENTRAL EXPRESSWAY, SUITE
400,
RICHARDSON, TX 75080
(214) 617-0535
CONTACT: DAN GALLAGHER, P.E.



VICINITY MAP
NOT TO SCALE

NORTH

PREPARED BY:
Kimley»Horn

LEGAL DESCRIPTION
TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 12.999 ACRES, MORE OR LESS, SITUATED IN THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 255, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: EASEMENTS BENEFITING TRACT 1 FOR INGRESS AND EGRESS; FOR THE INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION, REMOVAL AND REPLACEMENT OF UTILITY LINES; FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE FREESTANDING SIGNS AND ALL UTILITY LINES APPURTENANCE THERETO; TO DISCHARGE SURFACE STORM WATER DRAINAGE AND/OR RUNOFF; ALL AS CREATED AND DEFINED IN THE CERTAIN RESTRICTION AGREEMENT AND GRANT OF EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD. AND HOME DEPOT U.S.A. INC. DATED APRIL 22, 2004, RECORDED UNDER DOCUMENT NO. 2004031099 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 3: EASEMENTS BENEFITING TRACT 1 FOR ALL CONSTRUCTION, INSTALLATION, OPERATION, REPLACEMENT, UPGRADE AND REPAIR OF UNDERGROUND WATER AND WASTE WATER LINES AND MAKING CONNECTION THEREWITH, ALL AS CREATED AND DEFINED IN THE CERTAIN WATER AND WASTE WATER LINE EASEMENT BETWEEN CYNERGY TEXAS INTERESTS, INC., AND HIPPO PARTNERS 04, LTD., DATED APRIL 22, 2004, RECORDED UNDER DOCUMENT NO. 2004031092 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 4: EASEMENTS BENEFITING TRACT 1 FOR ALL CONSTRUCTION, INSTALLATION, OPERATION, REPLACEMENT, UPGRADE AND REPAIR OF UNDERGROUND WATER AND WASTE WATER LINES AND MAKING CONNECTION THEREWITH, ALL AS CREATED AND DEFINED IN THE CERTAIN WATER AND WASTE WATER LINE EASEMENT BETWEEN HUTTO DEVELOPMENT, LTD. AND HIPPO PARTNERS 04, LTD., DATED APRIL 22, 2004, RECORDED UNDER DOCUMENT NO. 2004031091 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 5: EASEMENTS BENEFITING TRACT 1 FOR VEHICULAR AND PEDESTRIAN ACCESS AS CREATED AND DEFINED IN THE CERTAIN DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL ACCESS EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD. AND HOME DEPOT U.S.A., INC., DATED APRIL 22, 2004, RECORDED UNDER DOCUMENT NO. 2004031099 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROJECT DESCRIPTION
On behalf of our client, Home Depot, we are submitting this application for proposed modifications to utilize and restripe 29 existing parking stalls to be reserved for rental equipment and vehicles. 19 of the existing stalls will be restriped for seasonal outdoor overstock such as garden mulch, 2 stalls will be reserved for the use of Penske rental trucks. 6 stalls will be utilized for Load 'N Go Truck rentals, and the remaining 2 utilized for trailer storage. Both the Load 'N Go rental trucks and Penske rental trucks will be an accessory use to the existing Home Depot Tool Rental Center. Transactions for rental of both of these proposed uses will happen within the Tool Rental Center. The proposed stalls and areas can be found on site plan sheet C-101, along with revised parking calculations.

There is no proposed land disturbance or site geometry changes for this project. The scope of work will consist of striping and signage. There will be no impact to existing pedestrian or ADA accessible routes, fire exits, vehicular site access and circulation, or fire access.

PROJECT NOTES
1. LARGE EQUIPMENT STORAGE STALLS- REFER TO SUBMITTED COMPACT POWER RENTAL EQUIPMENT DESCRIPTION AND RENTAL EQUIPMENT CATALOG DOCUMENTS. NO CDL LICENSE REQUIRED
2. PENSKE TRUCK STALLS- 12'-26' LENGTH TRUCKS. NO CDL LICENSE REQUIRED
3. OVERNIGHT PARKING OF DELIVERY OR 18-WHEELER TRAFFIC IS STRICTLY PROHIBITED.
4. PROPERTY OWNER SHALL REMOVE AND REPLACE ALL DEAD LANDSCAPE MATERIAL AS PART OF THIS PROJECT.
5. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL MEASURES ON THE PRIVATE DRIVE TO ENSURE SAFE AND EFFICIENT TRAFFIC FLOW.

Kimley»Horn
5301 SOUTHWEST PARKWAY SUITE 100, BUILDING 2
AUSTIN, TEXAS 78735
PHONE: 512.418.1771
WWW.KIMLEY-HORN.COM
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THE HOME DEPOT
USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
File Date: 12/19/2024
Date: DECEMBER 19, 2024

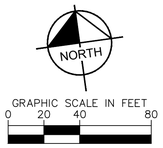
KHA PROJECT	047096428
DATE	04-30-2024
SCALE	AS SHOWN
DESIGNED BY	AKR
DRAWN BY	AKR
CHECKED BY	BVJ

HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

COVER SHEET

SHEET NUMBER
C-100





PROJECT INFORMATION:

HOME DEPOT SITE DATA:

HOME DEPOT PARCEL AREA:	+/- 12.99 AC
ADDRESS:	600 W. HWY 79, HUTTO, TX 78364
ZONING:	PLANNED UNIT DEVELOPMENT
JURISDICTION:	CITY OF HUTTO

HOME DEPOT BUILDING AREAS:

EXISTING HOME DEPOT AREA:	+/- 102,513 SF
EXISTING GARDEN CENTER AREA:	+/- 34,643 SF
TOTAL HD AREA:	137,156 SF

TOTAL REQUIRED CUSTOMER PARKING (1/400 SF): 343 STALLS

	EXISTING	PROPOSED	PROVIDED
CUSTOMER PARKING	409	-29	380
CART RETURNS	12	0	12
TRAILER SALES	8	+2	10
LARGE EQUIPMENT STORAGE	24	0	24
LOAD-N-GO	4	+6	10
PRO SALES	2	0	2
PENSKE TRUCKS	8	+2	10
SEASONAL SALES	22	+19	41
SHED SALES	15	0	15
TOTAL	504		504

SETBACKS:

	REQUIRED	PROVIDED
FRONT SETBACK (BLDG)	10'	317'
SIDE SETBACK (BLDG)	10'	59'
REAR SETBACK (BLDG)	25'	62'

NOTES:

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4. PROPERTY OWNER SHALL REMOVE AND REPLACE ALL DEAD LANDSCAPE MATERIAL AS PART OF THIS PROJECT.
5. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL MEASURES ON THE PRIVATE DRIVE TO ENSURE SAFE AND EFFICIENT TRAFFIC FLOW.

Kimley»Horn
5301 SOUTHWEST PARKWAY SUITE 100, BUILDING 2
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THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

PRELIMINARY
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Kimley»Horn
Register
By Date 12/6/23 DECEMBER 2023

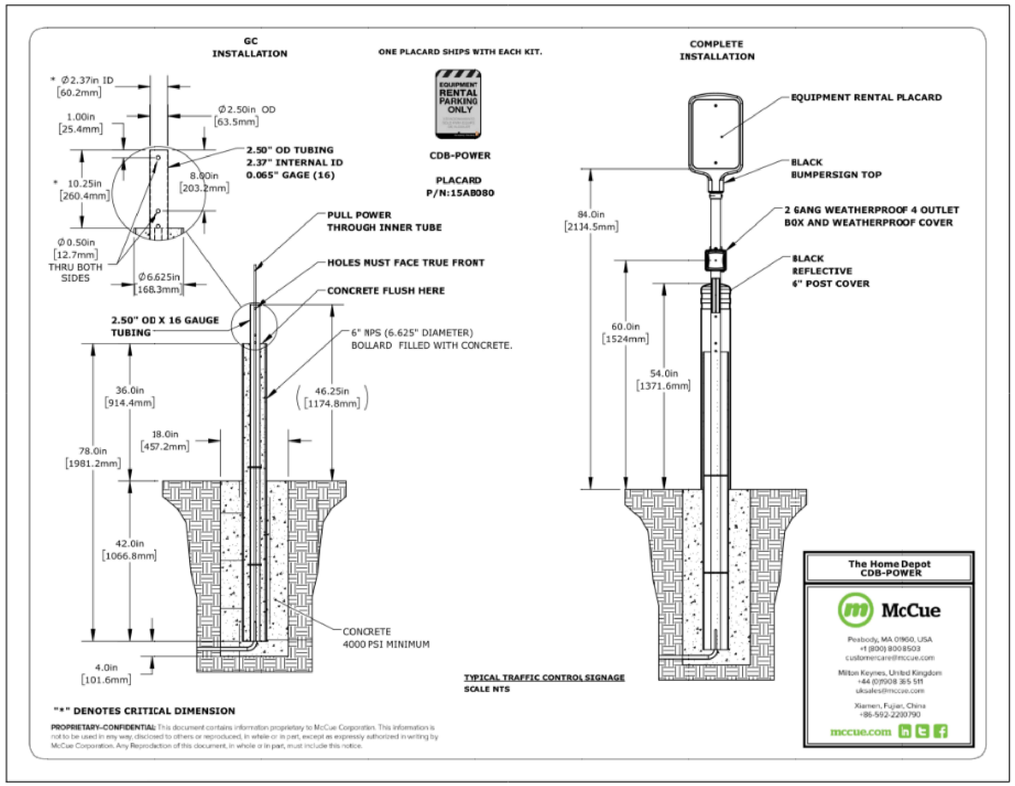
KHA PROJECT 047096428
DATE 04-30-2024
SCALE AS SHOWN
DESIGNED BY AKR
DRAWN BY AKR
CHECKED BY BVJ

HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

SITE PLAN

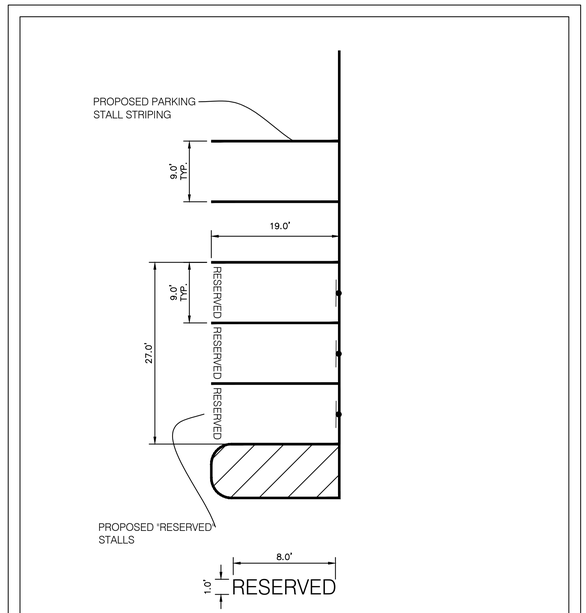
SHEET NUMBER
C-101

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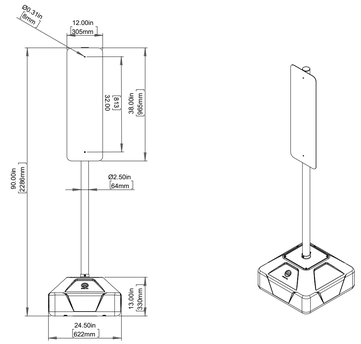
TYPICAL TRAFFIC CONTROL SIGNAGE
SCALE NTS

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Reserved Parking Detail

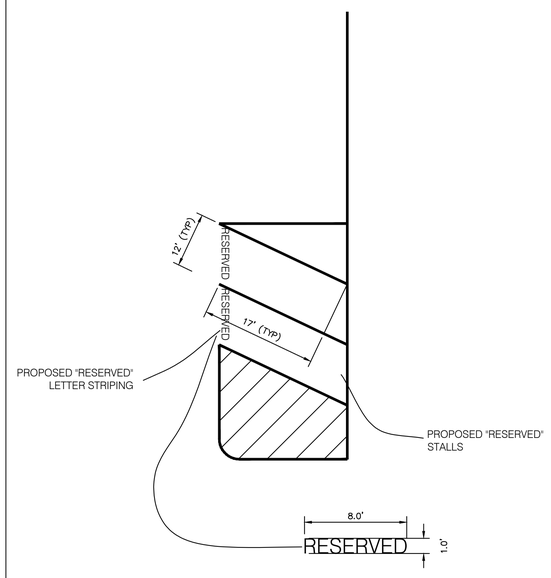
SCALE: N.T.S.



BUMPER SIGN. MODEL #BSM-NTK-401 / THD-CURBPU

Curbside Pickup Parking Bollard

SCALE : NTS



RESERVED PARKING DETAIL

SCALE: N.T.S.

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PRELIMINARY
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Kimley»Horn
Registered Professional Engineer
Date: DECEMBER 2021

KHA PROJECT	047096428
DATE	04-30-2024
SCALE	AS SHOWN
DESIGNED BY	AKR
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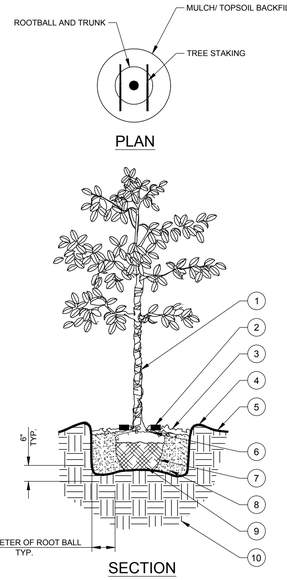
HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

SITE DETAILS

SHEET NUMBER
C-151

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NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

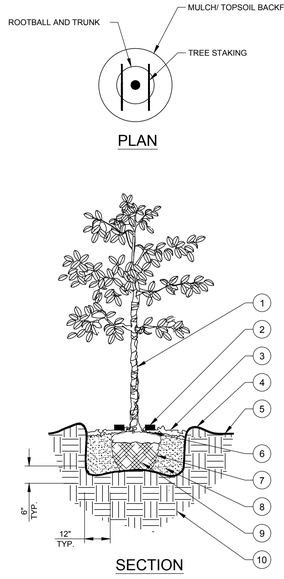
D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.

E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

1. TREE WRAP.
2. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED SUBSOIL.

LARGE TREE PLANTING (14' OR GREATER)

NTS



NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

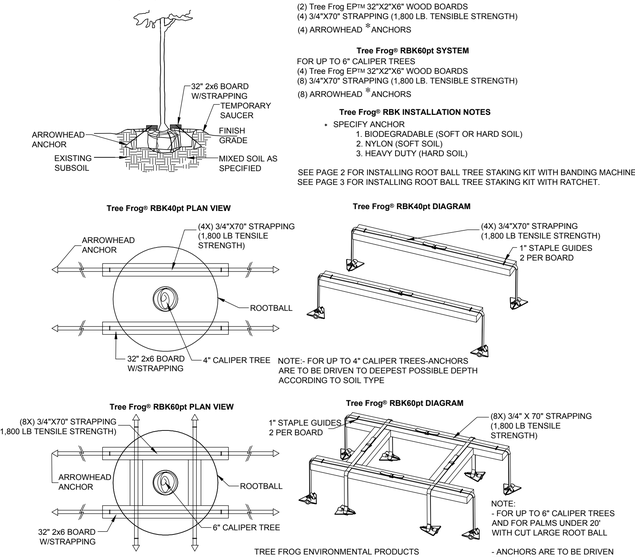
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3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
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5. FINISHED GRADE (SEE GRADING PLAN).
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED SUBSOIL.

SMALL TREE PLANTING (14' OR LESS)

NTS



Tree Frog® RBK40pt SYSTEM
FOR UP TO 4" CALIPER TREES
(2) Tree Frog EP™ 32"X2"X6" WOOD BOARDS
(4) 3/4"X70" STRAPPING (1,800 LB. TENSIBLE STRENGTH)
(4) ARROWHEAD ® ANCHORS

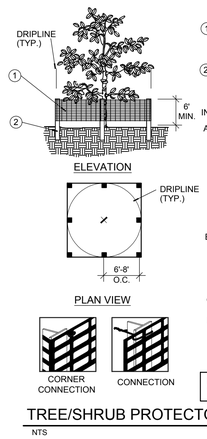
Tree Frog® RBK60pt SYSTEM
FOR UP TO 6" CALIPER TREES
(4) Tree Frog EP™ 32"X2"X6" WOOD BOARDS
(8) 3/4"X70" STRAPPING (1,800 LB. TENSIBLE STRENGTH)
(8) ARROWHEAD ® ANCHORS

Tree Frog® RBK INSTALLATION NOTES
- SPECIFY ANCHOR
  1. BIODEGRADABLE (SOFT OR HARD SOIL)
  2. NYLON (SOFT SOIL)
  3. HEAVY DUTY (HARD SOIL)

SEE PAGE 2 FOR INSTALLING ROOT BALL TREE STAKING KIT WITH BANDING MACHINE.
SEE PAGE 3 FOR INSTALLING ROOT BALL TREE STAKING KIT WITH RATCHET.

"TREE FROG" TREE STAKING

NTS
NOTE:
- FOR AREAS WITH STRONG PREVAILING WINDS CONTACT LANDSCAPE ARCHITECT TO UTILIZE ABOVE GROUND STAKING.



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

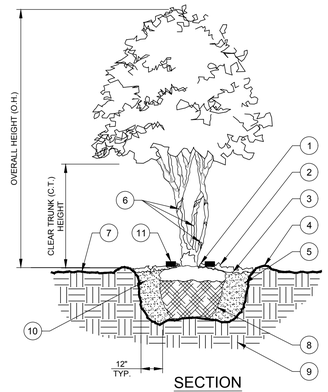
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

TREE/SHRUB PROTECTOR

NTS BARRIER DETAIL



NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

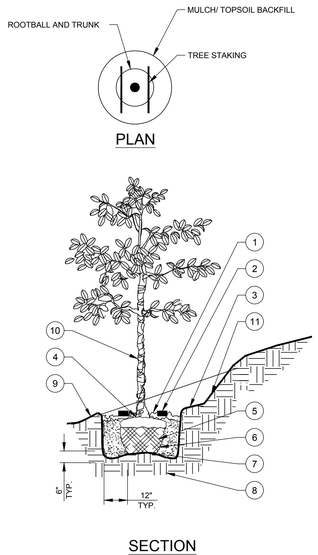
D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. BRANCHING HEIGHT TO A.A.N. STANDARDS

1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

MULTI-TRUNK TREE PLANTING

NTS



NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.

E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

1. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
2. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
3. BACKFILL WITH TOPSOIL IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
4. TOP OF ROOT BALL MIN. 1" ABOVE FINISHED GRADE.
5. B&B OR CONTAINED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
6. PREPARE PLANTING SOIL AS SPECIFIED.
7. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
8. UNDISTURBED SUBSOIL.
9. 3" HIGH SOIL BERM TO HOLD WATER.
10. TREE WRAP.
11. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

TREE PLANTING ON SLOPE

NTS

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Kimley»Horn
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5301 SOUTHWEST PARKWAY SUITE 100, BUILDING 2
AUSTIN, TEXAS 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD, ATLANTA, GA 30339
PHONE: 770.384.2420

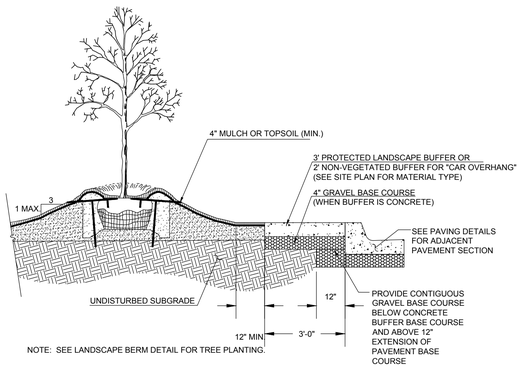
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
Date: DECEMBER 2024

KHA PROJECT	047096428
DATE	04-30-2024
SCALE	AS SHOWN
DESIGNED BY	AKR
DRAWN BY	AKR
CHECKED BY	BVJ

HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

LANDSCAPE DETAILS

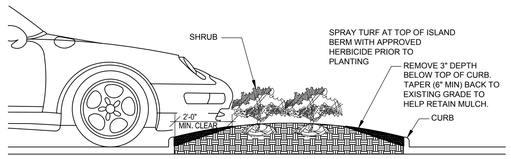
SHEET NUMBER
L-150



NOTE: SEE LANDSCAPE BERM DETAIL FOR TREE PLANTING.

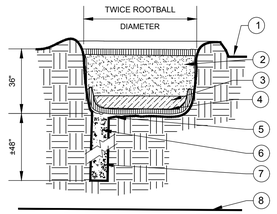
LANDSCAPE BUFFER

NTS



MULCH TAPER DETAIL

NTS

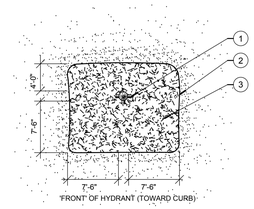


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. 12"± CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT EAST 1" ABOVE FINISHED GRADE.
4. FILTER CLOTH
5. SLOPE BOTTOM TO DRAIN
6. 18"± AUGERED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE

FOR A PARKING ISLAND PLANTING & TREE GRATE PLANTERS SITUATIONS, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

POOR DRAINAGE CONDITION

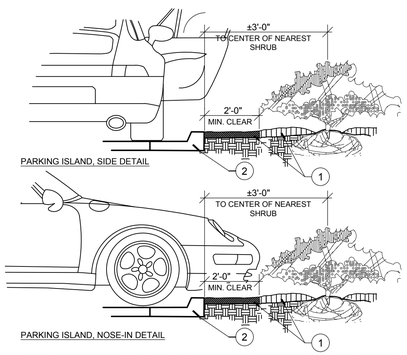
NTS SECTION



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 4" DEPTH MIN., SURROUNDING AREA INDICATED.

FIRE HYDRANT CLEAR ZONE

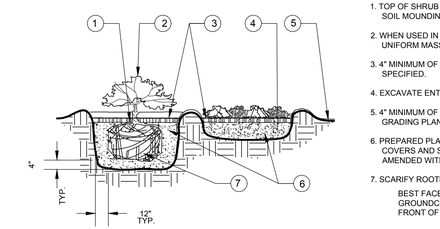
NTS PLAN



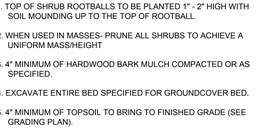
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

PARKING SPACE/CURB PLANTING

NTS SECTION



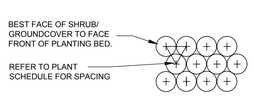
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
3. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.



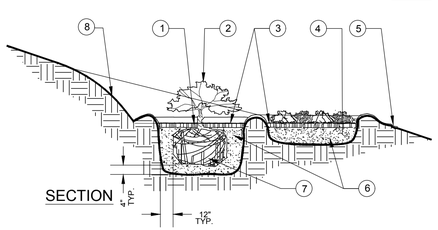
PLAN

SHRUB/ GROUNDCOVER PLANTING

NTS



PLAN

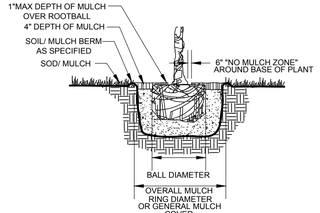


SECTION

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7. SCARIFY ROOTBALL SIDES AND BOTTOM.
8. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

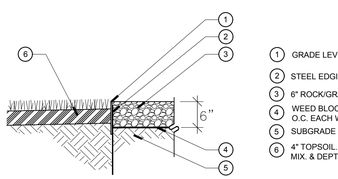
SHRUB/ GROUNDCOVER PLANTING ON SLOPE

NTS



MULCH DETAIL FOR TREE AND SHRUB PLANTINGS

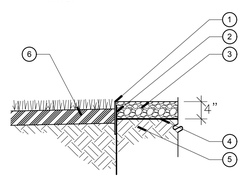
NTS SECTION



1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL
3. 6" ROCK/GRAVEL COMPACTED TO 95% SPD
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24" O.C. EACH WAY
5. SUBGRADE COMPACTED TO 95% SPD
6. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

BRAZOS RIVER ROCK EXTRA LARGE

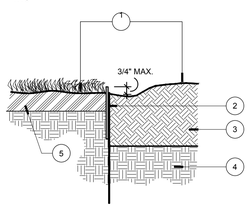
N.T.S.



1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL
3. 6" ROCK/GRAVEL COMPACTED TO 95% SPD
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24" O.C. EACH WAY
5. SUBGRADE COMPACTED TO 95% SPD
6. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

WASHED RIVER ROCK

N.T.S.



1. DIFFERENT PLANTING TREATMENTS OR DECOMPOSED GRANITE.
2. METAL EDGING
3. BED SOIL. 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

STEEL EDGING

N.T.S.

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Kimley»Horn
5301 SOUTHWEST PARKWAY SUITE 100, BUILDING 2
AUSTIN, TEXAS 78735
PHONE: 512-418-1771
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WWW.KIMLEY-HORN.COM

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THE HOME DEPOT
USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

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NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Engineer: JOHN L. BANKS
P.E. No.: 133127 Date: DECEMBER 2024

KHA PROJECT	047096428
DATE	04-30-2024
SCALE	AS SHOWN
DESIGNED BY	AKR
DRAWN BY	AKR
CHECKED BY	BVJ

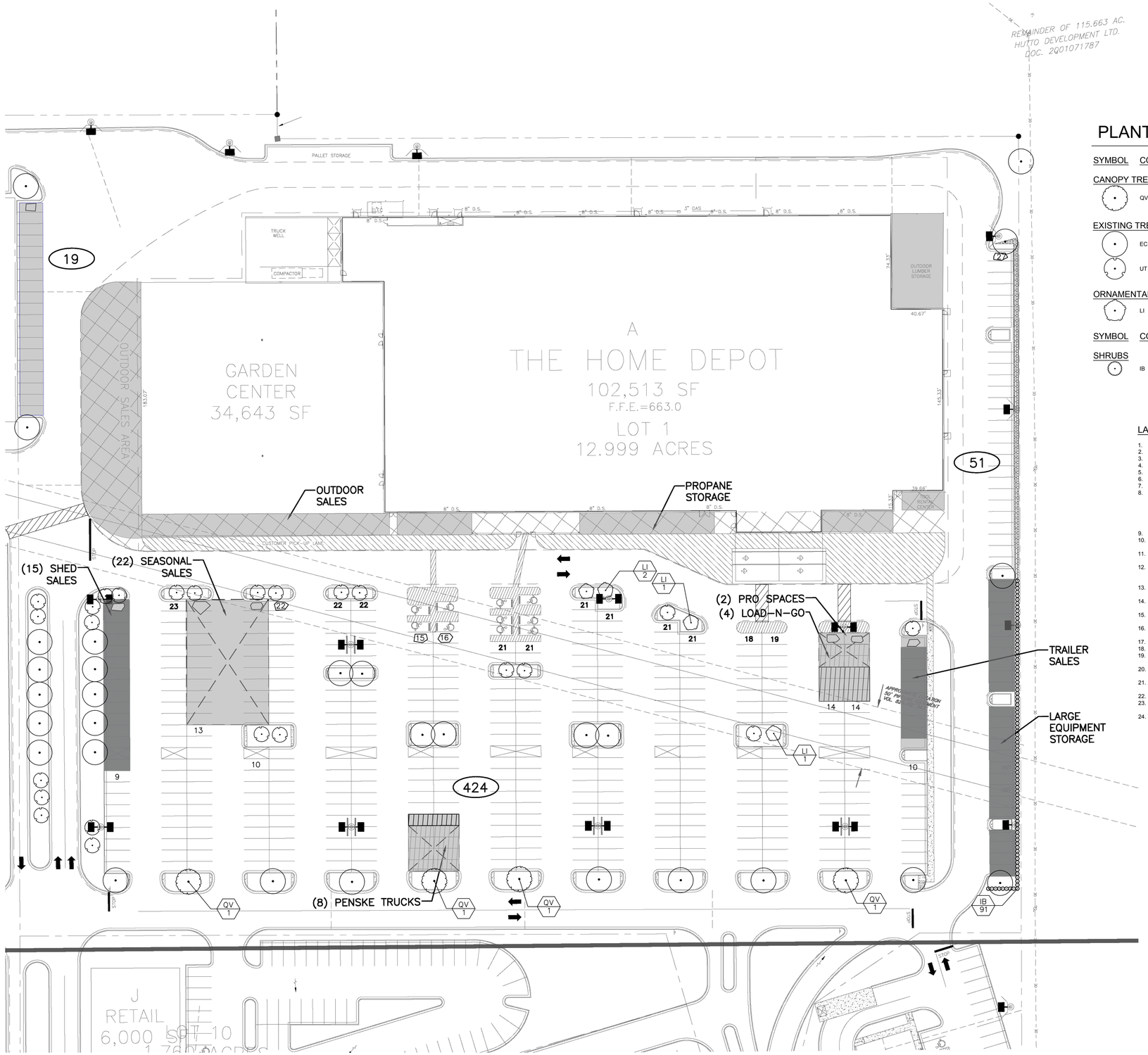
HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

LANDSCAPE DETAILS

SHEET NUMBER
L-151

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT
CANOPY TREE							
	QV	4	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	F.G.	3" CAL MIN	12' HT. MIN
EXISTING TREES							
	EC	31	EXISTING TREE TO REMAIN	CANOPY TREE	-		
	UT	24	EXISTING TREE TO REMAIN	UNDERSTORY TREE	-		
ORNAMENTAL TREES							
	LI	4	CRAPE MYRTLE MULTI-STEM	LAGERSTROEMIA INDICA	F.G.		8` HT MIN

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE
SHRUBS							
	IB	91	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	CONT.	36" O.C.	30`X30`. FULL TO GROUND

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH OR MINERAL MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.
17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
21. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
22. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
23. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
24. EXISTING TREES TO BE CORRECTIVELY PRUNED BY A CERTIFIED ARBORIST WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT.

Kimley»Horn
5301 SOUTHWEST PARKWAY SUITE 100, BUILDING 2
AUSTIN, TEXAS 78735
PHONE: 512-418-1771
FAX: 512-418-2031
WWW.KIMLEY-HORN.COM
© 2024 KIMLEY-HORN

THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Engineer: BRYAN V. JULIAN
PE No. 139312 Date: DECEMBER 6, 2023

KHA PROJECT 047096428
DATE 04-30-2024
SCALE AS SHOWN
DESIGNED BY AKR
DRAWN BY AKR
CHECKED BY BVJ

HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

LANDSCAPE PLAN

SHEET NUMBER
L-100

~~EXHIBIT C~~
~~(NARRATIVE)~~

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EXHIBIT ~~D~~C
(COMPACT POWER RENTAL EQUIPMENT EXAMPLES)

Compact Power Rental Equipment

Tractor Loader Backhoe

- Used for loading, carrying, and transporting materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work



Mini Excavator

- Property improvement and landscape projects
- Irrigation installation and drainage projects
- Plumbing and electrical installation or repairs



Aerial Equipment

- Tree care and maintenance
- Facility maintenance, painting, HVAC, electrical
- Sign and lighting repair



Light Tower

- Job site illumination
- Sports activities
- Event setups



Material Handling

- Transport concrete, stone, materials and aggregate
- Construction and demo site clean up



NOTE: Screening and storage will be managed with strategic placement and enhanced landscaping to ensure they do not detract from the project's overall appearance. Please refer to the Site Plan.

Dump Trailer

- Demolition removal and yard maintenance
- Carrying landscape materials
- Hauling aggregate



Tree Care (Chipper Rental/Stump Grinder)

- Tree care and maintenance
- Landscaping and property improvements



Mini Skid Steer

- Load, carry and spread materials
- Landscape and property improvement
- Grading and leveling



Trencher

- Installing irrigation and drainage projects
- Landscape and property improvement

Tractor Loader Backhoe

- Load, carry and transport materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work





NOTE: Screening and storage will be managed with strategic placement and enhanced landscaping to ensure they do not detract from the project's overall appearance. Please refer to the Site Plan.

PLANNED UNIT DEVELOPMENT (PUD)
DEVELOPMENT AGREEMENT
FOR
THE HOME DEPOT

1. DEFINITIONS

In this Planned Unit Development (PUD) Agreement:

- AGREEMENT means this written development agreement which includes the PUD Site Development Plan for the Home Depot PUD.
- CODE means the Unified Development Code (UDC) and Code of Ordinances, City of Hutto, Texas, in effect as of June 6, 2024.
- DEVELOPER means HD Development Properties, L.P.; c/o Home Depot U.S.A., Inc., property owner(s) and their assigns.
- DIRECTOR means the Development Services Director for the City of Hutto, Texas.
- LARGE ITEM SALES AND RENTAL: CLASS 2 means display and sale, lease or rental of boats, home spas and hot tubs (except indoor display), bulk lumber, bricks, and landscape materials (in a screened storage area), small portable buildings, sheds, gazebos, decks (as an incidental accessory use), pottery, statues, fountains and similar items and accessories related to the above as per the UDC.
- LARGE ITEM SALES AND RENTAL: CLASS 3 means display and sale, lease or rental of large vehicles with a gross vehicle weight of at least 7,500 pounds, trailers; moving vans, trucks and trailers; air compressors, generators, pumps and similar items; small portable buildings, sheds, gazebos and decks; bulk mulch, soil, gravel, rocks; bulk construction materials; and related materials as per the UDC.
- OUTDOOR STORAGE AND DISPLAY means general outdoor storage of equipment, machinery, building materials, shipping containers, pallets and similar materials as an accessory use to a commercial or industrial use and must be screened in conformance to fence design standards as per UDC.

Except as defined herein, words and terms used herein shall have the meaning as defined in the Code. Any word or term not defined in the Code shall have the usual and customary meaning.

2. PROPERTY

The Agreement covers approximately 12.999 acres of land, Lot 1, Block A of the Hanson's Corner Addition subdivision as recorded in Document No. 2004037416, Williamson County Official Public Records, and located within the city limits of Hutto, Texas, and being more particularly described in **Exhibit A, Property Description** (the "Property").

3. APPLICABILITY OF CITY ORDINANCES

3.1 Zoning

The zoning districts for the PUD are B-2 (commercial: general). All Code standards and requirements of B-2 (commercial: general) shall apply to the PUD in their respective Development Areas, except as and to the extent set forth in or in conflict with the Agreement. The Property shall be regulated for purposes of zoning by the Agreement. All uses and development within the Property shall generally conform to the Agreement as set forth herein.

3.2 Other Ordinances

All other ordinances and all other provisions of the Code shall apply to the Agreement except as and to the extent set forth in or in conflict with the Agreement.

4. APPLICATIONS AND PERMITTING

Applications for permits shall include all required elements for submittal as identified in the Unified Development Code and application requirements.

5. SITE DEVELOPMENT AREA

5.1 PUD Site Development Plan

The development and land uses of the Property (the "Project") are depicted on **Exhibit B, Site Development Area Plan**.

6. PERMITTED USES AND LIMITATIONS

6.1 Permitted Uses

The Site Development Area must follow the permitted uses of their respective zoning districts as outlined in Section 3.1 with the exception of those prohibited uses listed in Section 6.2 of this Agreement. Large item sales and rentals class 1, as defined in the UDC, shall be permitted by right without the requirement of a specific use permit.

6.2 Prohibited Uses

The following uses, as defined in the UDC, shall be prohibited: Adult-oriented businesses, campground, recreational vehicle park, day labor agency, farm product sales, kennel, manufactured home sales, office: special medical, outdoor recreational facility, special services, travel plaza, truck stop, and vehicle auction.

7. SITE DEVELOPMENT REGULATIONS

Site development regulations are established in Chapter 4 and other applicable sections of the UDC.

8. BUILDING ARCHITECTURE

8.1 Building Architecture

Architectural visual standards shall follow those outlined in Section 10.406 of the UDC.

9. COMPATIBILITY STANDARDS

Within the boundaries of the PUD, the following compatibility standards are established as the only compatibility standards applicable to commercial and other permitted uses.

(A) All other required buffer areas shall conform to B-2 (commercial: general) requirements outlined in 10.403.6 of the UDC.

(B) Building heights shall not exceed five (5) stories.

(C) Outdoor storage of class 1 large items is subject to general performance standards for outdoor storage and display. UDC 10.307.22.3

10. UTILITIES

Except for electrical transmission lines and temporary overhead lines installed for temporary construction site offices, utilities shall be located underground. Newly constructed electric, water, wastewater, telephone, natural gas, cable television and telecommunications utility lines constructed within the PUD will be underground (excluding above-ground connections and associated utility facilities which are commonly constructed above-ground in conjunction with underground utility lines). Above ground utility facilities shall be located away from or screened from predominant public view.

11. PARKING REQUIREMENTS

Parking and loading requirements for development in the PUD shall comply with Section 10.405 of the UDC. Shared parking will be provided within the Hanson's Corner Addition Subdivision and associated re-subdivisions, phases and amended plats.

12. STREETS

12.1 Private Interior Drives

Development within the PUD may include private interior drives which serve the patrons of retailers located within the Hanson's Corner Addition Subdivision and associated re-subdivisions, phases and amended plats. Private interior drives, if any, shall be maintained by the property owner(s) and shall comply with all City fire and emergency regulations. All private interior drives shall be a minimum width of twenty (20) feet.

12.2 Public Driveways

All driveways onto public roadways shall conform to Section 10.511.12 and maintained by the property owner(s).

13. LANDSCAPING AND PRIVATE OPEN SPACE PLAN

Landscaping requirements for this PUD shall comply with Section 10.407 of the UDC. A Landscape Buffer of at least fifteen (15) feet will be provided along all Rights-of-Way.

14. TREE PRESERVATION AND TREE PROTECTION PLAN

Existing groupings of trees shall be protected and incorporated within each subdivision plat and site plan to the extent practical. To the extent practical, grading or any disruption of the soil shall not be permitted within the drip line of existing trees, and drainage patterns shall not be altered in such a way as to threaten the future viability of existing trees.

15. SIDEWALKS AND DISPLAY AREAS

Sidewalks may be located outside the street right-of-way provided they are located in a public use easement shown on the subdivision plat of the affected lot.

Outdoor display is display of items actively for sale. Outdoor display may be located within the locations identified on the Site Development Area as shown in Exhibit B of this Agreement. Outdoor display shall not block windows, entrances or exits and does not impair the ability of pedestrians to use required sidewalks. Please refer to Exhibit C for visual examples of possible rental equipment to be sold in Outdoor Sales and Large Equipment Storage.

A summary of the proposed changes to below items can be found in the Narrative identified in Exhibit C.

15.1 Shed Sales (A)

Fifteen (15) parking spaces to be used as storage shed sales located at the west side of the parking lot near the Garden Center. Parking aisle 1.

15.2 Seasonal Sales (B)

Twenty-two (22) parking spaces to be used as seasonal sales located at the west side of the parking lot directly in front of the Garden Center. Parking aisle 2. Items include landscape material, winter holiday decorations, patio sets, camping, grill and other warmer season items. Nineteen (19) parking spaces to be used as seasonal sales located on the west side of the Garden Center. Items include mulch and related landscape materials.

15.3 Outdoor Sales (C)

Areas adjacent to the front and west side of the Garden Center to be used as outdoor sales. Located in front of Garden Center entrance directly north of parking aisle 2 and east of parking aisle 13. Items include lumber, miscellaneous building materials, concrete mix, mulch, landscape material, fencing material, and lawnmowers.

15.4 Load 'N Go and Pro Spaces (D)

Six (6) parking spaces to be used as Load 'N Go, and two (2) parking spaces to be used as Pro spaces located in front of the exit vestibule/canopy (east entrance) to the building. Parking aisles 9 and 10.

15.5 Trailer Sales (E)

Ten (10) parking spaces to be used as trailer sales located at the east side of the parking lot in front of the exit vestibule/canopy (east entrance) to the building. Parking aisle 10.

15.6 Large Equipment Storage (F)
Twenty-four (24) parking spaces to be used as large equipment storage located at the east side of the parking lot along east lot line. Parking aisle 11. Items include lifts, shredders, small excavating equipment and related equipment.

15.7 Propane Storage and Sales (G)
Areas adjacent to the front of the building's main entrance to be used as propane tank storage and sales. Located directly north of parking aisle 7.

15.8 Penske Truck Rental (H)
Ten (10) parking spaces to be used for Penske Truck Rental vehicles located at the south end of parking aisles 4 and 5.

15.9 Minimum Parking Requirements
The total number of parking spaces, exclusive of specialty/reserved parking listed in 15.1 to 15.8, must meet or exceed the minimum parking requirements as stipulated in the UDC, ensuring no adverse impact on parking availability for all users. Refer to Exhibit B for parking requirements.

16. OUTDOOR STORAGE, SERVICE AND LOADING AREAS

The noise level of mechanical equipment on any lot which abuts a residential use or a public street may not exceed 60 decibels at the property line of the lot on which the equipment is located.

No outdoor storage areas or service or off-street loading areas may be located within twenty five (25) feet of any public street, public sidewalk, residential use or internal pedestrian pathway, unless and except as required under the Americans with Disabilities Act or the Texas Accessibility Standards, or unless approved by the Director. Screening for equipment, service and storage areas shall comply with the applicable screening requirements set forth in this Agreement. Overnight parking of vehicles included under Large item sales and rental: class 3 is allowed. Parking of commercial vehicles ("big rigs", "18-wheelers") is prohibited.

17. SITE LIGHTING

17.1 Site lighting must follow the permitted standards of their respective zoning district as outlined in Section 10.409. except for those prohibited uses listed in Section 17.2 of this Agreement. Alternative street lighting standards designed to aesthetically enhance the PUD may be utilized with the approval of the Director.

17.2 Prohibited Lighting
The use of laser source light, strobe light, or any similar high-intensity light, including searchlights for outdoor advertising or entertainment is prohibited. Light equipment selections and lighting design shall avoid, to the extent practical glare, light trespass and light pollution, except that traditional holiday lighting not used to draw attention to a sign, flashing or blinking lights required by law, or a low level, decorative light source may be open and is not required to be concealed within an opaque housing.

(A) Lighting layout shall be coordinated with proposed landscaping and existing trees to maximize light distribution and avoid conflicts to the extent practical.

(B) Light fixtures shall be designed and lamped for both pedestrian and vehicular purposes. Parking lot lighting shall meet applicable Code standards, and shall be designed to reduce light pollution.

(C) Low pressure sodium lighting is permitted.

18. SIGNAGE PLAN

Signage regulations shall comply with Section 10.410 of the UDC.

19. AMENDMENT

19.1 Minor Changes

Minor changes to the Agreement or any Exhibit which do not substantially and adversely change the Agreement or the Exhibit may be approved administratively by the Director. Changes in building shape and orientation may be considered minor if such changes do not change density levels and if parking requirements outlined in Section 10.405 of the UDC are met.

19.2 Major Changes

All changes to the Agreement or any Exhibit not permitted under applicable Code provisions or Section 20.1 above shall be resubmitted following the procedure required for the original PUD approval.

20. CONFLICTS AND APPEALS

20.1 Conflicts

The provisions of the Agreement shall apply to and control development within the PUD. All City ordinances and resolutions, and parts of ordinances and resolutions, and any regulations or rules thereunder, in conflict herewith are expressly repealed and waived as applied to the PUD and to the extent of such conflict, and are no longer in force or effect with respect to the PUD.

20.2 Appeal of Administrative Decisions

Administrative decisions provided for in the Agreement or otherwise affecting the PUD (such as decisions by the Director) may be appealed to the City Council in writing within ninety (90) days following receipt of the written confirmation of such decision. A simple majority vote of the City Council will be sufficient to overrule such decision.

21. EXHIBITS

All schedules and exhibits referred to in or attached to the PUD are incorporated into and made a part of the PUD for all purposes.

LIST OF EXHIBITS

1. Exhibit A: Property Description
2. Exhibit B: Site Development Plan

22. EXECUTION OF PUD AGREEMENT

The Agreement is executed by the parties in duplicate originals to be effective on the _____ day of _____, 20___ .

CITY OF HUTTO, TEXAS

_____
Mike Snyder, Mayor

ATTEST:

_____
Laura Hallmark, City Secretary

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this ____ day of _____, 20___ by _____, _____ of the City of Hutto, Texas, on behalf of said City.

_____

Notary Public, State of Texas

Commission Expires: _____

PROPERTY OWNER

_____

By: HD Development Properties, L.P.
c/o: Home Depot U.S.A., Inc.

Printed Name: _____

Title: _____

ACKNOWLEDGEMENT

STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 20___ by _____, _____ of HD Development Properties, L.P. c/o Home Depot U.S.A., Inc., on behalf of said companies.

_____

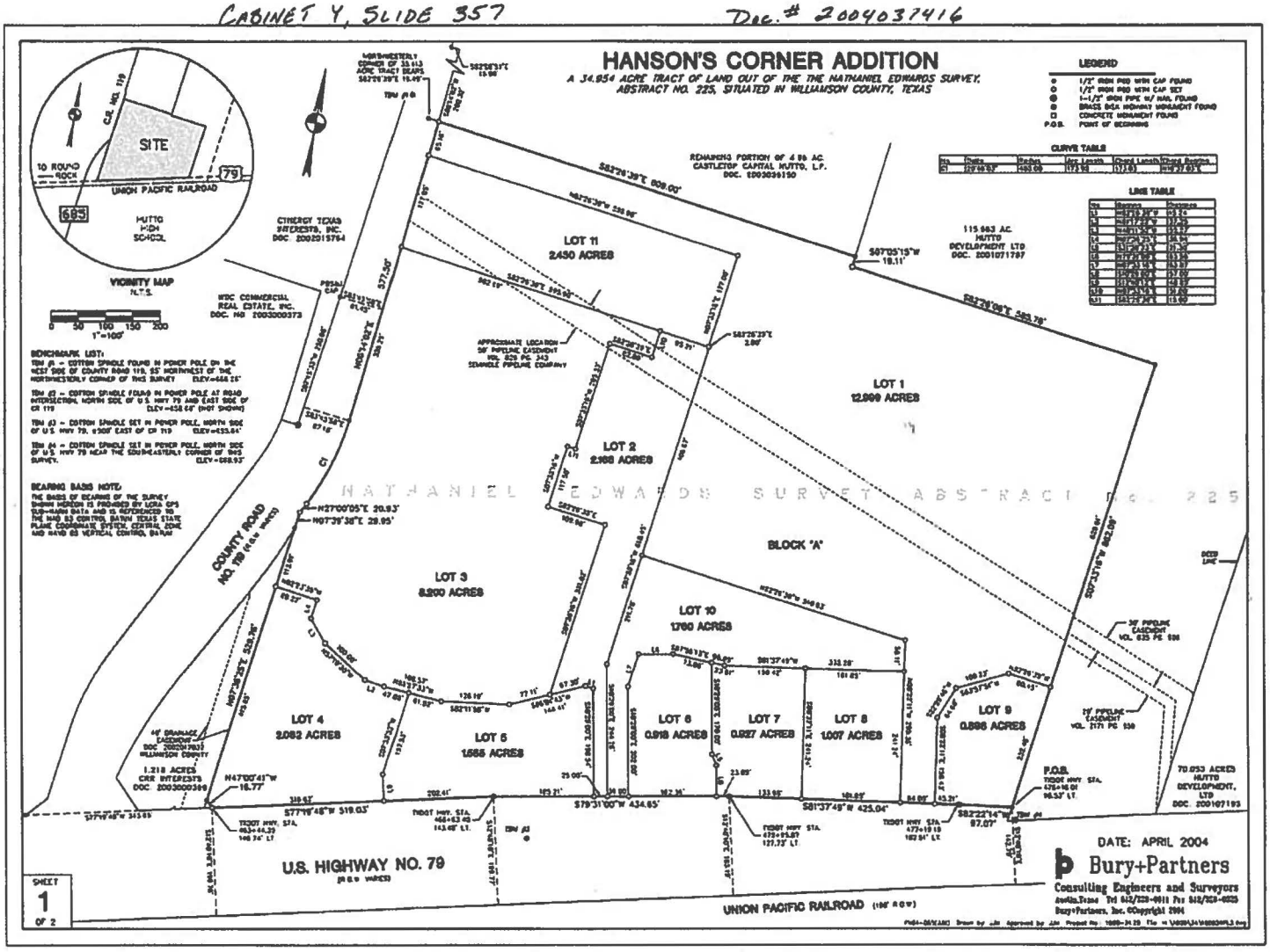
Notary Public, State of _____

Printed Name: _____

Commission Expires: _____

EXHIBIT A
(PROPERTY DESCRIPTION)

CABINET Y, SLIDE 357 Doc.# 2004037416



CABINET Y, SLIDE 358

HANSON'S CORNER ADDITION

A 34.954 ACRE TRACT OF LAND OUT OF THE THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, SITUATED IN WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS X
COUNTY OF WILLIAMSON X

THAT HIPPO PARTNERS 84, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CCP RETAIL MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH CHRIS ELLIS, ITS EXECUTIVE VICE PRESIDENT, OWNER OF THAT CERTAIN 21.925 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2004015110 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, BY AND THROUGH JACOB R. PRITCHER, JR., ITS CORPORATE COUNSEL, OWNER OF THAT CERTAIN 12.029 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2004071850 OF SAID OFFICIAL PUBLIC RECORDS, BEING IN ALL A 34.954 ACRE TRACT OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 225, SITUATED IN WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 34.954 ACRES WITH THE ATTACHED PLAT TO BE KNOWN AS "HANSON'S CORNER ADDITION", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL RIGHTS OF WAY AND EASEMENTS SHOWN, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE.

CHRIS ELLIS, EXECUTIVE VICE PRESIDENT — DATE 4/22/04
HIPPO PARTNERS 84, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: CCP RETAIL MANAGEMENT, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
1200 WEST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78703

HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION

JACOB R. PRITCHER, JR., CORPORATE COUNSEL — DATE 4/22/04
HOME DEPOT U.S.A., INC.
2455 FORSTY LANE
DALLAS, TEXAS 75248

STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23rd DAY OF April 2004, BY CHRIS ELLIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF April 2004 A.D.

NOTARY PUBLIC — MY COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS X
COUNTY OF DALLAS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22 DAY OF April 2004, BY JACOB R. PRITCHER, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22 DAY OF April 2004 A.D.

NOTARY PUBLIC — MY COMMISSION EXPIRES 11-5-05
IN AND FOR THE STATE OF TEXAS

LIENHOLDERS STATEMENT:

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

THAT COMPASS BANK, BY DAVID L. ROBERTS, SENIOR VICE PRESIDENT, THE LIEN HOLDER OF THAT CERTAIN 21.925 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 2004015110 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON

DAVID L. ROBERTS, SENIOR VICE PRESIDENT — DATE 4-22-04
COMPASS BANK
1717 W 6TH STREET, SUITE 110
AUSTIN, TEXAS 78703

STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF April 2004, BY DAVID L. ROBERTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF April 2004 A.D.

NOTARY PUBLIC — MY COMMISSION EXPIRES 11-5-05
IN AND FOR THE STATE OF TEXAS

SHEET 2 OF 2

FIELDNOTE DESCRIPTION:

OF A 34.954 ACRE TRACT OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINING PORTION OF THAT CERTAIN 23.413 ACRE TRACT OF LAND CONVEYED TO CASTLETOP CAPITAL PARTNERS, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2003038139 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 34.954 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" INCH IRON ROD WITH ALUMINUM DISK CAP FOUND IN THE NORTHERLY LINE OF U.S. HIGHWAY NO 79 (R.O.W. VARIES — HWY. STA. 470+16.00, 95.63' LEFT), BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN 2.341 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY DEED OF RECORD IN DOCUMENT NO. 2000041443 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE SOUTHEASTERLY CORNER OF THE REMAINDER THAT CERTAIN 97.113.883 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT I, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2004071281 OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE SOUTHEASTERLY CORNER OF SAID 23.413 ACRE TRACT AND HEREOF;

THENCE, ALONG THE NORTHERLY LINE OF SAID 2.341 ACRE TRACT, BEING THE NORTHERLY LINE OF U.S. HIGHWAY NO 79, SAME BEING THE SOUTHERLY LINE OF SAID 23.413 ACRE TRACT AND HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) S82°22'14"W, A DISTANCE OF 57.97 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND (HWY STA. 471+19.19, 102.97' LEFT), FOR AN ANGLE POINT;

2) S81°37'45"W, A DISTANCE OF 425.04 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND (HWY STA. 472+95.07, 127.73' LEFT), FOR AN ANGLE POINT;

3) S79°38'00"W, A DISTANCE OF 434.63 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND (HWY STA. 468+63.00, 112.48' LEFT), FOR AN ANGLE POINT;

4) S77°19'48"W, A DISTANCE OF 518.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE NORTHWESTERLY CORNER OF SAID 2.341 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF SAID 23.413 ACRE TRACT AND HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY LINE OF U.S. HIGHWAY NO. 79, BEING IN THE SOUTHERLY LINE OF THAT CERTAIN 1.306 ACRE TRACT OF LAND CONVEYED TO OHR INTERESTS BY DEED OF RECORD IN DOCUMENT NO. 2003038360 OF SAID OFFICIAL PUBLIC RECORDS BEARS S77°19'48"W, A DISTANCE OF 14.38 FEET;

THENCE, N41°50'11"W, A DISTANCE OF 16.77 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EASTERLY LINE OF SAID 1.306 ACRE TRACT, BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 23.413 ACRE TRACT AND HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID 1.306 ACRE TRACT, BEING AN ANGLE POINT IN THE EASTERLY LINE OF COUNTY ROAD 119 (R.O.W. VARIES), FOR AN ANGLE POINT HEREOF, BEARS N07°39'34"E, ALONG THE EASTERLY LINE OF SAID 1.306 ACRE TRACT, A DISTANCE OF 320.78 FEET;

THENCE, N07°39'34"E, ALONG THE EASTERLY LINE OF COUNTY ROAD 119, BEING A PORTION OF THE WESTERLY LINE OF SAID 23.413 ACRE TRACT AND HEREOF, A DISTANCE OF 1,218.25 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT HEREOF;

THENCE, N07°39'34"E, ALONG THE EASTERLY LINE OF COUNTY ROAD 119, BEING A PORTION OF THE WESTERLY LINE OF SAID 23.413 ACRE TRACT AND HEREOF, A DISTANCE OF 29.95 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT HEREOF;

THENCE, N37°39'34"E, ALONG THE EASTERLY LINE OF COUNTY ROAD 119, BEING A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 28.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 23°46'52", AN ARC LENGTH OF 173.68 FEET AND A CHORD WHICH BEARS N19°25'52"E, A DISTANCE OF 172.63 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE END OF SAID CURVE;

THENCE, N08°14'26"E, ALONG THE EASTERLY LINE OF COUNTY ROAD 119, BEING A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 577.80 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE NORTHWESTERLY CORNER HEREOF, BEING IN THE NORTHERLY LINE OF SAID 23.413 ACRE TRACT, SAME BEING THE SOUTHERLY LINE OF THAT CERTAIN 1.918 ACRE TRACT OF LAND CONVEYED TO CASTLETOP CAPITAL PARTNERS, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2003038139 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, S82°26'20"E, ALONG THE COMMON LINE OF SAID 23.413 ACRE TRACT AND SAID 4.96 ACRE TRACT, BEING A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 869.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WESTERLY LINE OF THE REMAINDER OF SAID 113.943 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF SAID 4.96 ACRE TRACT FOR AN ANGLE POINT HEREOF, FROM WHICH A 1/2" INCH IRON ROD FOUND FOR THE COMMON NORTHEASTERLY CORNER OF SAID 23.413 ACRE TRACT AND SAID 4.96 ACRE TRACT BEARS N07°33'40"E, A DISTANCE OF 19.40 FEET;

THENCE, CONTINUING ALONG THE NORTHERLY AND EASTERLY LINES OF SAID 23.413 ACRE TRACT AND HEREOF, BEING A PORTION OF THE WESTERLY LINE OF THE REMAINDER OF SAID 113.943 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S07°33'40"W, A DISTANCE OF 19.11 FEET TO A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT;

2) S82°26'08"E, A DISTANCE OF 383.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 23.413 ACRE TRACT AND HEREOF;

3) S07°33'10"W, A DISTANCE OF 883.89 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 34.954 ACRES (1,522,991 SQ FT) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS X
COUNTY OF WILLIAMSON X

THAT I, JOHN ANTONY MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF HUTTO, TEXAS.

JOHN ANTONY MILLER — DATE 4-16-04
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5720

ENGINEER'S CERTIFICATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO 480624C0044 C, DATED SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS

THE STATE OF TEXAS X
COUNTY OF WILLIAMSON X

I, JAMES B. KNIGHT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

JAMES B. KNIGHT, P.E. NO. 67313 — DATE 4/16/04
PROFESSIONAL ENGINEER

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SERVICE IS AVAILABLE FOR CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE SUPPLY.

2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM

3. NO BUILDINGS, FENCES, LANDSCAPING OR STRUCTURES SHALL BE PLACED WITHIN A DRAINAGE EASEMENT WITHOUT EXPRESS WRITTEN PERMISSION FROM THE CITY OF HUTTO

4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF HUTTO ZONING REQUIREMENTS.

5. LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE CONDITIONS REGARDING LIMITED DEVELOPMENT AND JOINT ACCESS RECORDED IN DOCUMENT NUMBER 2004037913 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

6. ACCESS TO HWY 79 AND CR 110 FOR THIS PROJECT IS RESTRICTED TO THE TWO LOCATIONS ON HWY 79 AS APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, THE FOUR LOCATIONS APPROVED BY WILLIAMSON COUNTY FOR CR 110, AND THE 30 FOOT ACCESS EASEMENT EAST OF THE SUBJECT TRACT RECORDED IN DOCUMENT NUMBER 2003121734 OF WILLIAMSON COUNTY, TEXAS.

UTILITY PROVIDERS:

WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
GAS: TBD
ELECTRIC: TBD
TELEPHONE: SPRINT

APPROVAL

STATE OF TEXAS X
CITY OF HUTTO X — KNOW ALL MEN BY THESE PRESENTS

THIS PLAT WAS APPROVED FOR RECORDING BY THE CITY COUNCIL ON THE 3rd DAY OF March A.D., 2004

MAYOR, CITY OF HUTTO — DATE 3-5-04 — CITY SECRETARY — DATE 3/5/04
MIKE FOWLER — MELISSA B. PERRY

COUNTY CLERK CERTIFICATION

STATE OF TEXAS X
COUNTY OF WILLIAMSON X — 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 ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 12 DAY OF April A.D., 2004, AT 02:30 O'CLOCK P.M. AND DULY RECORDED ON THE 12 DAY OF April A.D., 2004 AT 02:47 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET Y SLIDE(S) 358.

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS
BY: DEPUTY

HANSON'S CORNER ADDITION

A 11 LOT SUBDIVISION CONSISTING OF 34.954 ACRES
DATE: APRIL 2004
PREPARED BY: JJM

Bury+Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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PHOTOGRAPHIC MYLAR

EXHIBIT B
(SITE DEVELOPMENT PLAN)

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EXHIBIT B
FOR
THE HOME DEPOT #8439
AT
602 HWY 79, HUTTO, TX 78634
LOCATED IN
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

PLANS SUBMITTAL/REVIEW LOG

INITIAL CITY OF HUTTO SUBMITTAL -NOT FOR CONSTRUCTION	06/07/2024
FIRST CITY OF HUTTO RESUBMITTAL -NOT FOR CONSTRUCTION	11/11/2024
SECOND CITY OF HUTTO RESUBMITTAL -NOT FOR CONSTRUCTION	12/19/2024
THIRD CITY OF HUTTO RESUBMITTAL -NOT FOR CONSTRUCTION	01/22/2025
FOURTH CITY OF HUTTO RESUBMITTAL -NOT FOR CONSTRUCTION	04/08/2025

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	SITE PLAN
C-151	DETAILS
L-100	LANDSCAPE PLAN
L-150	LANDSCAPE DETAILS



VICINITY MAP
NOT TO SCALE

NORTH

OWNER
HOME DEPOT U.S.A., INC.
2455 PACES FERRY ROAD, C-20,
ATLANTA, GA 30339
(770) 443-8211
JESSICA_BORGERT@HOMEDEPOT.COM

PROJECT CONTACT
BENJAMIN V. JOHNSON, PLA
445 24TH Street, Suite 200
VERO BEACH, FL 32960
(772) 794-4098
BEN.JOHNSON@KIMLEY-HORN.COM

ENGINEER
KIMLEY-HORN
TEXAS REGISTERED ENGINEERING FIRM
NO. F-928
2600 N. CENTRAL EXPRESSWAY, SUITE
400,
RICHARDSON, TX 75080
(214) 617-0535
CONTACT: DAN GALLAGHER, P.E.

PREPARED BY:
Kimley»Horn

LEGAL DESCRIPTION
TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 12.999 ACRES, MORE OR LESS, SITUATED IN THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 255, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: EASEMENTS BENEFITING TRACT 1 FOR INGRESS AND EGRESS; FOR THE INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION, REMOVAL AND REPLACEMENT OF UTILITY LINES; FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE FREESTANDING SIGNS AND ALL UTILITY LINES APPURTENANCE THERETO; TO DISCHARGE SURFACE STORM WATER DRAINAGE AND/OR RUNOFF; ALL AS CREATED AND DEFINED IN THE CERTAIN RESTRICTION AGREEMENT AND GRANT OF EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD. AND HOME DEPOT U.S.A. INC. DATED APRIL 22, 2004, RECORDED UNDER DOCUMENT NO. 2004031099 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 3: EASEMENTS BENEFITING TRACT 1 FOR ALL CONSTRUCTION, INSTALLATION, OPERATION, REPLACEMENT, UPGRADE AND REPAIR OF UNDERGROUND WATER AND WASTE WATER LINES AND MAKING CONNECTION THEREWITH, ALL AS CREATED AND DEFINED IN THE CERTAIN WATER AND WASTE WATER LINE EASEMENT BETWEEN CYNERGY TEXAS INTERESTS, INC., AND HIPPO PARTNERS 04, LTD., DATED APRIL 22, 2004, RECORDED UNDER DOCUMENT NO. 2004031092 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 4: EASEMENTS BENEFITING TRACT 1 FOR ALL CONSTRUCTION, INSTALLATION, OPERATION, REPLACEMENT, UPGRADE AND REPAIR OF UNDERGROUND WATER AND WASTE WATER LINES AND MAKING CONNECTION THEREWITH, ALL AS CREATED AND DEFINED IN THE CERTAIN WATER AND WASTE WATER LINE EASEMENT BETWEEN HUTTO DEVELOPMENT, LTD. AND HIPPO PARTNERS 04, LTD., DATED APRIL 22, 2004, RECORDED UNDER DOCUMENT NO. 2004031091 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 5: EASEMENTS BENEFITING TRACT 1 FOR VEHICULAR AND PEDESTRIAN ACCESS AS CREATED AND DEFINED IN THE CERTAIN DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL ACCESS EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD. AND HOME DEPOT U.S.A., INC., DATED APRIL 22, 2004, RECORDED UNDER DOCUMENT NO. 2004031099 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROJECT DESCRIPTION
On behalf of our client, Home Depot, we are submitting this application for proposed modifications to utilize and restripe 29 existing parking stalls to be reserved for rental equipment and vehicles. 19 of the existing stalls will be restriped for seasonal outdoor overstock such as garden mulch, 2 stalls will be reserved for the use of Penske rental trucks. 6 stalls will be utilized for Load 'N Go Truck rentals, and the remaining 2 utilized for trailer storage. Both the Load 'N Go rental trucks and Penske rental trucks will be an accessory use to the existing Home Depot Tool Rental Center. Transactions for rental of both of these proposed uses will happen within the Tool Rental Center. The proposed stalls and areas can be found on site plan sheet C-101, along with revised parking calculations.

There is no proposed land disturbance or site geometry changes for this project. The scope of work will consist of striping and signage. There will be no impact to existing pedestrian or ADA accessible routes, fire exits, vehicular site access and circulation, or fire access.

PROJECT NOTES
1. LARGE EQUIPMENT STORAGE STALLS- REFER TO SUBMITTED COMPACT POWER RENTAL EQUIPMENT DESCRIPTION AND RENTAL EQUIPMENT CATALOG DOCUMENTS. NO CDL LICENSE REQUIRED
2. PENSKE TRUCK STALLS- 12'-26' LENGTH TRUCKS. NO CDL LICENSE REQUIRED
3. OVERNIGHT PARKING OF DELIVERY OR 18-WHEELER TRAFFIC IS STRICTLY PROHIBITED.
4. PROPERTY OWNER SHALL REMOVE AND REPLACE ALL DEAD LANDSCAPE MATERIAL AS PART OF THIS PROJECT.
5. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL MEASURES ON THE PRIVATE DRIVE TO ENSURE SAFE AND EFFICIENT TRAFFIC FLOW.

Kimley»Horn
5301 SOUTHWEST PARKWAY SUITE 100, BUILDING 2
AUSTIN, TEXAS 78735
PHONE: 512.418.1771
WWW.KIMLEY-HORN.COM
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THE HOME DEPOT
USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
File Date: 12/19/2024
Date: DECEMBER 19, 2024

KHA PROJECT	047096428
DATE	04-30-2024
SCALE	AS SHOWN
DESIGNED BY	AKR
DRAWN BY	AKR
CHECKED BY	BVJ

HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

COVER SHEET

SHEET NUMBER
C-100



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PROJECT INFORMATION:

HOME DEPOT SITE DATA:

HOME DEPOT PARCEL AREA:	+/- 12.99 AC
ADDRESS:	600 W. HWY 79, HUTTO, TX 78364
ZONING:	PLANNED UNIT DEVELOPMENT
JURISDICTION:	CITY OF HUTTO

HOME DEPOT BUILDING AREAS:

EXISTING HOME DEPOT AREA:	+/- 102,513 SF
EXISTING GARDEN CENTER AREA:	+/- 34,643 SF
TOTAL HD AREA:	137,156 SF

TOTAL REQUIRED CUSTOMER PARKING (1/400 SF): 343 STALLS

	EXISTING	PROPOSED	PROVIDED
CUSTOMER PARKING	409	-29	380
CART RETURNS	12	0	12
TRAILER SALES	8	+2	10
LARGE EQUIPMENT STORAGE	24	0	24
LOAD-N-GO	4	+6	10
PRO SALES	2	0	2
PENSKE TRUCKS	8	+2	10
SEASONAL SALES	22	+19	41
SHED SALES	15	0	15
TOTAL	504		504

SETBACKS:

	REQUIRED	PROVIDED
FRONT SETBACK (BLDG)	10'	317'
SIDE SETBACK (BLDG)	10'	59'
REAR SETBACK (BLDG)	25'	62'

NOTES:

1. LARGE EQUIPMENT STORAGE STALLS- REFER TO SUBMITTED COMPACT POWER RENTAL EQUIPMENT DESCRIPTION AND RENTAL EQUIPMENT CATALOG DOCUMENTS. NO CDL LICENSE REQUIRED
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4. PROPERTY OWNER SHALL REMOVE AND REPLACE ALL DEAD LANDSCAPE MATERIAL AS PART OF THIS PROJECT.
5. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL MEASURES ON THE PRIVATE DRIVE TO ENSURE SAFE AND EFFICIENT TRAFFIC FLOW.

Kimley»Horn
5301 SOUTHWEST PARKWAY SUITE 100, BUILDING 2
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THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

PRELIMINARY
NOT FOR CONSTRUCTION
FOR REVIEW ONLY
Kimley»Horn
Expires 12/31/25
PLAN DATE: DECEMBER 2024

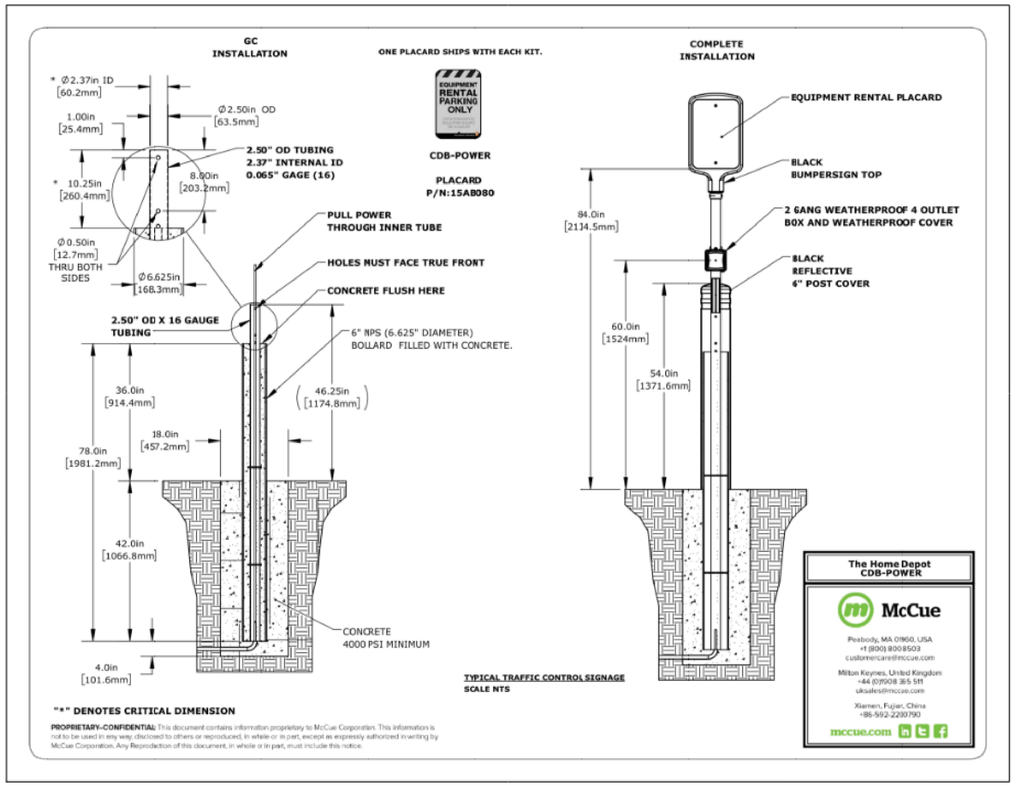
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
047096428	04-30-2024	AS SHOWN	AKR	AKR	BVJ

HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

SITE PLAN

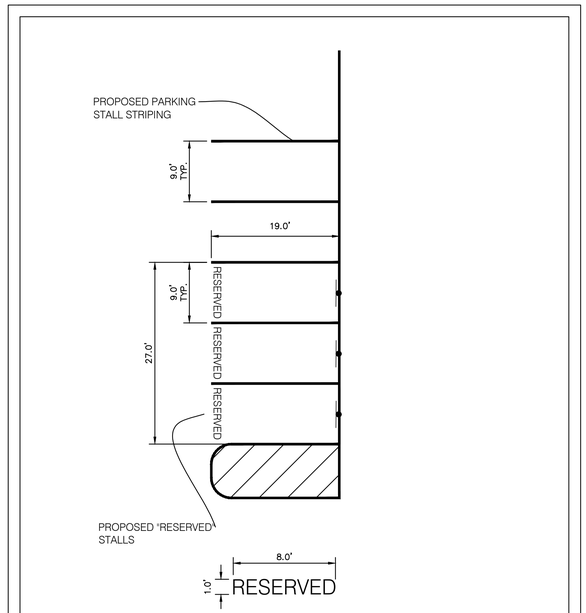
SHEET NUMBER
C-101

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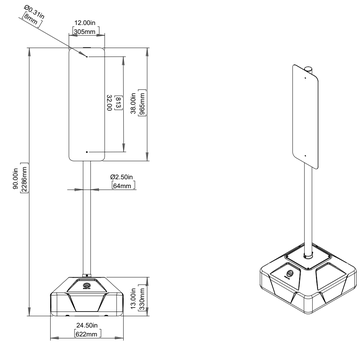
TYPICAL TRAFFIC CONTROL SIGNAGE
SCALE NTS

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Reserved Parking Detail

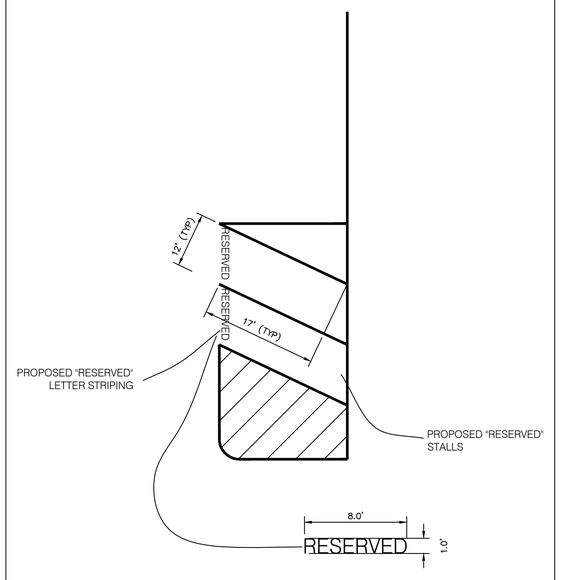
SCALE: N.T.S.



BUMPER SIGN. MODEL #BSM-NTK-401 / THD-CURBPU

Curbside Pickup Parking Bollard

SCALE : NTS



RESERVED PARKING DETAIL

SCALE: N.T.S.

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PHONE: 770.384.2420

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Registered Professional Engineer
Date: DECEMBER 2021

KHA PROJECT	047096428
DATE	04-30-2024
SCALE	AS SHOWN
DESIGNED BY	AKR
DRAWN BY	AKR
CHECKED BY	BVJ

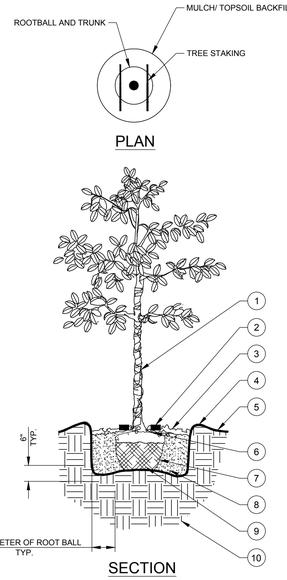
HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

SITE DETAILS

SHEET NUMBER
C-151

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NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

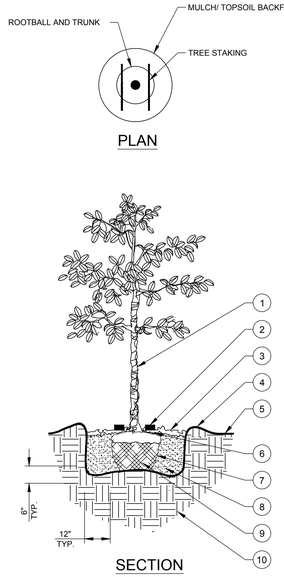
D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.

E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

1. TREE WRAP.
2. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED SUBSOIL.

LARGE TREE PLANTING (14' OR GREATER)

NTS



NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

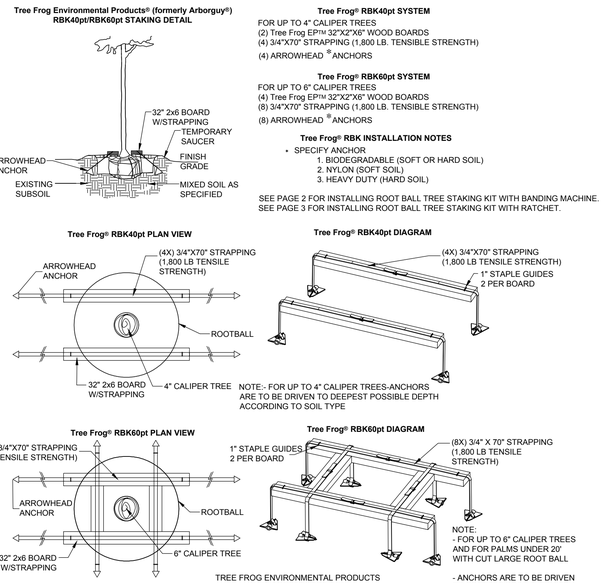
D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.

E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

1. TREE WRAP.
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3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED SUBSOIL.

SMALL TREE PLANTING (14' OR LESS)

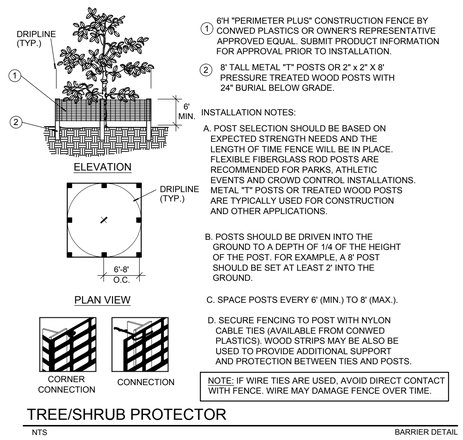
NTS



"TREE FROG" TREE STAKING

NTS

NOTE:
- FOR AREAS WITH STRONG PREVAILING WINDS CONTACT LANDSCAPE ARCHITECT TO UTILIZE ABOVE GROUND STAKING.



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

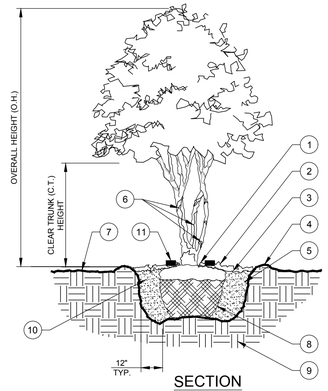
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

TREE/SHRUB PROTECTOR

NTS BARRIER DETAIL



NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

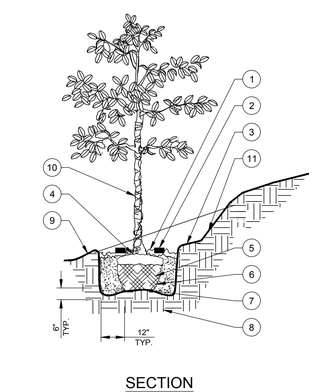
D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. BRANCHING HEIGHT TO A.A.N. STANDARDS

1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

MULTI-TRUNK TREE PLANTING

NTS



NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.

E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

1. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
2. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
3. BACKFILL WITH TOPSOIL IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
4. TOP OF ROOT BALL MIN. 1" ABOVE FINISHED GRADE.
5. B&B OR CONTAINED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
6. PREPARE PLANTING SOIL AS SPECIFIED.
7. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
8. UNDISTURBED SUBSOIL.
9. 3" HIGH SOIL BERM TO HOLD WATER.
10. TREE WRAP.
11. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

TREE PLANTING ON SLOPE

NTS

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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PHONE: 512-646-2237
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THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD, ATLANTA, GA 30339
PHONE: 770.384.2420

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Kimley»Horn
Registered Professional Engineer
Date: DECEMBER 2024

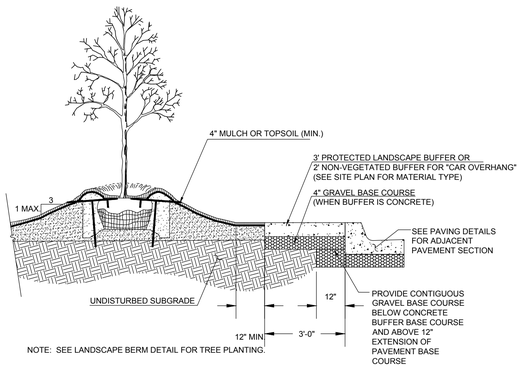
KHA PROJECT	047096428
DATE	04-30-2024
SCALE	AS SHOWN
DESIGNED BY	AKR
DRAWN BY	AKR
CHECKED BY	BVJ

HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

LANDSCAPE DETAILS

SHEET NUMBER
L-150

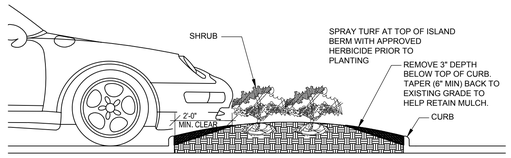
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NOTE: SEE LANDSCAPE BERM DETAIL FOR TREE PLANTING.

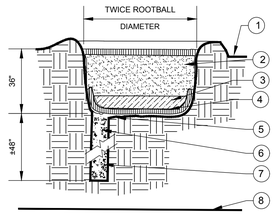
LANDSCAPE BUFFER

NTS



MULCH TAPER DETAIL

NTS

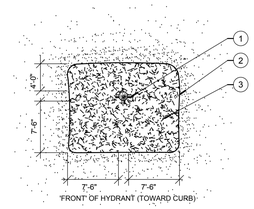


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. 12"± CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT EAST 1" ABOVE FINISHED GRADE.
4. FILTER CLOTH
5. SLOPE BOTTOM TO DRAIN
6. 18"± AUGERED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE

FOR A PARKING ISLAND PLANTING & TREE GRATE PLANTERS SITUATIONS, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

POOR DRAINAGE CONDITION

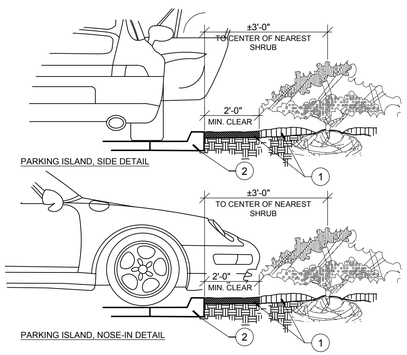
NTS SECTION



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 4" DEPTH MIN., SURROUNDING AREA INDICATED.

FIRE HYDRANT CLEAR ZONE

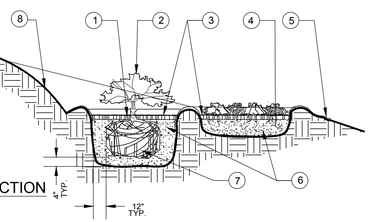
NTS PLAN



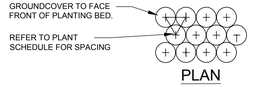
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

PARKING SPACE/CURB PLANTING

NTS SECTION



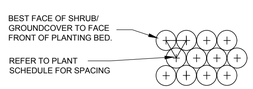
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
3. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.



PLAN

SHRUB/ GROUNDCOVER PLANTING

NTS



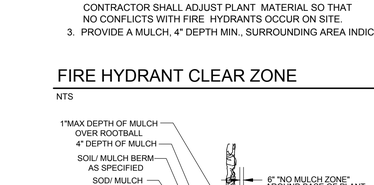
PLAN

SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
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7. SCARIFY ROOTBALL SIDES AND BOTTOM.
8. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

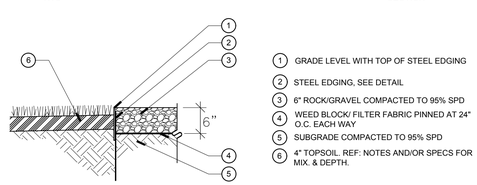
SHRUB/ GROUNDCOVER PLANTING ON SLOPE

NTS



MULCH DETAIL FOR TREE AND SHRUB PLANTINGS

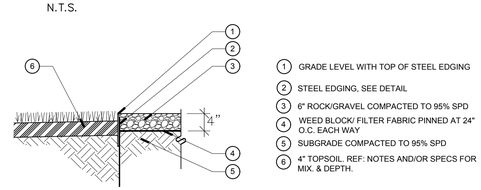
NTS SECTION



1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL
3. 6" ROCK/GRAVEL COMPACTED TO 95% SPD
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24" O.C. EACH WAY
5. SUBGRADE COMPACTED TO 95% SPD
6. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

BRAZOS RIVER ROCK EXTRA LARGE

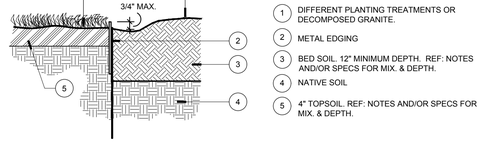
N.T.S.



1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL
3. 6" ROCK/GRAVEL COMPACTED TO 95% SPD
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24" O.C. EACH WAY
5. SUBGRADE COMPACTED TO 95% SPD
6. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

WASHED RIVER ROCK

N.T.S.



1. DIFFERENT PLANTING TREATMENTS OR DECOMPOSED GRANITE.
2. METAL EDGING
3. BED SOIL. 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

STEEL EDGING

N.T.S.

STOP!
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DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

CAUTION!!
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USA, INC.
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PHONE: 770.384.2420

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Kimley»Horn
Engineer: [illegible]
PE No.: 135172 Date: DECEMBER 2024

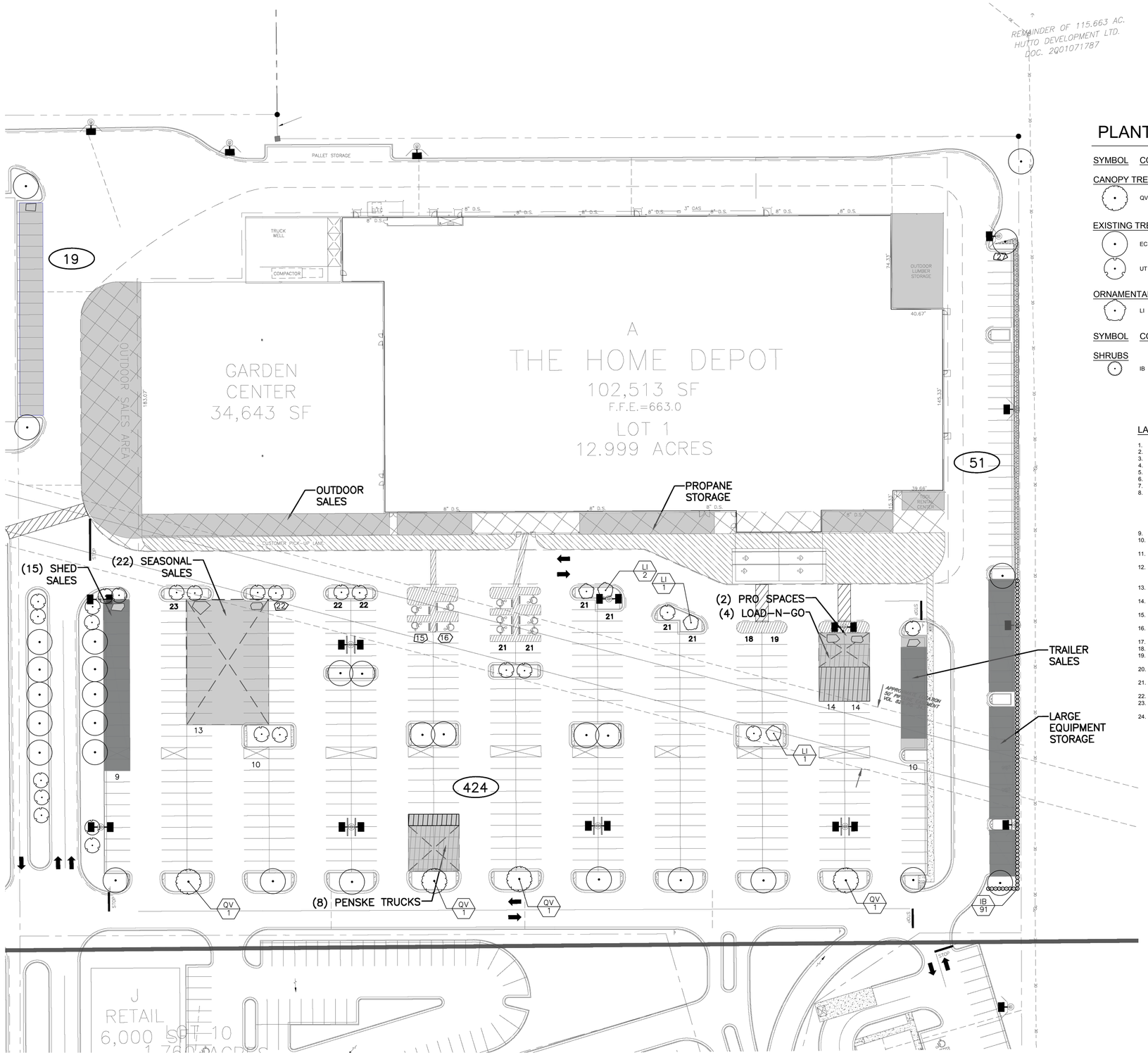
KHA PROJECT	047096428
DATE	04-30-2024
SCALE	AS SHOWN
DESIGNED BY	AKR
DRAWN BY	AKR
CHECKED BY	BVJ

HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

LANDSCAPE DETAILS

SHEET NUMBER
L-151

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT
CANOPY TREE							
	QV	4	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	F.G.	3" CAL MIN	12' HT. MIN
EXISTING TREES							
	EC	31	EXISTING TREE TO REMAIN	CANOPY TREE	-		
	UT	24	EXISTING TREE TO REMAIN	UNDERSTORY TREE	-		
ORNAMENTAL TREES							
	LI	4	CRAPE MYRTLE MULTI-STEM	LAGERSTROEMIA INDICA	F.G.		8` HT MIN

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE
SHRUBS							
	IB	91	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	CONT.	36" O.C.	30`X30`. FULL TO GROUND

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH OR MINERAL MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.
17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
21. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
22. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
23. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
24. EXISTING TREES TO BE CORRECTIVELY PRUNED BY A CERTIFIED ARBORIST WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT.

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PHONE: 770.384.2420

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Kimley»Horn
Engineer: BRYAN V. JONES
PE No. 116312 Date: DECEMBER 6, 2023

KHA PROJECT 047096428
DATE 04-30-2024
SCALE AS SHOWN
DESIGNED BY AKR
DRAWN BY AKR
CHECKED BY BVJ

HOME DEPOT - HUTTO
STORE #: 8439
602 W HWY 79, HUTTO, TX 78634

LANDSCAPE PLAN

SHEET NUMBER
L-100

EXHIBIT C
(COMPACT POWER RENTAL EQUIPMENT EXAMPLES)

Compact Power Rental Equipment

Tractor Loader Backhoe



- Used for loading, carrying, and transporting materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling

Skid Steer



- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work

Mini Excavator



- Property improvement and landscape projects
- Irrigation installation and drainage projects
- Plumbing and electrical installation or repairs

Aerial Equipment

- Tree care and maintenance
- Facility maintenance, painting, HVAC, electrical
- Sign and lighting repair



Light Tower

- Job site illumination
- Sports activities
- Event setups



Material Handling

- Transport concrete, stone, materials and aggregate
- Construction and demo site clean up



NOTE: Screening and storage will be managed with strategic placement and enhanced landscaping to ensure they do not detract from the project's overall appearance. Please refer to the Site Plan.

Dump Trailer

- Demolition removal and yard maintenance
- Carrying landscape materials
- Hauling aggregate



Tree Care (Chipper Rental/Stump Grinder)

- Tree care and maintenance
- Landscaping and property improvements



Mini Skid Steer

- Load, carry and spread materials
- Landscape and property improvement
- Grading and leveling



Trencher

- Installing irrigation and drainage projects
- Landscape and property improvement

Tractor Loader Backhoe

- Load, carry and transport materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work





NOTE: Screening and storage will be managed with strategic placement and enhanced landscaping to ensure they do not detract from the project's overall appearance. Please refer to the Site Plan.

Kimley»Horn

November 11, 2024

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

RE: ***Home Depot #8439***

PUD Zoning Change- Narrative

We have submitted a proposal for a Planned Unit Development (PUD) change on behalf of our client, Home Depot. This proposal aligns with the criteria outlined in the Unified Development Code (UDC) and includes several improvements designed to enhance the overall functionality and accessibility of the PUD. We recognize the importance of adhering to UDC guidelines and will ensure that all necessary elements, such as screening, are included in our proposal. Additionally, we have provided further details to demonstrate how the proposed changes will meet the minimum requirements of the UDC PUD.

In terms of connectivity and safety improvements, we fully understand their importance in enhancing the site. We will thoroughly evaluate the existing conditions and propose suitable measures to improve connectivity and safety, ensuring that the site meets the highest standards. These improvements will be integral to our overall plan and will precede any request for increased outdoor storage areas.

Our first request is to allow compact power equipment rental of up to 12,000 lbs. gross weight. It is essential to note that this equipment will always be securely placed on a trailer, ensuring ease of access and maneuverability for our valued customers. Importantly, this addition will not adversely affect existing vehicular or pedestrian circulation, ADA-accessible routes, fire lanes, or fire access. Furthermore, we have designed this proposal to avoid any land disturbance or changes to site geometry.

Additionally, we seek permission to expand Penske truck rental options from the previously approved 12' truck size to a more versatile 26' truck size. Like our first request, this expansion will not impact existing vehicular or pedestrian circulation, ADA-accessible routes, fire lanes, or fire access. No land disturbance or changes to site geometry will be required for this improvement either.

We also want to emphasize that overnight parking for delivery trucks or any 18-wheeler traffic is strictly prohibited on the premises. We are committed to maintaining a safe and organized environment for both customers and employees, and we will clearly outline this prohibition in our proposal to eliminate any confusion.

As part of our dedication to providing exceptional service, we propose adding two new Penske truck rental stalls to the existing eight stalls. This expansion will better accommodate customer needs without disrupting the site's overall functionality. In line with our commitment to meeting customer demands, we also request the addition of two new trailer sales stalls to the existing eight stalls. This expansion will enhance customer convenience and contribute to the overall growth and success of the PUD.

To further optimize our services, we propose adding six new Load N' Go pickup truck rental stalls to the existing four stalls. This expansion will ensure that we can meet the increasing demand for these services without compromising the site's efficiency.

Recognizing the importance of seasonal offerings, we aim to provide an additional outdoor sales area for the garden center by utilizing the existing 19 parking stalls located west of the garden center. This change will create a vibrant and attractive space for customers to explore and purchase seasonal items.

Finally, we seek confirmation that fifteen existing parking stalls can be used for shed sales display. This flexibility will allow us to showcase our shed inventory while still ensuring ample parking space for our valued customers.

Overall, these proposed improvements align seamlessly with the PUD criteria outlined in the UDC. We have taken great care to ensure that our requests have minimal impact on the existing site and its surroundings. By implementing these changes, we aim to enhance the overall customer experience and contribute to the continued success of the PUD.

With Kimley-Horn, you should expect more and will experience better. Please get in touch with me at (772) 794-4098 or ben.johnson@kimley-horn.com should you have any questions, comments, or concerns.

Sincerely,

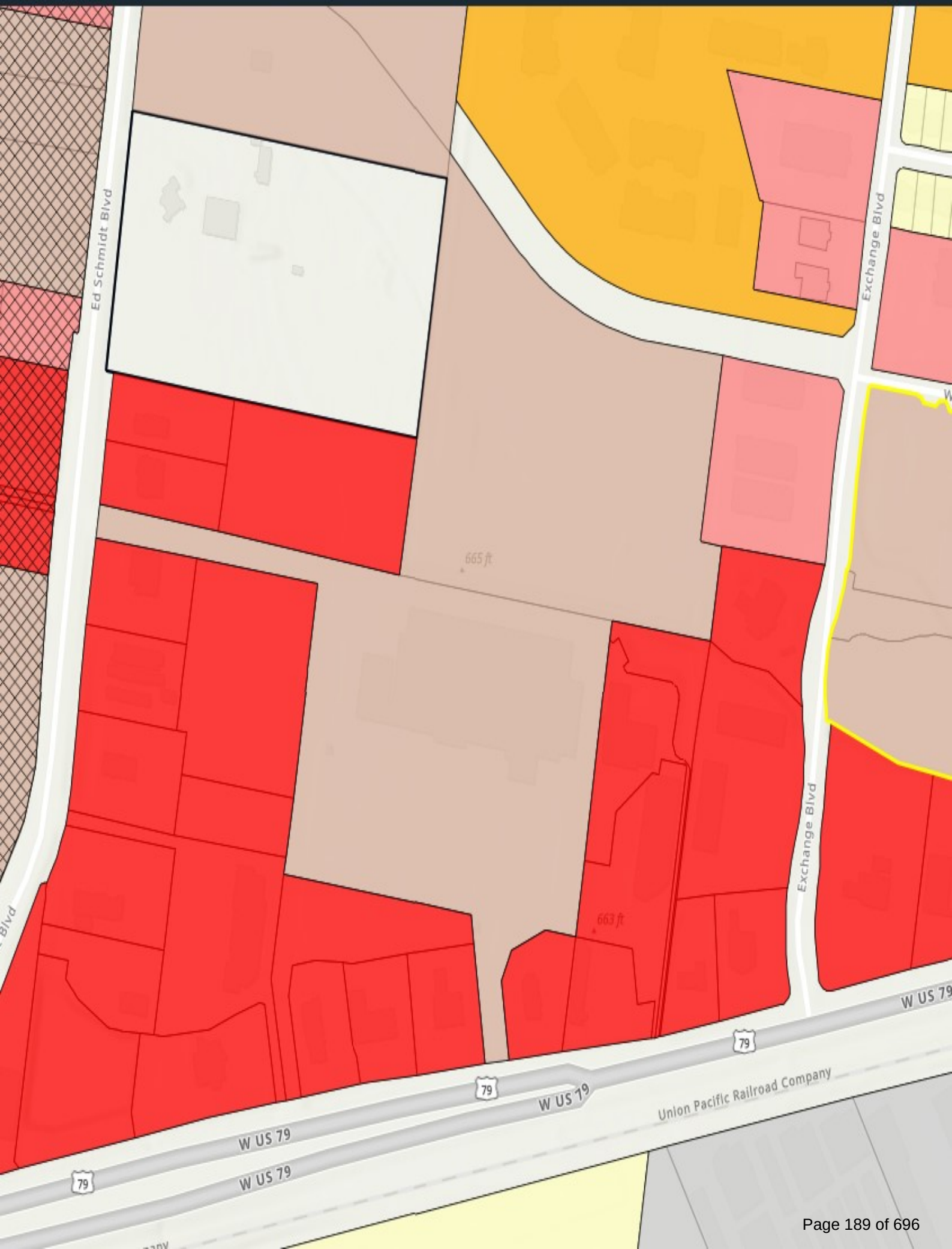
KIMLEY-HORN AND ASSOCIATES, INC.

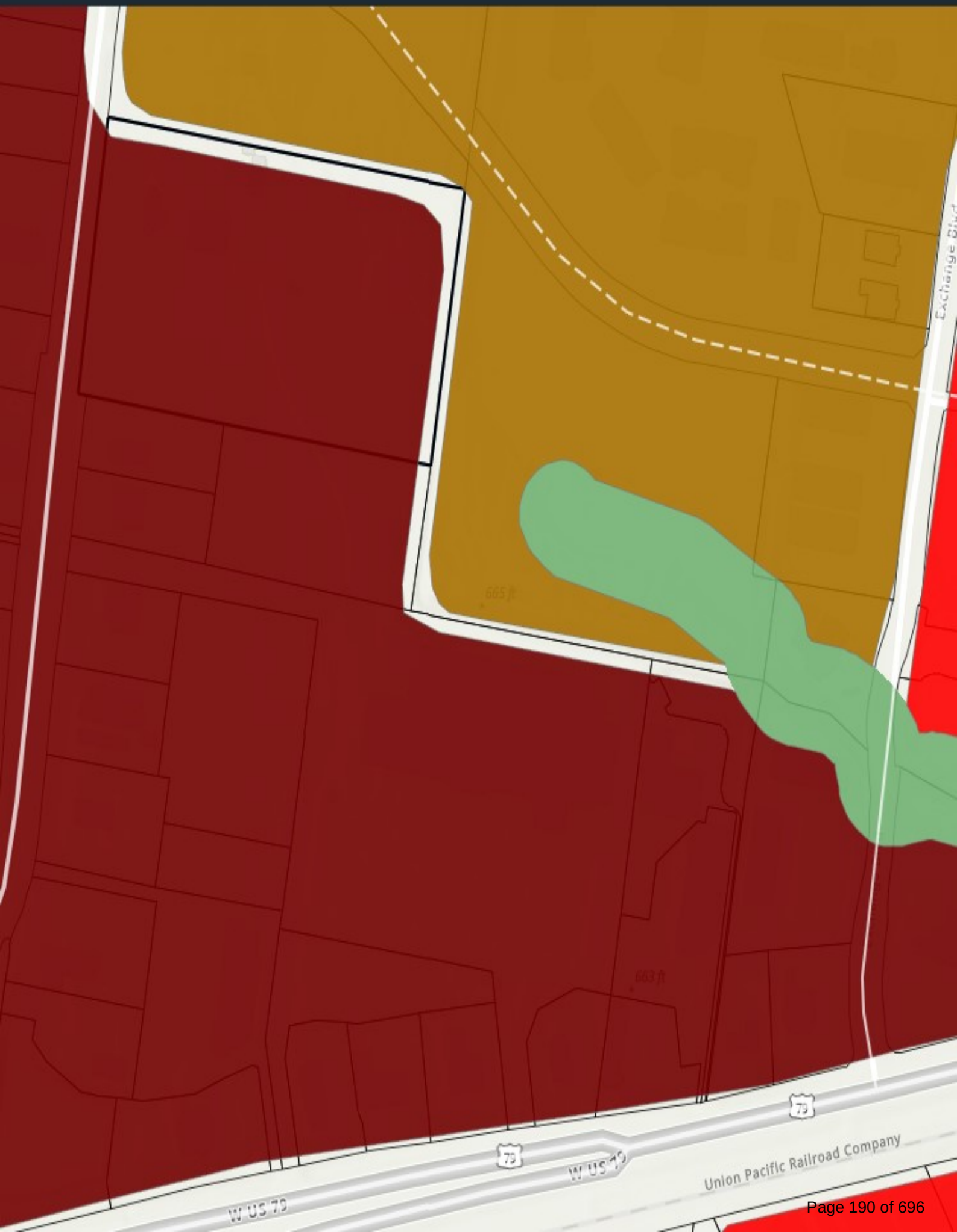


Ben Johnson

Project Manager

HuttoView


Ed Schmidt Blvd
Exchange Blvd
665 ft
663 ft
W US 79
79
Union Pacific Railroad Company


665 ft
663 ft
79
W US 79
Union Pacific Railroad Company

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

PLANNING & ZONING COMMISSION ON:	**MAY 6, 2025**
CITY COUNCIL ON:	**JUNE 5, 2025**
MEETING LOCATION:	**500 W. Live Oak St. – City Hall**
MEETING TIME:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the Planned Unit Development (PUD) amendment request for the property known as the **Home Depot PUD**, 12.999 acres, more or less, of land, Lot 1, Block A of the Hansons Corner Addition Subdivision, in Williamson County, located at 600 US 79 W. The proposal consists of retail uses and a modification to expand the outdoor sales and expand the rental area to allow for additional rental equipment, and increase the rental truck size from 12 feet to 26 feet.

As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.*php. You may also do one You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

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

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) zoning ordinance request for the property known as the **Home Depot PUD**, 12.999 acres, more or less, of land, Lot 1, Block A of the Hansons Corner Addition Subdivision, in Williamson County, located at 600 US 79 W. The proposal consists of retail uses and a modification to expand the outdoor sales and expand the rental area to allow for additional rental equipment, and increase the rental truck size from 12 feet to 26 feet.

Name: 21044 SHERMAN WAY LLC, MANAGING MEMBER STEPHEN McCoy

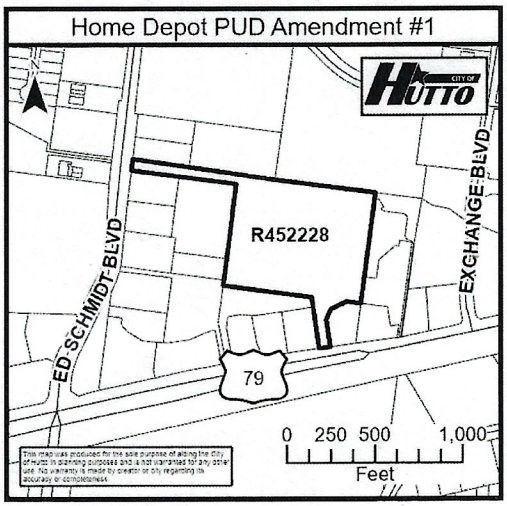
Address: 560 US-79, HUTTO, TEXAS

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



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

PLANNING & ZONING COMMISSION ON:	**MAY 6, 2025**
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As one of the owners of property located within 200 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php* . or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php*. You may also do one You may also do one of the following before the meeting date:

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

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

==========

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) zoning ordinance request for the property known as the **Home Depot PUD**, 12.999 acres, more or less, of land, Lot 1, Block A of the Hansons Corner Addition Subdivision, in Williamson County, located at 600 US 79 W. The proposal consists of retail uses and a modification to expand the outdoor sales and expand the rental area to allow for additional rental equipment, and increase the rental truck size from 12 feet to 26 feet.

Name: BAAS Properties, LLC

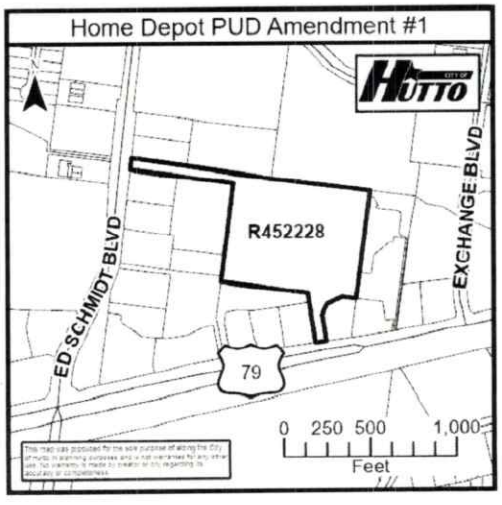
Address: 8989 Skillman, Dallas 75243

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



AGENDA ITEM REPORT
5.3.

To:	Planning and Zoning Commission
Subject:	Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District at 301 Destiny Lane (Hutto High School #2), 76.135 acres, more or less, of land, to amend the development codes for the following 10.403.4.2: Bulk, Setbacks and Buffers, 10.404.5.1 Sidewalks, 10.405.9.1 Parking, 10.405.9.4-5 Motorcycle and Bicycle Parking, 10.406.6.2-10.406.6.7: Architectural Style and Materials, 10.407.5.1.2: Landscape, and 10.407.5.2: Parking Lot and Vehicular Screening.
Meeting:	Tuesday, May 6, 2025
Department:	Development Services
Staff Contact:	Ashley Bailey

BACKGROUND INFORMATION:

Hutto ISD and the City of Hutto have in place an Interlocal Agreement approved by both parties in 2019. The agreement permits the Specific Use Process to provide flexibility to Hutto ISD for school site selection and layout.

The Hutto ISD property includes approximately 159 acres and is home to the 9th grade center and the Hutto ISD Ag Barn and Transportation Facilities and is currently zoned as SF-1 (SIngle Family).

The property is surrounded by the following land uses:

NORTH: Extraterritorial Jurisdiction (ETJ) with Development Agreement (DA)
SOUTH: Single Family (SF-1)
EAST: Extraterritorial Jurisdiction (ETJ) with Development Agreement (DA)
WEST: FM1660N and ETJ Residential Development

SUMMARY OF REQUEST:

The requested modifications are in the following list. The code citation is provided first, the requested modification is second.
1) Section 10.403.4.2 Maximum Building Height: Primary structures in Zoning District SF-1 shall have a maximum building height of 35 ft. / 2.5 stories.

Multiple areas of the proposed improvements exceed this requirement (Gymnasium, auditorium, classroom wing) due to the programmatic nature of a high school, and the site/building constraints of the already-constructed 9th grade center. The new additions will also connect to the existing 3 story building, allowing for easy student traffic flow during the school day. Under the specific language of the Interlocal Agreement between the City of Hutto and Hutto Independent School District, we are requesting a specific use permit to allow for deviations to this portion of the UDC. Please reference Exhibit A & D. Staff is in support of the request as presented.

2) 10.404.5.1 Sidewalks in conformance to Section 10.610 and Section 10.611 must be provided along public or private street frontages. A continuous internal pedestrian walkway at least 5 ft. wide must be provided from the perimeter public sidewalk to the primary public entrance of a non-residential building or multiple household residential development.

The District desires to have authority on where pedestrian sidewalks adjacent to roadways should be installed to meet accessibility but support the District's safety guidelines for the high school expansion. Within this deviation, the District shall only install perimeter sidewalks adjacent to FM 1660 at their discretion. However, the District will comply with the second section portion of the UDC which will connect adjacent public pedestrian walkways to the main building entrance, at a minimum. Sidewalk will be installed along the main FM 1660 frontage from Firefly Ln that will direct and guide traffic around the High School site to the Elementary School.

Staff is in support of this deviation.

3) 10.405.9.4 - Motorcycle parking -One or more motorcycle parking spaces must be provided for every 100 standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than 50 spaces.
The District does not anticipate many motorcycle users and these users can be accommodated by using existing motorcycle parking or utilize standard parking stalls with designated vehicular parking areas. Reference Exhibit E. Staff is in support of the request.

4) 10.405.9.5 - Bicycle Parking -One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals.

The current 9th grade center has existing bicycle parking infrastructure (i.e. racks). The existing bicycle parking areas already meet the minimum bicycle parking requirements; therefore, the new proposed parking areas should not be subject to requiring additional bicycle parking. Staff agrees with this request.

5) 10.405.9.4 - Parking Requirements - Parking requirements apply only to the new proposed building areas.
The existing parking areas meet the minimum parking requirements for the current use; therefore, the new proposed parking areas should only be subject to the minimum parking requirements for added building areas. Staff is in agreement with this deviation.

5) 10.406.6.2 – 10.406.6.7: Architectural Style, Language and Materials

HISD is requesting relief from materials, building articulation, and design in compliance with Texas House Bill 2436 regarding building materials while still complying with the majority of the adopted development codes. Staff is in support of the request. . In addition, HISD will comply with the spirit of

the adopted codes with uniform architectural style across the development that generally meet the cited code sections (avoiding long walls, massing, entry features, etc).

4) 10.407.5.1.2 and 10.407.5.2 Required Landscaping, Parking Lot and Vehicular Use Screening

HISD is requesting a reduction in planting across the site, citing site constraints, safety concerns, and the encumbrance meeting the code would require with the amount of plantings required. Landscaping reduction is allowed as shown in the ILA. The ISD is proposing a reduction of approximately 80% of the required landscaping, including large trees and screening within the limits of construction. There is a separate exhibit showing the proposed landscaped plan deviations. Staff typically has been in support of a 70% reduction, and supports the 80% reduction if the trees planted still meet the same tree-inches as a 30% application of the code requirements. This would be the the one condition of approval to comply with prior approvals for the reduction of landscaping.

Public Notice:
Per Section 10.203 of the UDC, all property owners within 600 feet of the site were notified. As of the writing of this staff report, zero responses have been received.

STAFF REVIEW:

Staff recommends that the Planning and Zoning Commission recommend approval of the proposed Specific Use Permit as presented.

FISCAL NOTES:

Not applicable.

POLICY IMPLICATIONS:

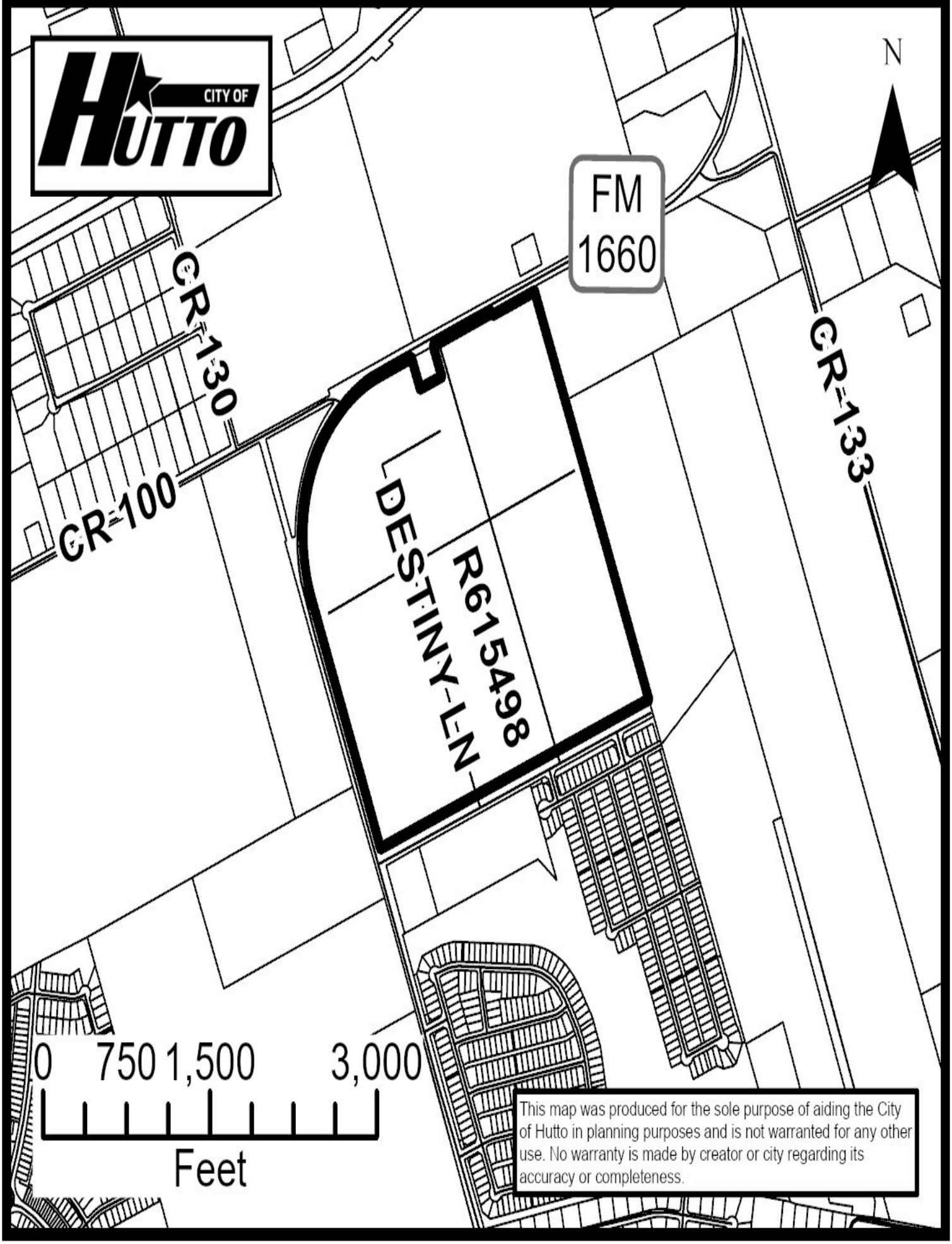
Not applicable.

ATTACHMENTS:

1. HISD_SUP_Newspaper_Map
2. U2-Exhibit A(3-14-25)
3. U2-Specific Use Letter_R1 Comments_HHS2(3-14-25)
4. U2-Exhibit B(3-14-25)
5. U2-Exhibit C(3-14-25)
6. U2-Exhibit D(3-14-25)
7. U2-Exhibit E - Revised_3.13(3-14-25)

AGENDA ITEM REPORT
5.3.

HISD SUP


CITY OF HUTTO
N
FM 1660
CR-130
CR-100
CR-133
R615498
DESTINY-LN
0 750 1,500 3,000
Feet
This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

SE CLASSROOM WING



NE GYMNASIUM



NW AUDITORIUM



SW CLASSROOM WING



February 12, 2025

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

Reference: Hutto High School No. 2
Hutto Independent School District
VLK Project No. 23-137.00

Attention Development Services Department:

Please accept this letter as requested intent for specific use permit, for land known as Hutto 9th Grade Center at 301 Destiny Ln, to deviate from the Unified Development Code (UDC) as follows:

A. To exceed the maximum building height and stories per section 10.403.4.2 of the City of Hutto UDC.

Section 10.403.4.2 of the City of Hutto Unified Development Code states as follows:

> "Primary structures in Zoning District SF-1 shall have a maximum building height of 35 ft. / 2.5 stories."

Multiple areas of the proposed improvements exceed this requirement (Gymnasium, auditorium, classroom wing) due to the programmatic nature of a high school, and the site/building constraints of the already-constructed 9th grade center. The new additions will also connect to the existing 3 story building, allowing for easy student traffic flow during the school day. Under the specific language of the Interlocal Agreement between the City of Hutto and Hutto Independent School District, we are requesting a specific use permit to allow for deviations to this portion of the UDC. Please reference Exhibit A & D.

B. To deviate from required sidewalks per section 10.404.5.1 of the City of Hutto UDC.

Section 10.404.5.1 of the City of Hutto Unified Development Code states as follows:

> "Sidewalks in conformance to Section 10.610 and Section 10.611 must be provided along public or private street frontages. A continuous internal pedestrian walkway at least 5 ft. wide must be provided from the perimeter public sidewalk to the primary public entrance of a non-residential building or multiple household residential development."

The proposed high school expansion is part of a large master planned school development which fronts FM 1660. There is an existing newly built elementary school on site, and there are existing sidewalks along Main Hippo Drive in place. The District desires to have authority on where pedestrian sidewalks adjacent to roadways should be installed to meet accessibility but support the District's safety guidelines for the high school expansion. Within this deviation, the District shall only install perimeter sidewalks adjacent to FM 1660 at their discretion, however, the District will comply with the second section portion of the UDC which will connect adjacent public pedestrian walkways to the main building entrance, at a minimum. Sidewalk will be installed along the main FM 1660 frontage from Firefly Ln that will direct and guide traffic around the High School site to the Elementary School/ Under the specific language of the Interlocal Agreement between the City of Hutto and Hutto

Independent School District, we are requesting a specific use permit to allow for deviations to this portion of the UDC. Reference revised Exhibit E.

C. To remove the motorcycle parking requirement per section 10.405.9.4 of the City of Hutto UDC.

Section 10.405.9.4 of the City of Hutto Unified Development Code states as follows:

> "One or more motorcycle parking spaces must be provided for every 100 standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than 50 spaces."

The site has a limited number of parking spaces and the school land use does not align with a commercial use. The District does not anticipate many motorcycle users and these users can be accommodated by using existing motorcycle parking or utilize standard parking stalls with designated vehicular parking areas. Under the specific language of the Interlocal Agreement between the City of Hutto and Hutto Independent School District, we are requesting a specific use permit to allow for deviations to this portion of the UDC. Reference Exhibit E.

D. To remove the bicycle parking requirement per section 10.405.9.5 of the City of Hutto UDC.

Section 10.405.9.5 of the City of Hutto Unified Development Code states as follows:

> "One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals."

The current 9th grade center has existing bicycle parking infrastructure (i.e. racks). The existing bicycle parking areas already meet the minimum bicycle parking requirements; therefore, the new proposed parking areas should not be subject to requiring additional bicycle parking. Under the specific language of the Interlocal Agreement between the City of Hutto and Hutto Independent School District, we are requesting a specific use permit to allow for deviations to this portion of the UDC. Reference Exhibit E.

E. To have the required parking requirements apply only to new proposed building areas per section 10.405.9.1 of the City of Hutto UDC.

Section 10.405.9.4 of the City of Hutto Unified Development Code states as follows:

> "Uses should offer only the minimum amount of parking that is necessary to meet anticipated normal demand. The number of required off-street parking and truck loading spaces for a use is as follows."

Institutional use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
School: elementary, middle and high	1 per 10 seats in auditorium/cafatorium	1 per 3 seats in auditorium/cafatorium	1 per cafeteria + 1 per gymnasium + 1 per assembly hall + 1 bus per 2 classrooms

The existing parking areas meet the minimum parking requirements for the current use; therefore the new proposed parking areas should only be subject to the minimum parking requirements for added building areas. Under the specific language of the Interlocal Agreement between the City of Hutto and Hutto Independent School District, we are requesting a specific use permit to allow for deviations to this portion of the UDC. Reference Exhibit E.

F. To deviate from various Architectural Style, Language, and Materials per section 10.406.6.2, 3, 4, 5, 6, 7 of the City of Hutto UDC.

Section 10.406.6 of the City of Hutto Unified Development Code outlines Various architectural styles for institutional use to contribute to Hutto's sense of place.

10.406.6.2 requires the buildings, freestanding canopies, accessory and maintenance buildings, and dumpster enclosures to share a common, identifiable, complementary design or style. The new additions will compliment the existing building with similar materiality, scale, and design.

10.406.6.3 requires the buildings to avoid a single, dominant building mass and use distinctive and complementary language to identify major entrances, classroom spaces, and unique spaces throughout the campus. Changes in mass should be related to entrances, tenant spaces, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect. The campus mass and architectural language is driven by programs such as performing arts and athletics and are limited in nature due to the large masses required for these programs. Work has been done to identify any major entrances with distinctive materials and overhangs.

10.406.6.4 requires buildings to have a recognizable base and top. Material changes, such as masonry and metal panel, will be distinctive in separating the top from the base.

10.406.6.4.3 & 10.406.6.4.4 requires long walls and facades to be broken every 100 feet with projections or recesses. Much of the campus will comply with this requirement, with a combination of glass curtain walls, building projections, canopies, and entry recesses. However, some facades will not meet this requirement due to the programmed elements of the building. The gymnasium is required to have a long clear span, as well as the large mass of the auditorium. Both volumes are efficient in nature to maximize educational space and taxpayer dollars. They will be broken up by material changes and/or smaller horizontal projections.

10.406.6.5.1 & 10.406.6.5.2 requires high roof forms to correspond with building elements and functions, such as entrances, arcades and porches. All roofs will be concealed by parapet walls, in which height is determined by program, and slope will meet the minimum requirement set forth in the International Building Code. All other forms will denote high levels of interest, such as building entrances. Materiality will be consistent across all roof forms. Any sloping roofs on site will include overhanging eaves at least 1.5 ft. past the supporting walls.

10.406.6.7.1 requires buildings to utilize masonry as the dominant exterior material. Though some buildings will comply, a majority of the site will predominantly utilize metal, and roughly 25% masonry. This is due to the architectural language of the new buildings relating to the existing building, which is a combination of masonry and metal.

Please reference Exhibits A & B for details.

G. To reduce the required landscaping per section 10.407.5 of the City of Hutto UDC.

This SUP application process is triggered by language presented in resolution No. R-2023-326 Interlocal Agreement between the City of Hutto and Hutto Independent School District, reference section LANDSCAPING. Due to site constraints and the safety of the students, faculty, and staff, the proposed landscape design provides highest reasonably achievable level of landscape per the UDC and the Interlocal Agreement. The following are deficient areas identified by the UDC:

Section 10.407.5 of the City of Hutto Unified Development Code states as follows:

10.407.5.1.2 Required landscaping-non-residential and 5+ household residential development

"Tree and shrub requirement for commercial, multifamily, office and professional, and institutional and civic uses. For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees."

10.407.5.2 Parking lot and vehicular use screening

- "Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft. deep.
- Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
- Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.
- In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.
- Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.
- Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.
- Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.
- Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.
- Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 10.407.5.1."

At the expense of student safety, the planting of continuous shrubs and parking lot tree islands would create an unsafe environment due to blind spots for camera coverage. Maintaining wholistic site visibility to prevent vehicular accidents, unwanted visitors and student incidents are a key concern for the school district and campus security. Under the specific language of the Interlocal Agreement between the City of Hutto and Hutto Independent School District, we are requesting a specific use permit to allow for deviations to this portion of the UDC.

In response to the district safety concerns, we are proposing the following based on the deficient code sections above. Reference Exhibit C for details.

- A reduction in approximately 80% of the required large trees and landscape planting and no screen shrubs that are required within the projects limit of construction.
- Please refer to the Overall Landscape Plan & Calculations (L1.00) in the submitted landscape plans for specific areas noted as deficient.

Therefore, based on the items presented the district is requesting the proposed landscape plan for the project to be accepted under a Specific Uses Permit Landscape Proposal as we believe it meets the intent and spirit of the landscape ordinance

A meeting was held on Friday, January 3rd between members of the City of Hutto Development Services Department and the design team. The items listed as outlined were discussed and agreed on to move forward with the Specific Use Permit process to receive approval by the Planning & Zoning Commission.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

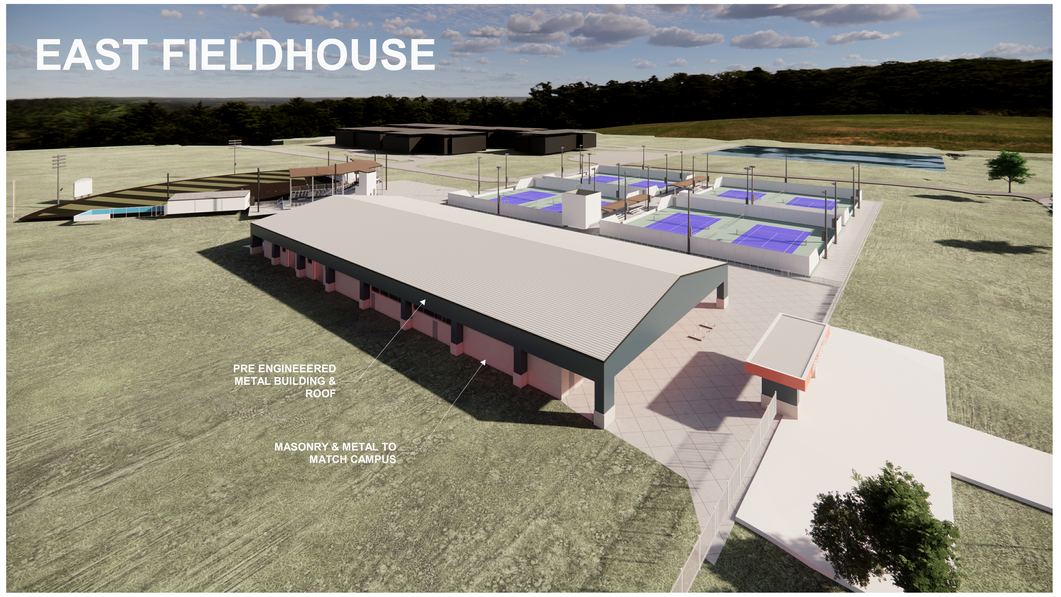
Alex Nelson, NCARB, AIA
Project Architect

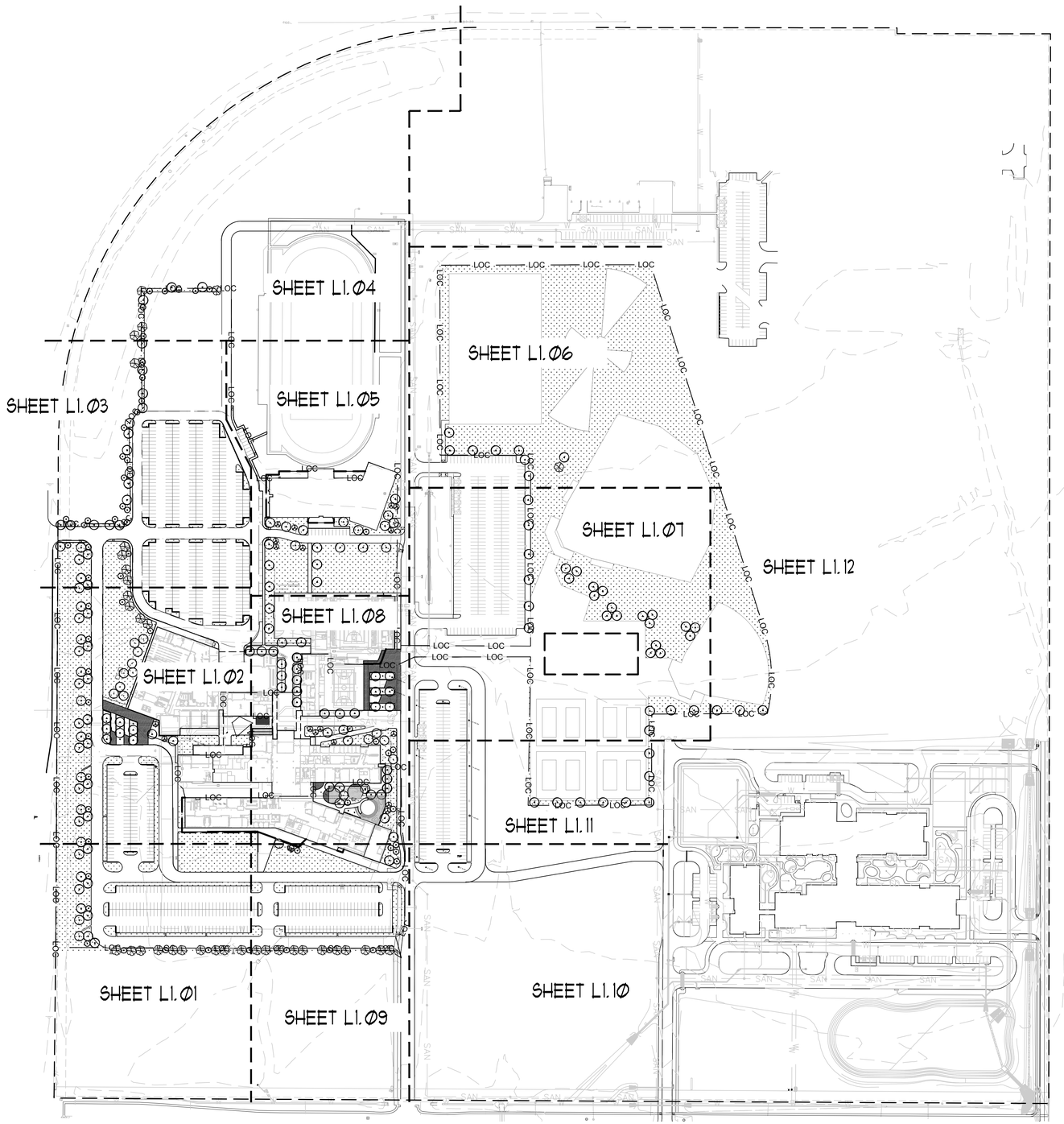
Attachment – (Exhibit A, Exhibit B, Exhibit C, Exhibit D, Exhibit E, Interlocal Agreement)


E CAMPUS
EXISTING 3 STORY BUILDING
EXISTING GYMNASIUM
LANGUAGE OF NEW ADDITIONS TIES INTO EXISTING CAMPUS
LANGUAGE OF NEW ADDITIONS TIES INTO EXISTING CAMPUS


FRONT ENTRY
HUTTO
PROMINENT FRONT ENTRY UTILIZING MATERIAL CHNAGES AND NATURAL LIGHT


NORTH FIELDHOUSE
ENTRY IDENTIFIER WITH ROOF PLANE & MATERIAL CHANGES


EAST FIELDHOUSE
PRE ENGINEEERED METAL BUILDING & ROOF
MASONRY & METAL TO MATCH CAMPUS



LANDSCAPE AREA

	TOTAL	REQUIRED	PROVIDED
TOTAL AREA IN LIMIT OF CONSTRUCTION 15% OF AREA MUST BE LANDSCAPE IN INSTITUTIONAL IN INSTITUTIONAL AND CIVIC USES 10.407.5.1.1	1,843,029 SF (18 ACRE) X 0.15	276,454 SF	631, 630 SF
PER 10.407.5.1.2 TREE SHRUB REQUIREMENT FOR EVERY 500 SF OF LANDSCAPING REQUIRED OR PORTION THEREOF AT LEAST (2) LARGE TREES AND FOUR (4) SHRUBS ARE REQUIRED. TWO (2) SMALL ORNAMENTAL TREES MAY BE SUBSTITUTED FOR ONE (1) REQUIRED LARGE TREE, NOT TO EXCEED 50 % OF THE REQUIRED LARGE TREES.	276,454 SF / 500 X 2	1,106 LARGE TREES	190 LARGE TREES
THE REQUIRED LARGE TREES.	64 ORNAMENTAL TREES / 2		32 LARGE TREES
NOTE: TWO (2) SMALL ORNAMENTAL MAY BE SUBSTITUTED FOR ONE (1) LARGE TREE: NOT TO EXCEED 50% OF THE REQUIRED LARGE TREES		TOTAL TREES:	222 LARGE TREES
		*TOO MANY TREES AND SHRUBS POSE A SAFETY CONCERN	(20% OF REQUIRED)

BUFFYARD

	TOTAL	REQUIRED	PROVIDED
BUFFYARD SHALL BE LANDSCAPED IN ACCORDANCE WITH THE TREE AND SHRUB STANDARDS FOUND IN SECTION 10.407.5.4			
A NON-RESIDENTIAL USE DEVELOPED IN A RESIDENTIAL ZONING DISTRICT WILL BE REQUIRED TO PROVIDE A LOW LEVEL BUFFERYARD ADJACENT TO RESIDENTIAL DEVELOPMENT AS DEFINED IN SECTION 10.403.6.3 (a)			
A LOW LEVEL BUFFEYARD ("a") SHALL CONSIST OF THE FOLLOWING: - A 10' FT. WIDE PLANTING AREA.: OR 5 FT, WIDE PLANTING AREA PLUS A 6+ FT. TALL MASONRY WALL - TWO (2) NATIVE TALL TREES AND ONE (1) NATIVE SHORT TREE PER EVERY FIFTY (50) LINEAR FEET OF BUFFERYARD. - FOR BUFFERYARDS WHERE THE OPTIONAL 6FT. TALL MASONRY WALL IS NOT PROVIDED, A CONTINUOUS LANDSCAPE HEDGE NOT LESS THAN 3 FT. IN HEIGHT IS REQUIRED.	1,954 LF	79 LARGE TREES 20 SHORT TREES	79 LARGE TREES 20 SHORT TREES
		TOTAL TREES:	99 TREES (100% OF REQUIRED)

PARKING LOT LANDSCAPING

	TOTAL	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPING INTERIOR LANDSCAPE AREAS MUST CONSIST OF AT LEAST 7% OF INTERIOR SPACE OF A PARKING LOT. LANDSCAPE ISLANDS MUST BE MIN. OF 9' WIDE AND 18' DEEP, ONE (1) LANDSCAPE ISLAND EVERY (10) CONSECUTIVE PARKING SPACES			*TOO MANY TREES AND SHRUBS POSE A SAFETY CONCERN

SCREENING

	TOTAL	REQUIRED	PROVIDED
PARKING LOT SCREENING LANDSCAPE SCREENING SHALL CONTAIN: - ONE (1) LARGE TREE PER THIRTY (30) IF, OR PORTION THEREOF, AND A CONTINUOUS HEDGE NOT LESS THAN 3 FT HEIGHT - SHALL BE SCREENED FROM ALL ABUTTING RIGHTS-OF-WAY BY A CONTINUOUS LANDSCAPE AREA NOT LESS THAN 10FT. DEEP	1,343 LF	45 LARGE TREES	15 LARGE TREES PLUS 12 SMALL TREES COUNTED AS 6 LARGE TREES (46% OF REQUIRED)
			*TOO MANY TREES AND SHRUBS POSE A SAFETY CONCERN

LANDSCAPE KEY

SYM	DESCRIPTION
	MOUNTAIN LAUREL
	TEXAS RED BUD
	CHINQUAPIN OAK
	LIVE OAK
	CEDAR ELM
	BERMUDA SOD
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
R	REQUIRED
BY	BUFFYARD TREE
P	PARKING LOT TREE
SC	SCREENING

NORTH SCALE 1"=150'

0 50 150 200

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OVERALL LANDSCAPE PLAN
+CALCULATIONS
SITE PLAN EXHIBIT

HUTTO HIGHSCHOOL NO.2
HUTTO ISD HUTTO, TEXAS

REVISION HISTORY

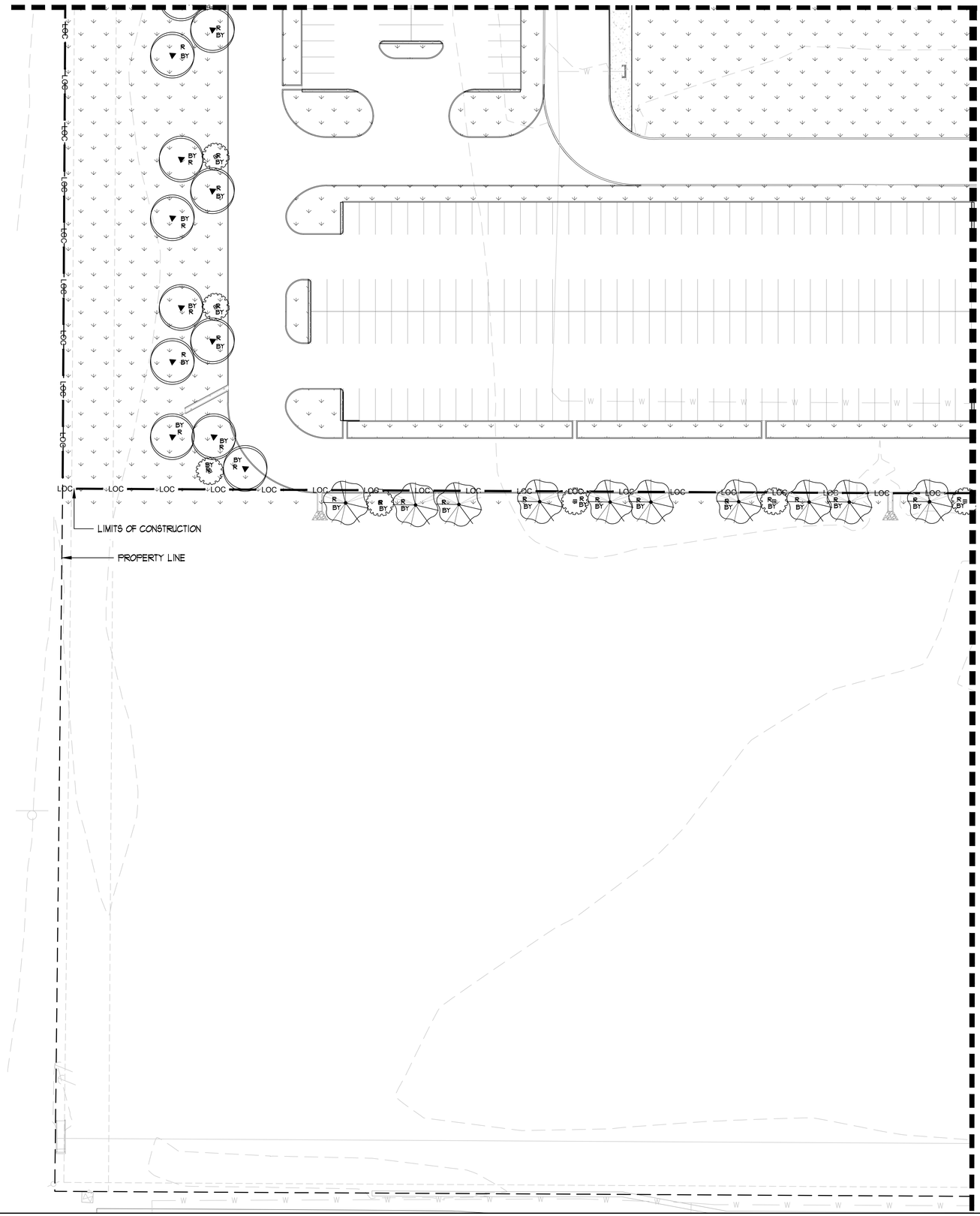
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MATCHLINE SHEET L1.2



LANDSCAPE KEY

SYM	DESCRIPTION
	MOUNTAIN LAUREL
	TEXAS RED BUD
	CHINQUAPIN OAK
	LIVE OAK
	CEDAR ELM
	BERMUDA SOD
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
R	REQUIRED
BY	BUFFYARD TREE
P	PARKING LOT TREE
SC	SCREENING

NORTH SCALE 1" = 30'
0 15 30 60

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LANDSCAPE PLAN
SITE PLAN EXHIBIT

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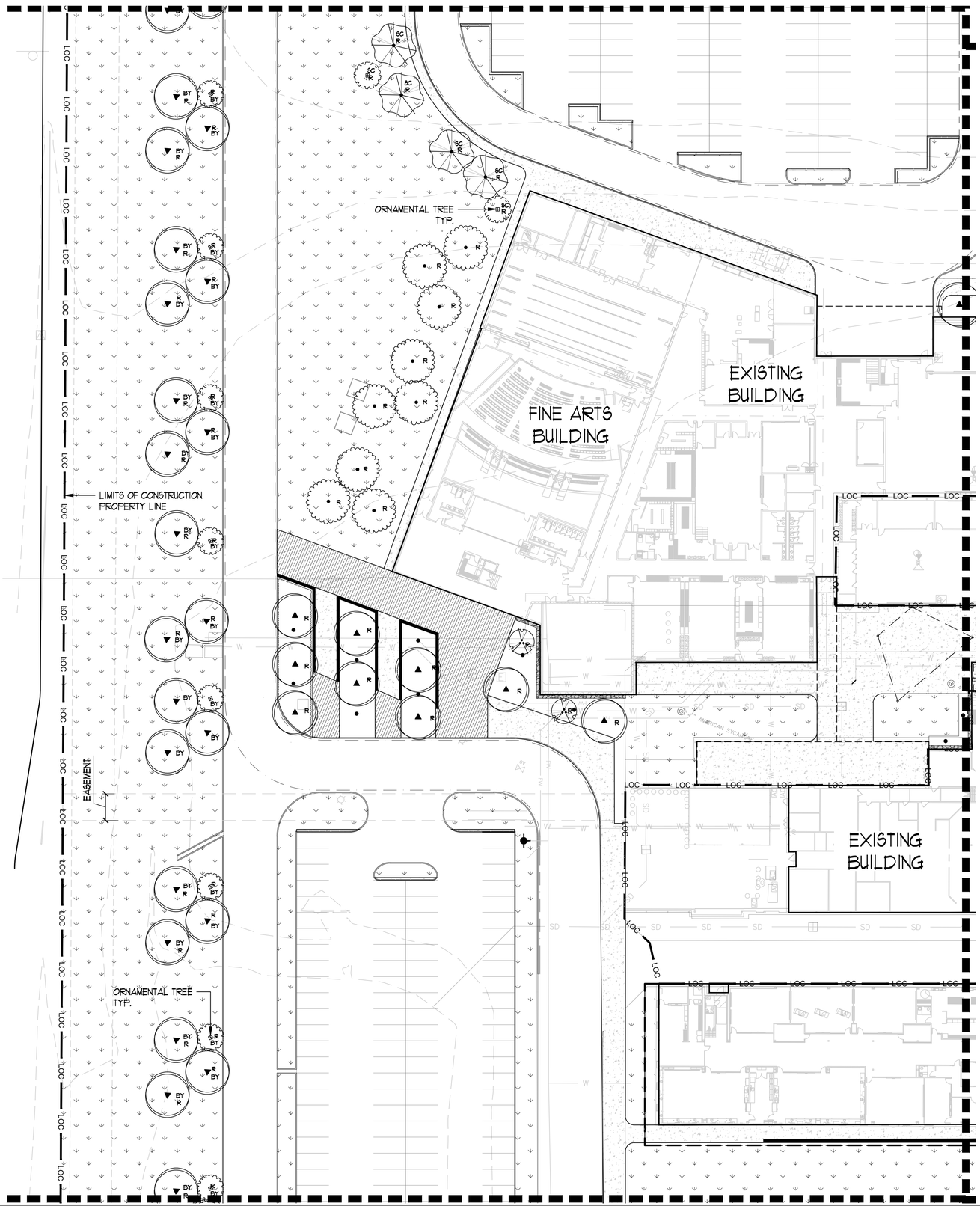
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MATCHLINE SHEET L1.3



MATCHLINE SHEET L1.8

LANDSCAPE KEY

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SC	SCREENING

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LANDSCAPE PLAN
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MATCHLINE SHEET L1.4

BAND PRACTICE AREA

SHADE TREE TYP.

PROPERTY LINE

ORNAMENTAL TREE TYP.

LIMIT OF CONSTRUCTION

MATCHLINE SHEET L1.5

MATCHLINE SHEET L1.2

NORTH SCALE 1" = 30'

0 15 30 60

LANDSCAPE KEY

SYM	DESCRIPTION
	MOUNTAIN LAUREL
	TEXAS RED BUD
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	LIVE OAK
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	BERMUDA SOD
	EXISTING TREE TO BE SAVED
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LANDSCAPE PLAN
SITE PLAN EXHIBIT

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REVISION HISTORY

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LANDSCAPE KEY

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	CEDAR ELM
	BERMUDA SOD
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
R	REQUIRED
BY	BUFFYARD TREE
P	PARKING LOT TREE
SC	SCREENING

PROPERTY LINE

SHADE TREE TYP.

ORNAMENTAL TREE TYP.

LIMIT OF CONSTRUCTION

EXISTING FOOTBALL FIELD

MATCHLINE SHEET L1.6

MATCHLINE SHEET L1.5

NORTH SCALE 1" = 40'

0 20 40 80

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LANDSCAPE PLAN
SITE PLAN EXHIBIT

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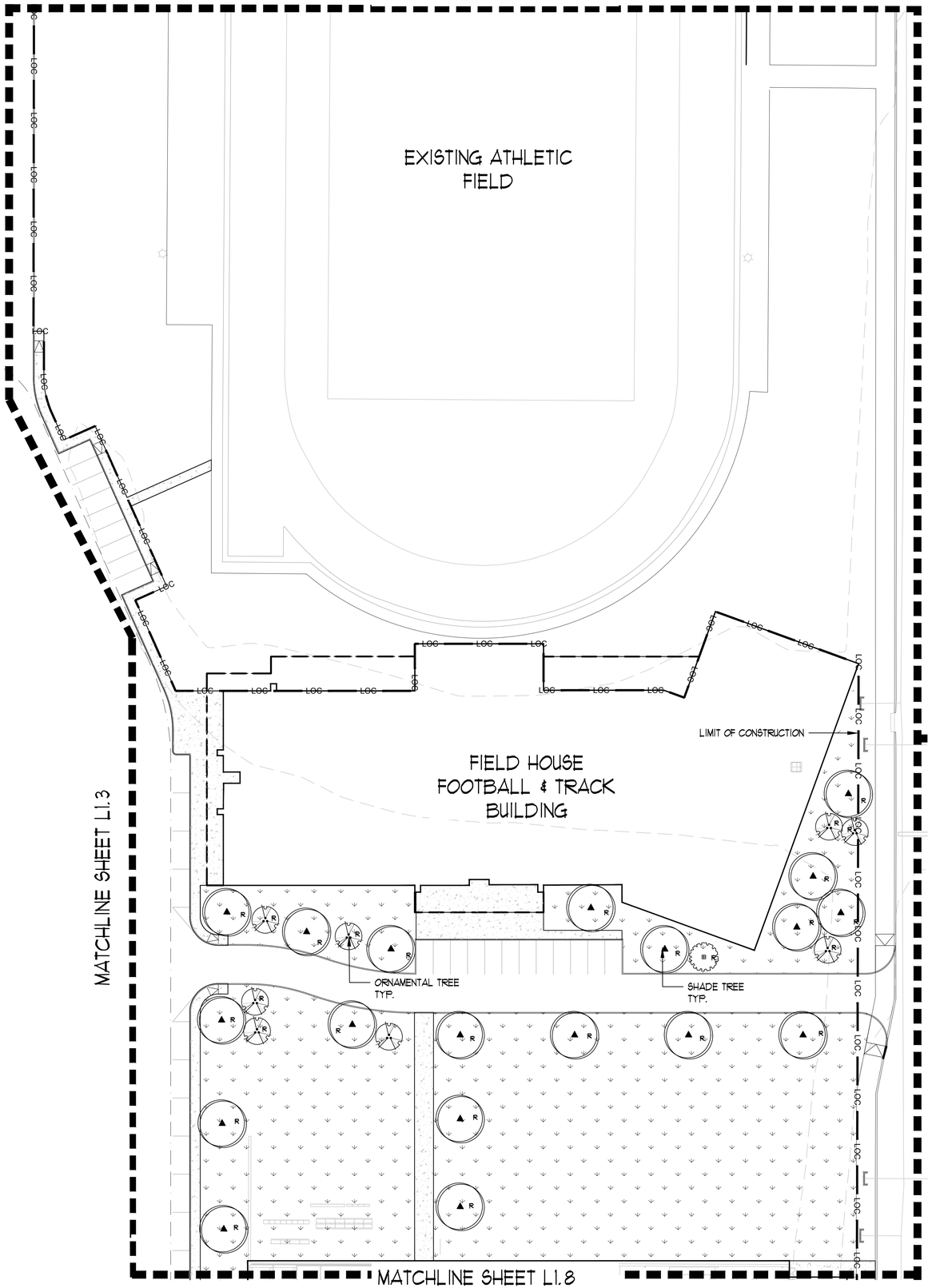
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MATCHLINE SHEET L1.4



MATCHLINE SHEET L1.3

MATCHLINE SHEET L1.6

MATCHLINE SHEET L1.8

NORTH SCALE 1" = 30'
0 15 30 60

LANDSCAPE KEY

SYM	DESCRIPTION
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MATCHLINE SHEET L1.4

MATCHLINE SHEET L1.5

MATCHLINE SHEET L1.7

PRACTICE PLAY FIELD, SOD

TRACK AND FIELD BY OTHERS

LIMIT OF CONSTRUCTION

SHADE TREE TYP.

LOC

SAN

EB

R

NORTH SCALE 1" = 30'

0 15 30 60

LANDSCAPE KEY

SYM	DESCRIPTION
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LANDSCAPE PLAN
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MATCHLINE SHEET L1.6

BASEBALL FIELD

EXISTING PARKING

SHADE TREE TYP.

LIMIT OF CONSTRUCTION

ATHLETIC FIELD BUILDING

EXISTING TREE TO REMAIN IN PLACE TYP.

4" IN OAK

4" IN LIVE OAK

MATCHLINE SHEET L1.1

MATCHLINE SHEET L1.12

MATCHLINE SHEET L1.11

NORTH SCALE 1" = 30'

0 15 30 60

LANDSCAPE KEY

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SC	SCREENING

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LANDSCAPE PLAN
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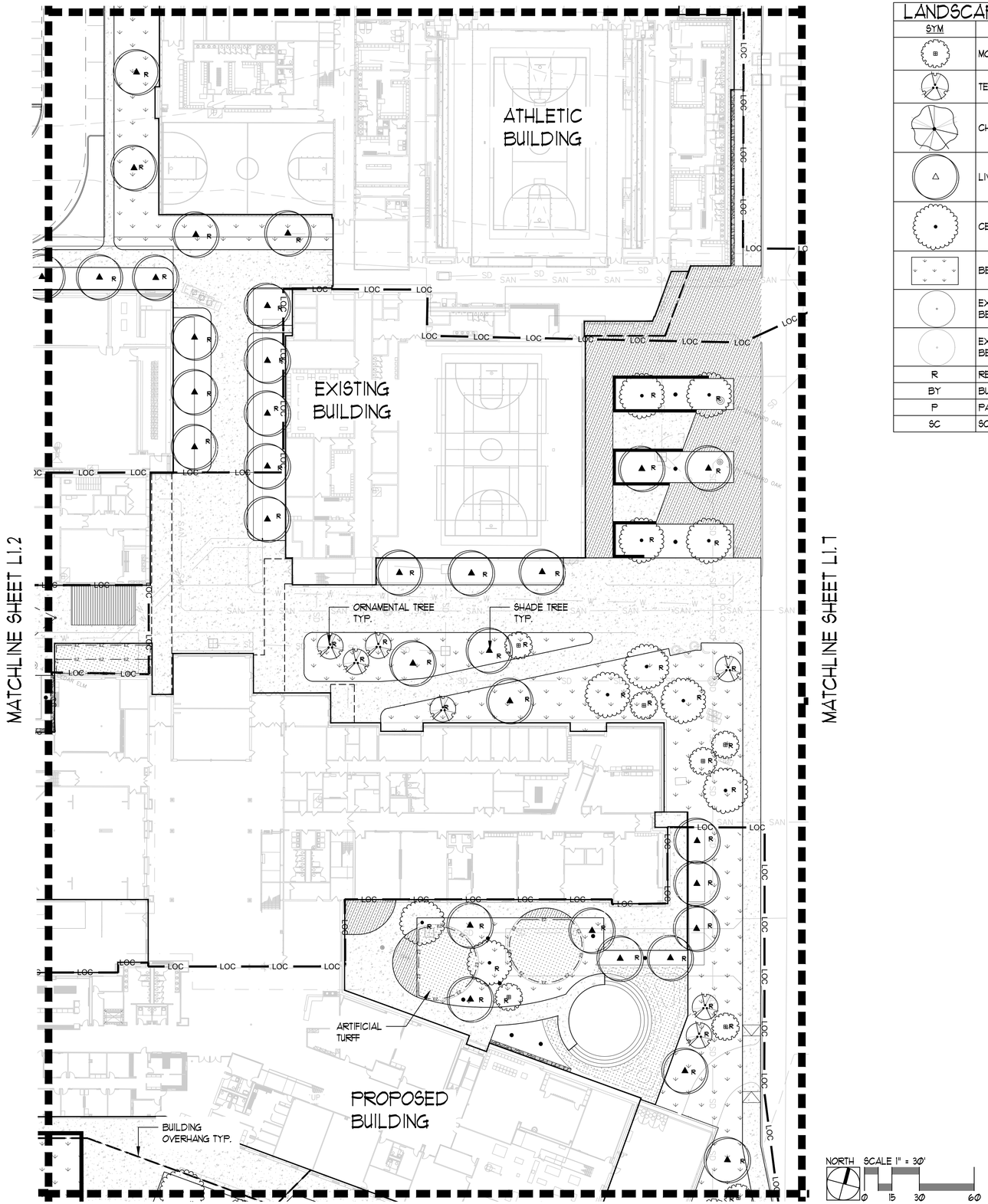
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MATCHLINE SHEET L1.5



MATCHLINE SHEET L1.2

MATCHLINE SHEET L1.7

MATCHLINE SHEET L1.9

LANDSCAPE KEY

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L1.08

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MATCHLINE SHEET L1.8

MATCHLINE SHEET L1.1

MATCHLINE SHEET L1.10

LIMITS OF CONSTRUCTION, TYP.

SHADE TREE TYP.

ORNAMENTAL TREE TYP.

NORTH SCALE 1" = 30'

0 15 30 60

LANDSCAPE KEY

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BY	BUFFYARD TREE
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SC	SCREENING

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LANDSCAPE PLAN
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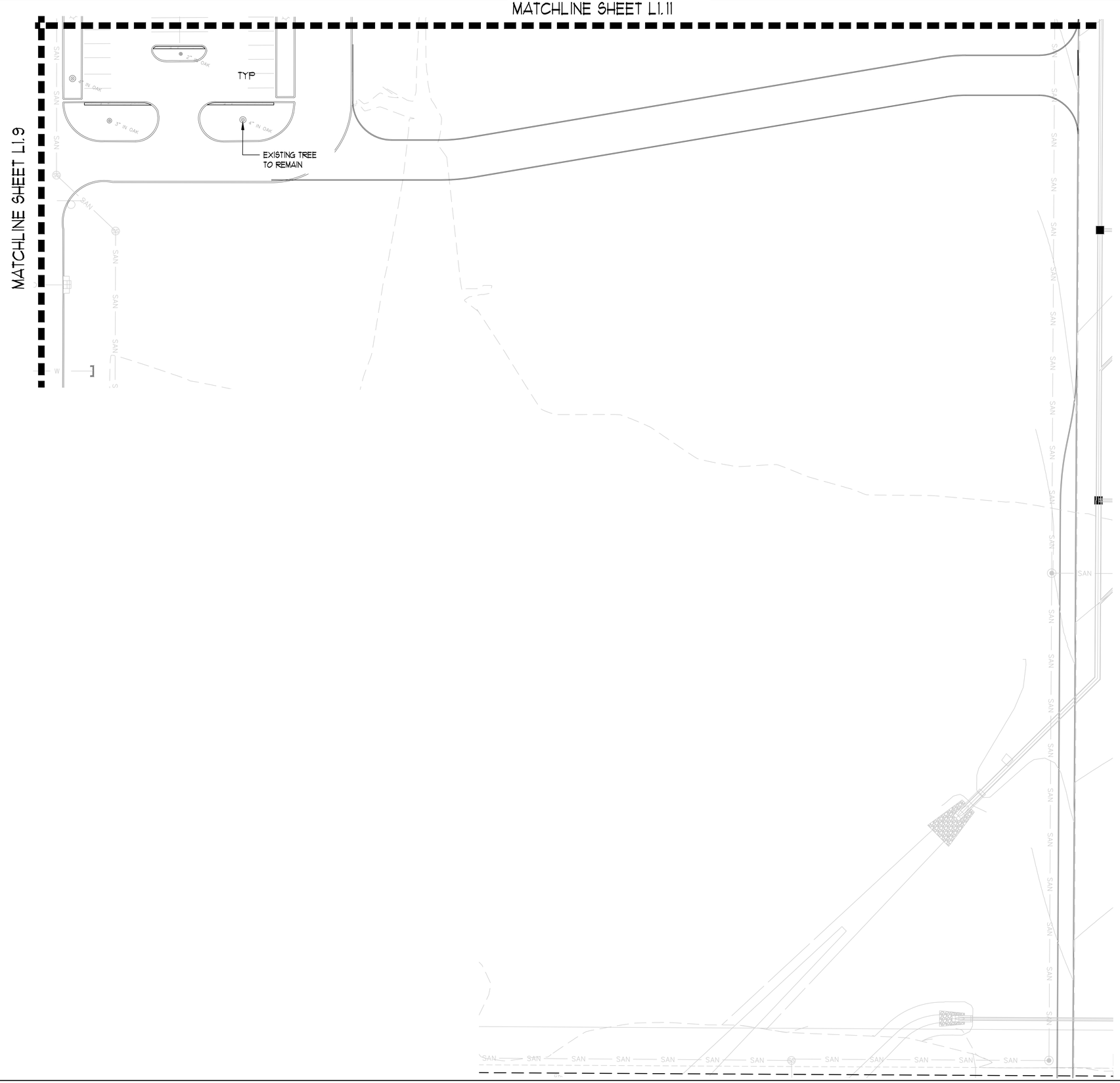
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MATCHLINE SHEET L1.11

MATCHLINE SHEET L1.9



LANDSCAPE KEY	
SYM	DESCRIPTION
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SC	SCREENING

NORTH SCALE 1" = 30'

0 15 30 60

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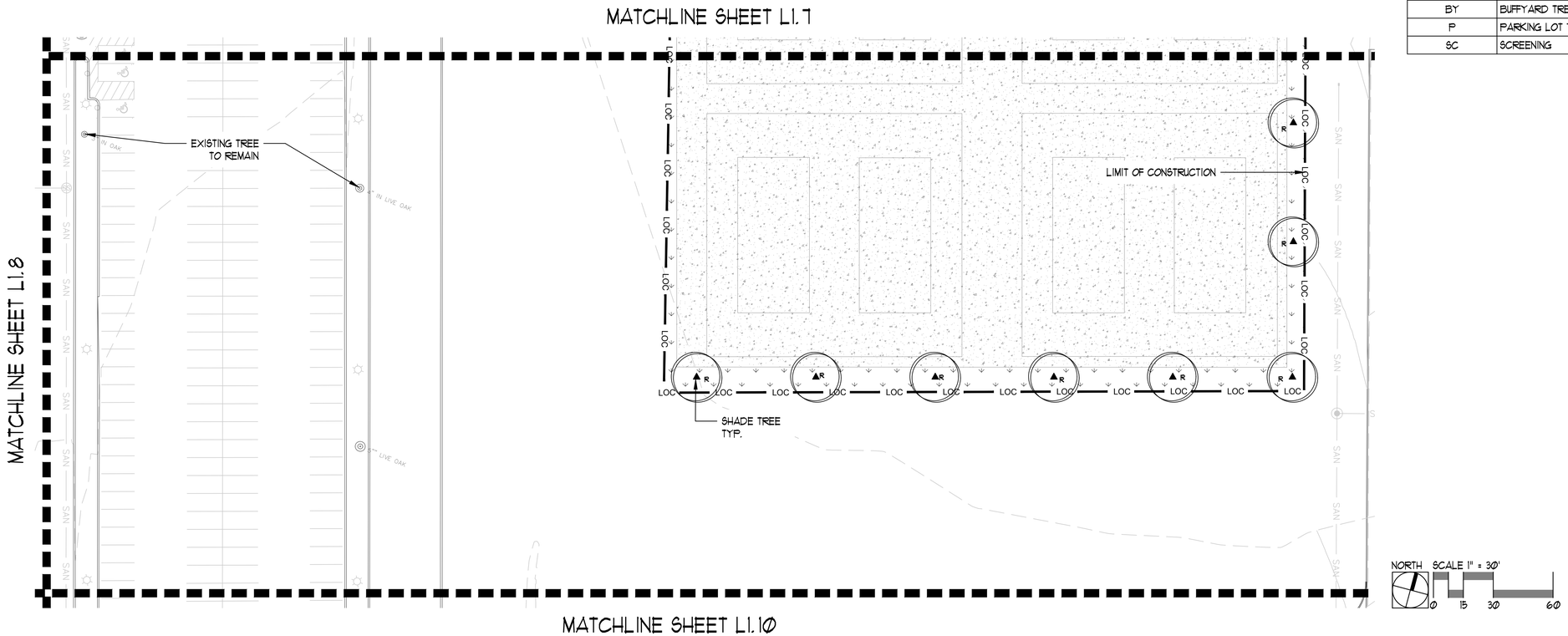
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LANDSCAPE KEY

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LANDSCAPE PLAN
SITE PLAN EXHIBIT

HUTTO HIGHSCHOOL NO.2
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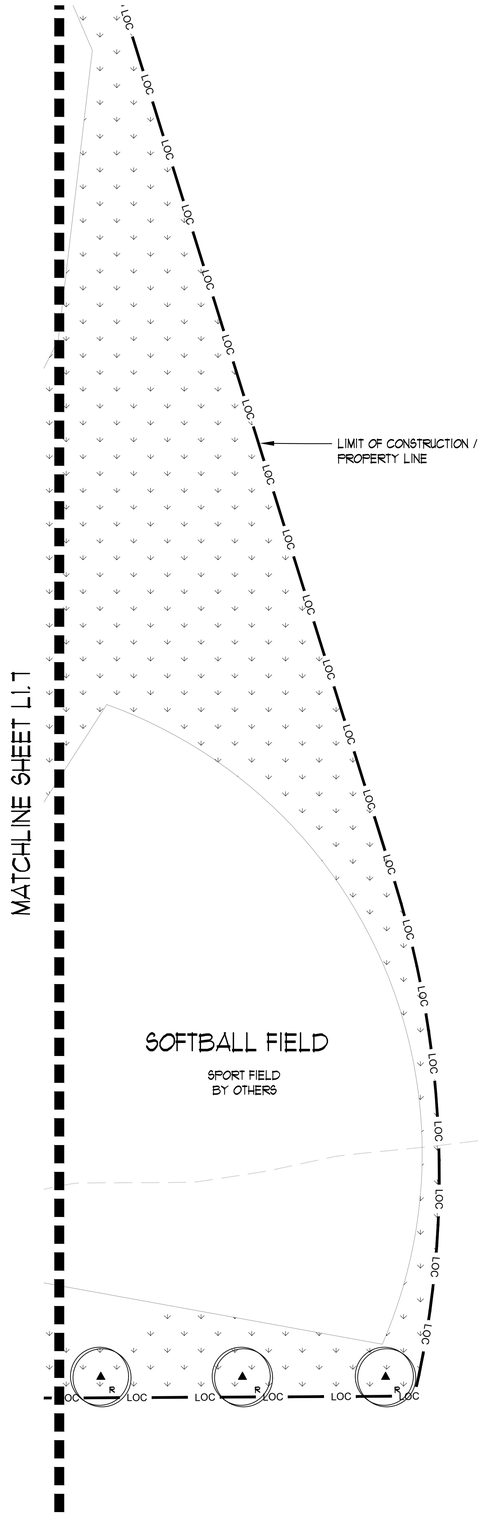
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SITE PLAN EXHIBIT

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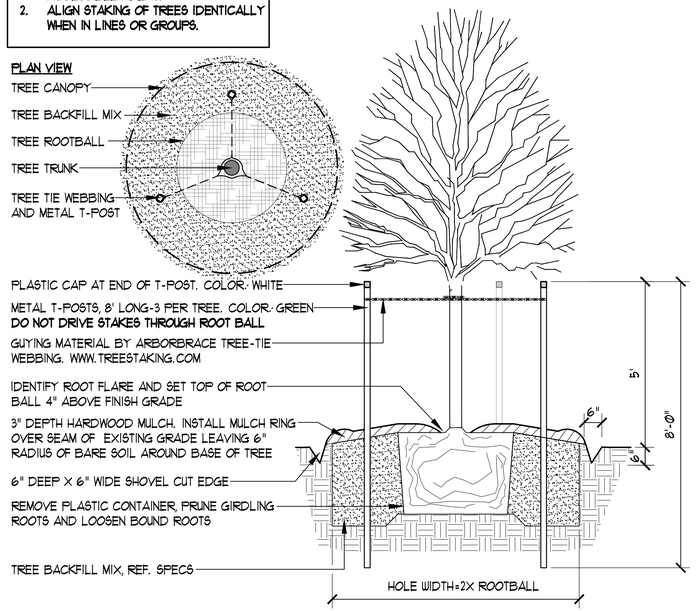
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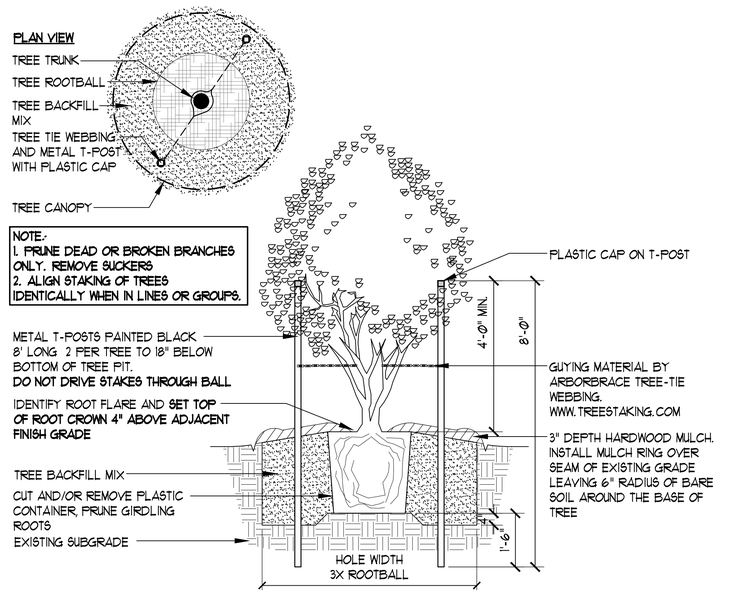
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NOTE(S):
1. PRUNE DEAD OR BROKEN BRANCHES ONLY BRANCHES TO BE 80"AFF AT ACCESSIBLE AREAS.
2. ALIGN STAKING OF TREES IDENTICALLY WHEN IN LINES OR GROUPS.



1 SHADE TREE PLANTING
SECTION
SCALE: 1/2"=1'-Ø"



2 ORNAMENTAL TREE PLANTING
SECTION
SCALE: 1/2"=1'-Ø"

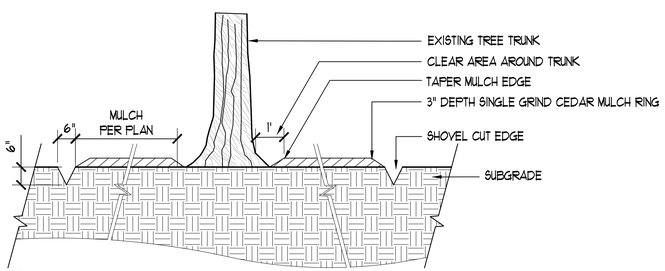
TREE SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CALIPER	HEIGHT
ORNAMENTAL					
	17	TEXAS REDBUD CERCIS CANADENSIS VAR. TEXENSIS	65 GAL	2" CAL.	8'-10' HT.
	61	TEXAS MOUNTAIN LAUREL SOPHORA SECUNDIFLORA	65 GAL	2" CAL.	8'-10' HT.
SHADE TREES					
	35	CHINKAPIN OAK QUERCUS MUEHLENBERGII	100 GAL	3" CAL.	14'-16' HT.
	167	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	100 GAL	3" CAL.	14'-16' HT.
	20	CEDAR ELM ULMUS CRASSIFOLIA	100 GAL	3" CAL.	14'-16' HT.

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	PER PLANS	PLANTING BED	50% 5 GAL. SHRUBS 35% 3 GAL. SHRUBS 15% 1 GAL. SHRUBS

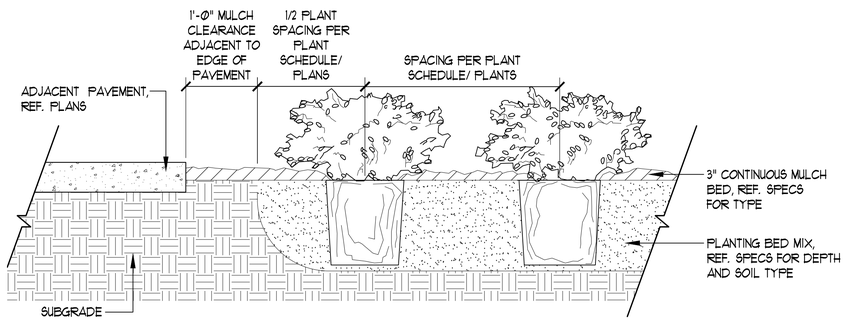
TURF/SEED	QTY	COMMON / BOTANICAL NAME	CONT
	PER PLANS	BERMUDA GRASS CYNODON DACTYLON 'TIF TUF'	SOD

NOTE:
1.PROTECT ROOT SYSTEM OF EXISTING TREE WITHIN TREE DRIPLINE
2. IF NO MULCH AREA SHOWN ON PLAN, MULCH TO EXTEND TO 1/4 CRITICAL ROOT ZONE.



3 MULCH AT EXISTING TREES
SECTION
SCALE: 1/2"=1'-Ø"

NOTE(S):
1. 1'-Ø" MULCH CLEARANCE ADJACENT TO ALL PAVEMENT TO BE PROVIDED AS SHOWN ON PLANS AND DETAIL BELOW.
2. NO SHRUBS OR GROUND COVERS ALLOWED IN THE 1'-Ø" MULCH CLEARANCE ZONE.
3. TOP OF MULCH TO BE A MAX OF 1/2" BELOW TOP OF ADJACENT PAVEMENT.



4 SHRUB PLANTING ADJACENT TO CONCRETE WALK
SECTION
SCALE: 1"=1'-Ø"

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LANDSCAPE DETAILS
SITE PLAN EXHIBIT

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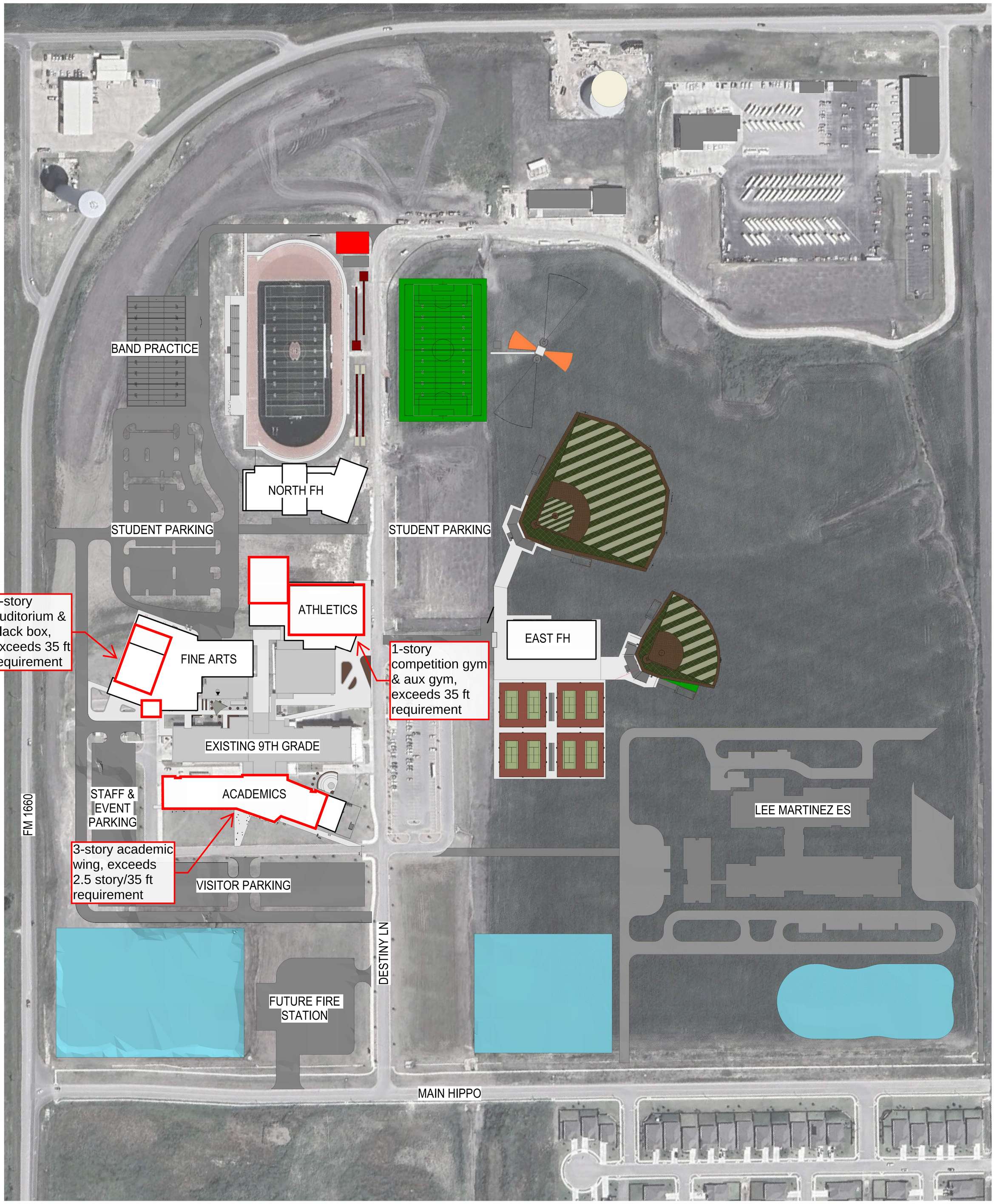
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1 OVERALL SITE PLAN
SCALE: 1" = 100'-0"

HUTTO ISD

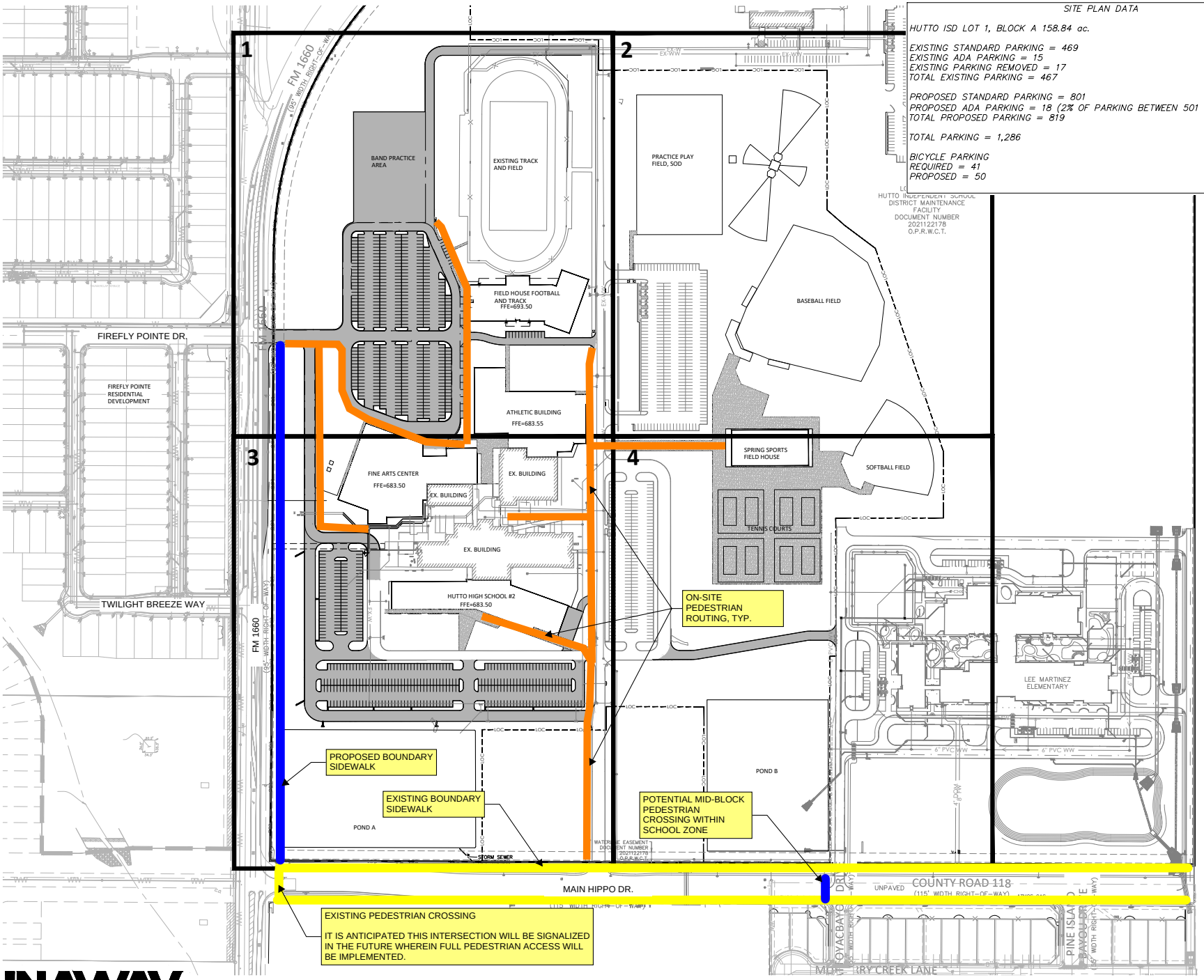
High School No. 2

HUTTO, TEXAS

VLK|ARCHITECTS

Not for regulatory approval, permitting, or construction. Tim Kunz Texas License #23556

Exhibit D



DUNAWAY
5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-1114)

HUTTO ISD HIGH SCHOOL #2
SUP SITE PLAN EXHIBIT E

AGENDA ITEM REPORT
5.4.

To:	City Council
Subject:	Conduct a public hearing and consider a recommendation to City Council for the adoption of the Unified Development Code.
Meeting:	Tuesday, May 6, 2025
Department:	Development Services /
Staff Contact:	Ashley Bailey

BACKGROUND INFORMATION:

In 2023, City Council granted staff the approval to create development regulations that address contemporary development and zoning practices with Freese and Nichols, LLC. The intent was to create a development code easily understood by administrators, the public, and the development community as well as support the goals and policies of the Hutto SOAR 2040 Comprehensive Plan and other related long-range planning policy documents.

The Hutto SOAR 2040 Plan was adopted in December 2022; to help bring that vision to life, the Unified Development Code needed to be updated and the Engineering Manual needs to be created. The Unified Development Code (UDC) is the principal development document for the city, originally adopted in 2011. The UDC includes process language, zoning and subdivision regulations, sign regulations, landscape requirements, traffic and drainage requirements, historic district rules, and all other development related regulations. The document pertains mostly to development occurring within city limits, with a smaller impact on Hutto's extra-territorial jurisdiction. Although the UDC has been updated numerous times since first adoption, the UDC is outdated and does not contemplate many common development practices over a decade later. The UDC overhaul resolves the inconsistencies and conflicts in the code and incorporates best practices in development.

The draft UDC has been available online for public comment since December 2024 via this link: https://www.huttotx.gov/300/Development-Codes.

SUMMARY OF REQUEST:

Updating a Unified Development Code (UDC) is crucial for ensuring that land use regulations remain aligned with a community's goals, legal requirements, and development trends. Hutto's updated UDC integrates zoning, subdivision regulations, design standards, and environmental controls into a coherent framework that supports sustainability, economic vitality, and aligns the development standards with the goals adopted by the SOAR 2040 Comprehensive Plan. The item tonight is to adopt an updated Unified Development Code for the City of Hutto.

AGENDA ITEM REPORT
5.4.

The major changes are updated districts, overhaul of the landscape and planting allowances, updated graphics, updates to meet state law changes, and approval authority has been updated to meet state law. In addition, the updated UDC has been written to align with SOAR 2040.

The finalized chapters are attached to this report.

STAFF REVIEW:

Staff recommends a recommendation of approval to City Council. This item will be headed to City Council on May 15th.

FISCAL NOTES:

There are no fiscal notes for this item.

ATTACHMENTS:

1. 2025.04.15_HTO_Chapter 1
2. 2025.04.15_HTO_Chapter 2
3. 2025.04.15_HTO_Chapter 4
4. 2025.04.15_HTO_Chapters 5 thru 7
5. 2025.04.15_HTO_Chapters 8 & 9
6. HTO_Chapter 2 Public Comments
7. HTO_Chapter 3 Public Comments

Chapter 1. Administration

10.101. Title and Effective Date

(a) This document is Chapter XX of the Municipal Code of Ordinances of the City of Hutto, Texas. It shall be officially known as the "Unified Development Code of the City of Hutto, Texas", and is referred to internally in this document as this "UDC".

(b) This UDC shall become effective on XX, 2025.

10.102. Purpose

This UDC is enacted to:

(a) Implement community, neighborhood and other applicable land use and development plans; and provide planned and orderly land use in the City.

(b) Promote good planning practice, public design, architecture and urban design; and protect building and property values.

(c) Preserve Hutto's distinctive sense of place, distinct identity, sense of community and "small city" feel; and ensure new development respects and reinforces the City's built, natural and social environment.

(d) Encourage development of vacant land in established neighborhoods.

(e) Encourage best practices and innovation in land development.

(f) Promote efficient and safe vehicle circulation, while accommodating and integrating alternative forms of transportation.

(g) Promote water, energy and natural resource conservation.

(h) Preserve open space and prevent overcrowding.

(i) Provide the physical and social infrastructure needed to serve City residents and visitors.

(j) Buffer externalities occurring on adjacent, more intensive uses.

(k) Secure safety from fire and other dangers, and provide for adequate sun, light and air.

(l) Provide land use classification and land development distribution.

(m) Improve mobility for all modes of transportation and promote traffic safety.

(n) Implement the City's comprehensive plan, Hutto SOAR 2040.

10.103. Authority

(a) The Unified Development Code is adopted under the authority of the constitution and laws of the State of Texas, including Section 211 and Section 212 of the Texas Local Government Code and under the provisions of the City Charter.

(b) Whenever any provision of this UDC refers to or cites a section of the Texas state statutes and that section is later amended or superseded, this UDC shall

be deemed to refer to the amended section or the section that most nearly corresponds to the superseded section.

(c) Whenever a section of this UDC requires or authorizes an officer or employee of the City to do some act or perform some duty, it shall be construed to authorize the officer or employee to designate, delegate and authorize subordinates to perform the act or duty, unless the terms of that section provide otherwise.

10.104. Applicability

10.104.1. General Applicability

Unless otherwise stated herein, this UDC applies to all regulations and other matters regarding land use and development of land, including zoning, subdivision, platting, floodplains, urban design, and historic preservation, for property located within the City and if applicable, its extraterritorial jurisdiction (ETJ).

10.104.2. Incorporated Areas

In the City corporate limits, all provisions of this UDC apply to all land, buildings, structures, and uses, except as provided for within this UDC.

10.104.3. Extraterritorial Jurisdiction Areas

In the extraterritorial jurisdiction, signage and water and wastewater provisions of this UDC apply to all land, buildings, structures, and uses. Subdivision and platting provisions (Chapter 4) apply to the extraterritorial jurisdiction provided in V.T.C.A. Local Government Code Chapter 212.

10.104.4. Zoning

Zoning regulations do not apply to uses or activities exempt from zoning under Texas Local Government Code (TLGC) Section 211.013.

10.104.5. Public Buildings, Structures, and Uses

In the erection of buildings or other structures, City-owned utilities shall conform to architectural design as required by this UDC.

10.105. Severability

Nothing in this UDC shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired for existing, under any previously existing ordinance; nor shall any existing legal right or remedy of any character be lost, impaired or affected by enacting this UDC.

10.106. Savings Clause

Adoption of this UDC will not release or change any penalty, liability or right the City incurred under old regulations. This UDC is held as remaining in force for sustaining actions for enforcement of any penalty, liability or right of the City, sustaining any order made in those actions, and sustaining any actions before City staff, contract professionals, elected and appointed bodies, and any court.

10.107. Consistency with Comprehensive Plan

This UDC shall implement the goals, objectives and policies of the comprehensive plan Hutto SOAR 2040 under TLGC Section 211.004. This UDC is deemed in conformance with Hutto SOAR 2040. Modifications to this UDC and rezoning efforts must adhere to the criteria outlined in TLGC

Section 211.004: (1) lessen congestion in the streets; (2) secure safety from fire, panic and other dangers; (3) promote health and the general welfare; (4) promote adequate light and air; (5) prevent the overcrowding of land; (6) avoid undue concentration of population; and (7) facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements. An amendment to the text of this UDC is consistent with and in conformance with Hutto SOAR 2040 if it conforms to the goals and policies stated in that plan, as the plan will be updated on an annual basis.

10.108. Scheduled Updates

Regular updates shall be made to this UDC to modify procedures and standards for workability and administrative efficiency, and to update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design. The UDC updates will be conducted as needed. Except for amendments initiated by City agencies, elected bodies and appointed boards, amendments submitted during the update include the following:

(a) Amendments for changes that do not alter the impact of the provision being addressed, including spelling, grammar correction, formatting, text selection, or addition of text in conformance to existing ordinances, statutes or case law.

(b) Clarification amendments to ease interpretation and understanding of existing provisions. Clarification amendments shall not change or alter the intent or meaning of existing provisions.

(c) The Director of Development Services shall provide written administrative determinations pursuant to this UDC. Such written administrative determinations are based on case or project experience and may or may not result in the creation of an amendment to this UDC.

10.109. Enforcement

Enforcement provisions are in section 10.806.

10.110. Graphics and Photos

Graphics and photos used throughout this UDC shall illustrate specific components of this UDC. In the event of a conflict between written language and the graphics and photos contained in this UDC, the written language will control.

Chapter 2. Land Use Standards

10.201. Intent

The zoning regulations and districts established in this Chapter are intended to conform with Hutto SOAR 2040 and promote the health, safety, and general welfare of the City of Hutto.

10.202. Zoning Map

10.202.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.202.2. Zoning Map Established

(a) Zoning district boundaries are shown on the official map titled "City of Hutto Official Zoning Map," as amended. The map is adopted as a part of this UDC by reference. Development Services staff will maintain and update the zoning map to reflect zoning amendments, annexation, updated property boundaries and street alignments and error correction.

(b) The official zoning map has the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City of Hutto under the following words:

This is to certify that this is the official zoning map for the City of Hutto, Texas.

(c) Regardless of the existence of other zoning maps that may be published, the City of Hutto Official Zoning Map is the final authority of the current zoning status of all property in the City of Hutto. The official zoning map shall be filed in the Office of the City Seretary and shall be made available to the public when City Hall is open.

10.202.3. Zoning Map Amendments

(a) The Director of Development Services is responsible for amending the official zoning map to reflect zoning amendments as soon as possible after the effective date of zoning map amendments.

(b) No unauthorized person may alter or modify the official zoning map.

(c) The Director of Development Services may authorize printed copies of the official zoning map to be produced, and maintain digital or printed copies of superseded versions of the official zoning map for historical reference.

10.202.4. Zoning Map Replacement

(a) If the official zoning map becomes damaged, destroyed, lost or difficult to interpret because of the nature and/or number of changes and additions, City Council may adopt a new official zoning map to supersede the previous map.

The new official zoning map shall correct drafting or other errors or omissions in the previous map, but no correction will have the effect of amending the original map or any amendments. The new official zoning map will have the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City of Hutto under the following words:

This is to certify that this official zoning map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as part of Ordinance No, (ordinance number) of the City of Hutto, Texas.

(b) The previous map or significant parts remaining shall be preserved, along with available records related to its adoption or amendment, unless the map was destroyed or lost.

10.202.5. Zoning Map Interpretation

(a) A boundary shown following a street, highway, alley, right-of-way, trail, easement or watercourse is considered to follow the feature's centerline.

(b) A boundary shown roughly parallel to a street, highway, alley, right-of-way or other straight feature is considered as parallel. If the zoning map does not show a distance, the map scale determines the boundary location.

(c) A boundary shown running to but not extending into a body of water is considered to run in a straight line until it intersects with another boundary or the city limits.

(d) A boundary shown following an approximate lot or municipal boundary line is considered to be following the line.

(e) A boundary shown following a shoreline is considered to follow property lines along the shoreline, or the high-water mark, whatever is more encompassing.

(f) Zoning map scale determines boundary location when a boundary is shown crossing a lot or parcel.

(g) Where a street, property line or other physical feature varies from the zoning map or other uncertainties exist, City Council will fix the exact district boundary location.

10.203. Zoning Districts

10.203.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.203.2. Equivalency Table for Zoning Districts

The table below identifies zoning districts adopted in previous ordinances and the regulations that now apply to those districts.

<table>
<tr><th colspan="2">Previous Zoning District</th><th colspan="2">Current Zoning Districts (2025)</th></tr>
<tr><td colspan="4">Traditional Zoning Districts</td></tr>
<tr><td colspan="2">SF-R Single Household Rural Estate</td><td colspan="2">AR Agriculture and Rural Residential District</td></tr>
<tr><td rowspan="4">SF-1 Single Household Medium Density</td><td>SF-1 Base</td><td colspan="2">R-1 Legacy Single-Family District</td></tr>
<tr><td>SF-1 Alley loaded, Cul-de-sac, or Detached Garage</td><td colspan="2">R-1 Legacy Single-Family District</td></tr>
<tr><td>SF-1 Zero Lot Line</td><td>N-1 Neighborhood Hamlet District</td><td>N-1 Single-family, Detached</td></tr>
<tr><td>SF-1 Village</td><td>N-1 Neighborhood Hamlet District</td><td>N-1 Zero Lot Line</td></tr>
<tr><td colspan="2" rowspan="3">SF-2 Two to Four Household</td><td rowspan="3">N-1 Neighborhood Hamlet District</td><td>N-1 Single-family, Attached</td></tr>
<tr><td>N-1 Duplex</td></tr>
<tr><td>N-1 Multiplex</td></tr>
<tr><td colspan="2">MF Multiple Household</td><td colspan="2">N/A</td></tr>
<tr><td colspan="2">MH Manufactured Home</td><td colspan="2">N/A</td></tr>
<tr><td colspan="2" rowspan="6">B-1 Local/Neighborhood</td><td rowspan="6">N-2 Neighborhood Village District</td><td>N-2 Single-family, Detached</td></tr>
<tr><td>N-2 Zero Lot Line</td></tr>
<tr><td>N-2 Single-family, Attached</td></tr>
<tr><td>N-2 Duplex</td></tr>
<tr><td>N-2 Multiplex</td></tr>
<tr><td>N-2 Multifamily</td></tr>
<tr><td colspan="2">B-2 General</td><td>N-2 Commercial and Institutional</td></tr>
<tr><td colspan="2">B-2 General</td><td colspan="2">CC Commerce Corridor District</td></tr>
<tr><td colspan="2">LI Light Industry</td><td colspan="2">B Business and Light Industrial District</td></tr>
<tr><td colspan="2">I General Industry</td><td colspan="2">M Manufacturing and Industrial District</td></tr>
<tr><td colspan="4">Special Purpose Districts</td></tr>
<tr><td colspan="2">REC Recreation</td><td colspan="2">PR Public and Recreational District</td></tr>
</table>

PUD Planned Unit Development		PUD Planned Unit Development	
Overlay Districts			
H Historic District Overlay		H Historic District Overlay	
G Gateway Overlay		N/A	
Form Based Code			
FBC	T-1	AR Agriculture and Rural Residential District	
	T-2	AR Agriculture and Rural Residential District	
	T-3	N-1 Neighborhood Hamlet District	
	T-4	N-2 Neighborhood Village District	
	T-5	N-3 Neighborhood Town District	
OT	OT-3	N-1 Neighborhood Hamlet District	
	OT-4R	N-2 Neighborhood Village District	
	OT-4T	N-2 Neighborhood Village District	
	OT-5H	N-3 Neighborhood Town District	
	OT-5C	N-3 Neighborhood Town District	
	SD-A	N-3 Neighborhood Town District	
New Zoning Districts			
N/A		MU-1 Mixed-Use Commercial District	
N/A		MU-2 Mixed-Use Regional District	
N/A		Neighborhood Village District (Historic)	Single-Family, Detached
			Zero Lot Line
			Single-Family, Attached
			Duplex
			Multiplex
			Commercial and Mixed Use
N/A		ID Innovation District Overlay	

10.203.3. Traditional Zoning Districts

Traditional Zone Prefixes:

Zoning District		
Traditional Zone Prefixes		
AR	Agriculture and Rural Residential District	
R-1	Legacy Single-Family	
N-1	Neighborhood Hamlet District	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
N-2	Neighborhood Village District	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
		Multifamily
		Commercial and Institutional
N-2(H)	Neighborhood Village District (Historic)	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
		Commercial and Mixed Use
N-3	Neighborhood Town District	
MU-1	Mixed-Use Community District	
MU-2	Mixed-Use Regional District	
CC	Commerce Corridor District	
B	Business and Light Industrial District	
M	Manufacturing and Industrial District	

10.203.3.1 AR Agriculture and Rural Residential District

(a) General Purpose and Description

The AR District provides for estate-style single-family dwellings and agricultural uses, including farming, ranching, and crop cultivation.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	200 ft
Size of Yards	
Minimum Front Yard	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

10.203.3.2 R-1 Legacy Single-Family District

(a) General Purpose and Description

The R-1 District is for existing neighborhoods and shall not be used to zone new areas. This district shall encompass suburban-style single-family dwellings, typically served by front-loaded garage configurations.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	5,500 sf
Minimum Lot Width	50 ft
Size of Yards	
Minimum Front Yard	25ft
Minimum Side Yard	5 ft
Minimum Rear Yard	20 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.203.3.3 N-1 Neighborhood Hamlet District

(a) General Purpose and Description

The N-1 District primarily provides for the creation or redevelopment of residential land uses, with building types in accordance with the International Residential Code for one- and two-family dwellings, including detached and attached single-family dwellings, zero-lot line configurations, duplexes, and multiplexes with three to four dwelling units.

(b) Sub-Districts

(1) Single-Family, Detached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,500 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(2) Zero Lot Line

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(3) Single-Family, Attached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		2,000 sf
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	Prohibited
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		Prohibited
Maximum Building Height		25 ft

(4) Duplex

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	25 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(5) Multiplex

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	8,000 sf
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft
Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.203.3.4 N-2 Neighborhood Village District

(a) General Purpose and Description

The N-2 District primarily provides for residential land uses, with appropriately scaled neighborhood-serving nonresidential uses, such as commercial or retail nodes, and small-scale multifamily buildings with no more than fifteen (15) dwelling units.

(b) Sub-Districts

(1) Single-Family, Detached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,500 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(2) Zero Lot Line

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(3) Single-Family, Attached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		2,000 sf
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	Prohibited
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		Prohibited
Maximum Building Height		25 ft Prohibited

(4) Duplex

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	25 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(5) Multiplex

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	8,000 sf
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft
Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

(6) Multifamily

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	20,000 sf
Minimum Lot Width	100 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	15 ft
Minimum Rear Yard	15 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	15 ft
Maximum Building Height	25 ft

(7) Commercial and Institutional

(A) Dimensional Standards

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses The lesser of 20 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses 20 ft when adjacent to residential uses
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.203.3.5 N-2(H) Neighborhood Village District (Historic)

(a) General Purpose and Description

The N-2(H) District provides for a neighborhood district consisting of a mix of appropriately scaled commercial, institutional and residential uses set in the City's historic center. The N-2(H) District is intended to accommodate mixed-use buildings with residential dwellings above the ground floor and commercial and residential uses complimenting the area's historic character. The District shall include "active use open space" which is open to and intended for users of the development and the general public.

(b) Subdistricts

(1) Single-Family, Detached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(2) Zero Lot Line

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(3) Single-Family, Attached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	Prohibited
Height		
Maximum Building Height, Primary		45 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		Prohibited
Maximum Building Height		25 ft Prohibited

(4) Duplex

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	25 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(5) Multiplex

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	N/A
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft
Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

(6) Commercial and Mixed Use

(A) Dimensional Standards

Size of Yards	
Minimum Lot Area	N/A
Height	
Maximum Building Height, Primary	35 ft (Generally) 45 ft (Mixed use residential on top of commercial)
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.203.3.6 MU-1 Mixed-Use Community District

(a) General Purpose and Description

The MU-1 District provides for a mixed-use community district consisting of commercial, institutional and residential uses at a scale designed to serve community needs broader than those of nearby neighborhoods. The District is intended to accommodate commercial uses and development styles. The District is intended to promote storefront-style buildings, and accommodate mixed-use buildings with residential dwellings above the ground floor, while also integrating active use open space which is open to and intended for users of the development and the general public. The MU-1 District shall step down in scale and height when abutting R-1 and N-1 Districts.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	
Rear Entry	200 ft
Front Entry, Front-Facing Garage/Carport	200 ft
Front Entry, Side-Facing or Pass-Through Garage Carport	200 ft
Minimum Front Yard and Corner Side Yard	
Rear Entry	50 ft
Front Entry, Front-Facing Garage/Carport	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	
Rear Entry	50 ft
Front Entry	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

10.203.3.7 MU-2 Mixed-Use Regional District

(a) General Purpose and Description

The MU-2 District provides for a regional district consisting of a mix of commercial, institutional and residential uses, that accommodates a wide variety of commercial uses and development styles at a scale more intense than M-1. The District is intended to promote storefront-style buildings, and accommodate mixed-use buildings with residential dwellings above the ground floor, while also integrating active use open space which is intended for users of the development and the general public. The MU-2 District shall not be developed on sites abutting R-1 Districts and when abutting N-1 Districts, the MU-2 District shall step down in scale and height. The MU-2 District is appropriate for sites bordering designated or future arterial roadways identified in Hutto SOAR 2040.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	
Rear Entry	200 ft
Front Entry, Front-Facing Garage/Carport	200 ft
Front Entry, Side-Facing or Pass-Through Garage Carport	200 ft
Minimum Front Yard and Corner Side Yard	
Rear Entry	50 ft
Front Entry, Front-Facing Garage/Carport	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	
Rear Entry	50 ft
Front Entry	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

10.203.3.8 CC Commerce Corridor District

(a) General Purpose and Description

The CC District provides retail, office, and personal and business services. CC-zoned land shall be grouped at the intersections of arterial streets; “strip-like” commercial zoning is discouraged.

(b) Dimensional Standards

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses The lesser of 30 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses 30 ft when adjacent to residential uses
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.203.3.9 B Business and Light Industrial District

(a) General Purpose and Description

The B District is for commercial enterprises, including research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. B District zoned land shall be grouped in contiguous areas, close to transportation facilities but with minimal frontage on current and future arterials, buffered from residential areas, and in areas that are not ideal or suitable for residential or commercial uses.

(b) Dimensional Standards

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses The greater of 50 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses The greater of 50 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Height	
Maximum Building Height, Primary	60 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.203.3.10 M Manufacturing and Industrial District

(a) General Purpose and Description

The M District primarily provides higher-intensity land uses, typically devoted to industrial and manufacturing uses and vehicle repair facilities. M District zoned land shall not be designated on tracts abutting residential neighborhoods or tracts bordering designated arterial roadways or any future arterial roadways identified in Hutto SOAR 2040.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Size of Yards	
Minimum Front Yard and Corner Side Yard	50 ft
Minimum Side Yard	0 ft adjacent to other industrial uses The greater of 50 ft or 2 ft of every 1 ft of building height when adjacent to non-industrial uses
Minimum Rear Yard	0 ft adjacent to other industrial uses The greater of 50 ft or 2 ft of every 1 ft of building height when adjacent to non-industrial uses
Height	
Maximum Building Height, Primary	60 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.203.4. Special Purpose Districts

Special Purpose Zone Prefixes

(a) PR Public and Recreational District

(b) PUD Planned Unit Development

10.203.4.1 PR Public and Recreational District

(a) General Purpose and Description

The PR District primarily provides for public and recreation uses that take advantage of the land in its natural state and encourage outdoor recreation uses that could not easily be provided in the already urbanized portions of the area.

(b) Dimensional Standards

No dimensional standards are required for this district.

10.203.4.2 PUD Planned Unit Development

(a) General Purpose and Description

The PUD District permits innovative land use concepts that are not allowed under existing zoning, encouraging flexible planning and design techniques where conventional zoning is too rigid. A PUD District may accommodate development with mixed or varied uses or allow a degree of flexibility in applying the standards and rules in this UDC to achieve superior results to development on sites that may have unusual topography, unique settings, or difficult or costly development conditions.

(b) District Standards

(1) Designated PUD Districts shall have unique standards that are described in the adopting section for that district.

(2) Standards of this UDC shall apply in every PUD district unless specifically superseded by the standards of the PUD district.

(3) PUDs cannot be used to circumvent Unified Development Code standards and permit substandard development and, uses that are otherwise not permitted in the City (for example, junkyards, high-rise pylon signs, or other unpermitted uses), or other uses and development that does not conform with the spirit and intent of this UDC.

10.203.5. Overlay Districts

Overlay Zone Prefixes

(a) H Historic District Overlay

(b) ID Innovation District Overlay

10.203.5.1 H Historic District Overlay

(a) Intent

The H District Overlay preserves structures, sites or neighborhoods with outstanding historical and cultural significance.

(b) Designation Of Existing Sites

Any existing designated historic landmark, site or district in the City when this UDC is adopted is designated as an H District Overlay. Special standards for existing sites will continue to apply to the H District Overlay.

(c) District Standards

(1) Being an overlay district, regulations for the underlying zoning districts remain in effect, except as provided for within this UDC.

(2) Regulations for a specific H District Overlay, as described in Section 10.503 of this UDC, apply to properties or structures wholly included in that overlay, as well as portions of property located in the district.

(3) If there is a conflict between the overlay regulations and the underlying district, overlay regulations control, even when the applicable regulation is not the higher standard.

(4) City Council findings for a specific H District Overlay define the scope of the City's interest in protecting the historic resource and will provide guidelines used by the Historic Preservation Commission, along with applicable regulations, in considering whether to grant or deny a certificate of appropriateness.

(5) Each designated H District Overlay may have unique standards described in the adopting section. Standards for underlying districts remain in effect unless replaced by district-specific standards.

(d) Maintenance

(1) Parties responsible for an improvement on a structure or lot in an H District Overlay shall keep the following in good repair:

(A) Exterior portions of the improvement and exterior portions of a structure in the overlay that may be affected by the improvement.

(i) Interior portions of the improvement that, if not maintained, may cause or tend to cause their exterior portions to deteriorate, become damaged, or fall into disrepair.

(B) The provisions of this section supplement other laws about property maintenance, including those outlined in Ordinance Chapter 6, Division 9 Property Maintenance Code.

10.203.5.2 ID Innovation District Overlay

(a) Intent

The ID District Overlay provides for an area where commerce, education, and research thrive via a mix of applicable uses in a public realm focused on connectivity that encourages cross-industry collaboration.

(b) District Standards

(1) Being an overlay district, regulations for the underlying zoning districts remain in effect, except as provided in this UDC.

(2) Regulations for a specific ID District Overlay apply to properties or structures wholly included in that overlay, as well as portions of property located in the district.

(3) If there is a conflict between the overlay regulations and the underlying district, overlay regulations control, even if the applicable regulation is not the higher standard.

(4) Preferred uses include the below, which could be considered by City Council as permitted specific uses even if the specific uses do not meet the underlying district requirements:

(A) Educational institutions.

(B) Medium- to high-density residential.

(C) High-tech, light manufacturing and production, flex industrial and R&D businesses.

(D) Retail and commercial establishments that cater to the daily needs of businesses and residents within the district, including but not limited to groceries and day care.

(E) Retail and commercial establishments that contribute to the culture of the districts, including “third places” such as coffee shops, restaurants and bars, live music venues, and art studios/galleries. Requirements, such as noise limitations, should be in place as needed to ensure these uses don’t create nuisances for district residents (see Section 10.212).

(F) Open spaces and public facilities that encourage public gathering and social interaction.

(5) Uses that could be described as the following should be prohibited, even if they meet the underlying district requirements:

(A) Heavy industrial uses or other uses that cause pollution and nuisances.

(B) Uses that do not contribute to the culture and function of the district, including but not limited to self-storage or vehicle repair.

10.204. Permitted Uses

10.204.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.204.2. General Standards

10.204.2.1 Indoor Location

All uses shall be performed entirely inside a permanent structure conforming to this UDC and other applicable standards unless otherwise allowed in this UDC.

10.204.2.2 Principal Uses

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

10.204.2.3 PUD Uses

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

10.204.3. Permitted Use Table Abbreviations

Use Table Symbology		
Symbol	**Meaning**	**Description**
P	Permitted by Right	A “P’ in a district column indicates that a use is permitted by right, provided it meets applicable use-specific standards. These uses are subject to all other applicable regulations of this section.
C	Permitted Subject to Conditions	A “C” in a district column indicates that a use is permitted by right, subject to conditions for the use in that specific zoning district.
S	Permitted with a Specific Use Permit	An “S” in a zoning districts column indicates that a use requires a specific use review and approval by City Council.
-	Not Permitted	A “—” in a zoning district column indicates that a use is not permitted as a primary use or specific use in the zoning district.

10.204.4. Agricultural Uses

	Zoning District										
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR
Agricultural Uses	C	-	-	-	-	-	-	-	-	-	-

10.204.5. Residential Uses

	Zoning District										
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR
Residential											
Accessory dwelling unit	-	S	P	P	P	-	-	-	-	-	-
Assisted living/nursing home	-	S	C	C	-	-	-	-	S	S	-
Boarding and rooming house	-	-	-	S	-	-	-	-	-	-	-
Dwelling, attached single-family	-	-	P	P	P	-	-	-	C	C	-
Dwelling, detached single-family	P	P	P	-	-	-	-	-	C	C	-
Dwelling, duplex	-	-	P	P	-	-	-	-	C	C	-
Dwelling, live-work	-	-	S	S-C	P	-	-	-	P	P	-
Dwelling, manufactured home	-	C	C	C	-	-	-	-	-	-	-
Dwelling, manufactured home park	-	S	S	-	-	-	-	-	-	-	-
Dwelling, modular home	-	P	P	P	-	-	-	-	-	-	-

Dwelling, multifamily	-	-	-	P	P	-	-	-	P	P	-
Dwelling, multiplex	-	-	P	P	P	-	-	-	P	P	-
Dwelling, zero-lot line single-family	-	P	P	P	-	-	-	-	C	C	-
Group home	C	C	C	C	P	-	-	-	-	-	-
Halfway house	S	S	S	S	S	-	-	-	-	-	-
Independent living facility	-	-	-	P	P	-	-	-	-	-	-
Nursing home	-	-	-	S	C	P	-	-	-	-	-

10.204.6. Commercial and Retail Uses

	Zoning District										
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR
Commercial and Retail Uses											
Adult-oriented business	-	-	-	-	-	-	S	-	-	-	-
Banks and Financial Institutions				C	P	P	-	-	-	-	-
Campground, recreational vehicle park	P	-	S	-	-	-	-	-	-	-	S
Car wash	-	-	-	-	-	C	C	C	-	-	-
Club/lodge facility	-	-	-	-	S	P	-	-	-	-	-
Convenience store	-	-	-	C	P	P	-	-	-	-	-
Convenience store: with gasoline sales	-	-	-	S	S	P	-	-	-	-	-

Day care, child (1-6 children)	P	P	P	P	P	P	-	-	C	C	-
Day care, child (greater than 6 children)	S	S	S	C	C	S	-	-	S	S	-
Day care, adult (1-4 persons)	S	S	S	C	C	P	-	-	S	S	-
Day care, adult (greater than 4 persons)	-	-	-	C	C	P	-	-	-	-	-
Day care, pet	-	-	-	S	S	P	P		S	S	
Entertainment facility, theater	-	-	-	-	S	P	-	-	-	-	-
Farm product sales	C	C	C	C	C	C	-	-	-	-	-
Food catering	-	-	-	C	P	P	-	-	-	-	-
Funeral home	-	-	-		S	P	-	-	-	-	-
Kennel	S	-	-	-	S	-	S	-	-	-	S
Large item sales and rental: class 1	-	-	-	-	-	S	P	P	-	-	-
Large item sales and rental: class 2	-	-	-	-	-	-	S	P	-	-	-
Lodging, hotel	-	-	-	S	P	P	P	-	S	S	S
Lodging, motel	-	-	-	S		S	S	-			-
Lodging, bed and breakfast	S	S	S	C	P	P	-	-	S	S	-
Nightclub	-	-	-		S	P	-	-			-
Office	-	-	-	C	P	P	-	-	P	P	-
Personal and business service	-	-	-	C	P	P	P	P	C	C	-

Recreation facility, indoor	-	-	-	S	S	P	P	-	-	-	-
Recreation facility, outdoor	-	-	-	S	S	S	-	-	-	-	P
Restaurant, bar	-	-	-	C	C	P	-	-	C	C	-
Retail store (no more than 5,000 sq. ft.)	-	-	-	C	C	P	-	-	P	P	-
Retail store (greater than 5,000 sq. ft.)	-	-	-	S	P	P	-	-	S	S	-
Personal loan services	-	-	-	-	-	-	P	P	-	-	-
Travel plaza, truck stop	-	-	-	-	-	-	-	S	-	-	-
Veterinary Clinic	-	-	-	S	C	P	P	-	-	-	-

10.204.7. Industrial Uses

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Industrial Uses											
Data Center	-	-	-	-	-	-	-	P	-	-	-
Industrial use, general	-	-	-	-	-	-	-	P	-	-	-
Industrial use, heavy	-	-	-	-	-	-	-	S	-	-	-
Industrial use, light	-	-	-	-	-	-	P	P	-	-	-
Research laboratory	-	-	-	-	-	-	P	P	-	-	-
Self-storage facility	-	-	-	-	-	S	S		-	-	-
Trade use	-	-	-	C	C	C	P	P	-	-	-

Vehicle minor repair facility	-	-	-	S	S	C	P	P	-	-	-
Vehicle major repair facility	-	-	-	-	-	-	C	P	-	-	-
Vehicle storage facility	-	-	-	-	-	-	P	P	-	-	-
Warehouse & distribution facility	-	-	-	-	-	S	P	P	-	-	-

10.204.8. Institutional and Civic Uses

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Institutional & Civic Uses											
Amenity center	C	C	C	C	P	C	-	-	C	C	C
Aquatic facility	P	P	P	P	P	P	P	P	P	P	P
Athletic facility	S	S	S	C	C	P	-	-	S	S	P
Cemetery	S	S	-	-	-	-	-	-	-	-	S
Community facility	P	P	P	P	P	P	P	P	P	P	P
Golf course	S	S	S	S	-	-	-	-	-	-	S
Hospital	-	-	-	-	S	P	-	-	-	-	-
Park	P	P	P	P	P	P	P	P	P	P	P
Park and ride lot (as principal use)	-	-	-	C	C	C	C	-	S	S	-
Public utility substation	P	P	P	P	P	P	P	P	P	P	P
Religious land use or assembly	P	P	P	P	P	P	P	P	P	P	P

School: no more than 5 students	-	P	P	P	P	P	-	-	P	P	-
School: at least 6 students	-	C	C	C	C	C	-	-	C	C	-

10.204.9. Temporary Uses

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Temporary Uses											
Construction equipment storage lot	S	S	S	S	S	S	S	S	S	S	S
Construction field office	P	P	P	P	P	P	P	P	P	P	P
Garage sale	P	P	P	P	P	-	-	-	-	-	-
Mobile Food Vendor	-	-	-	P	P	P	-	-	P	P	-
Model home / lot sales	P	P	P	P	P	-	-	-	C		-
Portable storage container	P	P	P	P	P	P	P	P	P	P	P
Temporary building	S	S	S	S	S	S	S	S	S	S	S

10.204.10. Accessory Uses

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

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Accessory Uses											
Antenna, radio hobbyist	C	C	C	C	C	C	C	C	C	C	C

(no more than max hgt in district)											
Antenna, radio hobbyist (greater than max hgt in district)	S	S	S	S	S	S	S	S	S	S	S
Antenna, non-residential use: no more than 15 ft. above roofline	-	-	-	C	C	C	C	C	-	-	C
Antenna, non-residential use: other	-	-	-	S	S	S	S	S	-	-	-
Fueling station	S	-	-	S	S	C	C	C	-	-	-
Wireless facility: attached	S	S	S	P	S	P	P	P	S	S	S
Wireless facility: concealed	S	S	S	P	P	P	P	P	S	S	S
Wireless facility: freestanding	-	-	-	-	-	S	S	S	-	-	S
Donation drop-off box	-	-	-	S	C	S	S		-	-	S
Drive through facility	-	-	-	-	S	P	-	-	-	-	S
Home occupation	P	P	P	P	P	-	-	-	P	P	-
Residential accessory structure	P	P	P	P	P	-	-	-	P	P	-
Satellite dish	C	C	C	C	C	C	C	C	C	C	C
Swimming pool	P	P	P	P	P	S	P	P	-	P	P

Vending machine (outdoor)	-	-	-	P	P	P	P	P	-	-	-
Free-standing cisterns	C	C	C	P	S	P	P	P	C	C	C
Wind energy system	C	C	C	C	C	C	P	P	C	C	C

10.204.11. Applicability and Enforcement

10.204.11.1 Excluded Uses

If a use is not expressly permitted in a zoning district, it is prohibited. Prohibited uses in all zoning districts may include uses not explicitly listed as prohibited in this code.

10.204.11.2 New and Undefined Uses

(a) As commerce and technology evolve, new types of land use may develop, and forms of land use not anticipated may seek locations in the City. To provide for unanticipated uses, the Director of Development Services will consider the appropriateness of an undefined use in a particular zoning district. Approval criteria include:

(1) Impacts of the use, including externalities and use of public services and infrastructure.

(2) The use is similar in nature and impact to a use listed and defined as a permitted use in that zoning district or PUD.

(3) The use is not similar in nature and impact to a use defined and listed as a prohibited use in that zoning district or PUD, or prohibited in the district but permitted in a different district.

(4) The use conforms to the intent of the zoning district and applicable plans.

(5) The interpretation does not lower the protection given to the public by this UDC.

(6) The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas.

(7) General interpretation standards in Section 10.808.

(b) Performance standards and conditions for uses similar in nature and impact are considered.

(c) If Development Services staff finds the proposed land use inappropriate for the district, the applicant may appeal the decision to the Zoning Board of Adjustment within thirty (30) days of the determination.

10.204.12. Nonconforming Uses

Nonconforming uses are addressed in Section 10.805.

10.205. Agricultural Uses

10.205.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.205.2. Agricultural Use

10.205.2.1 Definition

Agricultural Use: The use of land for agricultural purposes, including husbandry and keeping of farm animals, crop production, horse stables and greenhouses, and other similar uses.

10.205.2.2 Permitted Locations

(a) Agricultural uses are conditionally permitted in the AR district.

10.205.2.3 Conditions

(a) Intensive agricultural uses are prohibited. This includes factory farming, hog farms, dairy farms, feed lots, slaughtering, manure and compost storage and processing, silage fermentation, and keeping more than two animal units (animal unit as defined by Texas Cooperative Extension) per acre of land dedicated to agricultural uses.

Small vegetable and fruit gardens are not considered “crop production” and are permitted in all zoning districts.

10.206. Residential Uses

10.206.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.206.2. Assisted Living/Nursing Home

10.206.2.1 Definition

Assisted Living/Nursing Home: A home operated by a business or non-profit organization where ill or elderly people are provided with lodging and meals, with or without nursing care.

10.206.2.2 Permitted Locations

(a) Assisted living facilities are subject to specific use permit review in R-1, MU-1 and MU-2 districts.

(b) Assisted living facilities are conditionally permitted in N-1 and N-2 districts.

(c) Independent living facilities are permitted by right in N-2 and N-2(H) districts, subject to applicable use-specific standards.

(d) Nursing homes are subject to specific use permit review in the N-2 zoning district.

(e) Nursing homes are conditionally permitted in the N-2(H) zoning district and permitted by right in the CC zoning district subject to applicable use-specific standards.

10.206.2.3 Conditions

(a) Assisted and independent living facilities shall have direct access from a collector or higher street.

(b) Nursing homes shall have direct access from a collector or higher street.

(c) The following conditions shall be met when nursing homes are adjacent to Single-Family Residential (SF-1):

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property

10.206.3. Boarding and Rooming House

10.206.3.1 Definition

Boarding and Rooming House: A building used to provide lodging for four or more boarders or roomers, with compensation typically taking the form of money, services, or other valuable

considerations. This arrangement does not include immediate family members of the occupant who may be occupying the building. Bed and breakfast inns are not considered boarding and rooming houses.

10.206.3.2 Permitted Locations

(a) Boarding and rooming houses are subject to specific use permit review in the N-2 district.

10.206.4. Dwelling

10.206.4.1 Definition

A structure or part of a structure providing complete, independent living facilities for a household, including permanent provisions for living, sleeping, eating, cooking and sanitation.

10.206.4.2 Permitted Locations

(a) Refer to the permitted use table to identify the locations of dwelling subcategory uses.

10.206.5. Dwelling, Accessory Unit

10.206.5.1 Definition

Dwelling, Accessory Unit: A separate dwelling unit, either detached from or attached to the principal dwelling unit. Also known as a mother-in-law apartment.

10.206.5.2 Permitted Locations

(a) Accessory dwelling units are permitted subject to specific use permit review in the R-1 district.

(b) Accessory dwelling units are permitted by right in N-1, N-2 and N-2(H) districts subject to applicable use-specific standards.

10.206.5.3 Conditions

(a) Only one accessory dwelling unit is permitted on a lot.

(b) The Lot size for single-family dwellings where an accessory dwelling unit may be added shall be at least seven thousand eight hundred (7,800) square feet.

(c) Accessory dwelling units shall be attached to the rear of the main house or incorporated into a detached garage without eliminating the garage's parking spaces. Complete conversion of a detached garage into an accessory dwelling unit is prohibited.

(d) The floor area for accessory dwelling units shall be four hundred (400) square feet to eight hundred (800) square feet, or four hundred (400) square feet to thirty-three percent (33%) of the total living area of the host structure, whatever is smaller.

(e) Accessory dwelling units shall have a separate entrance from the outdoors, oriented to the side or rear of the lot if the unit is attached to the main house.

(f) Recreational vehicles, mobile homes, and shipping containers are prohibited as accessory dwelling units.

10.206.6. Dwelling, Live-Work

10.206.6.1 Definition

Dwelling, Live-Work: A dwelling where limited commercial use is permitted and operated by a member of the household that lives in the dwelling unit.

10.206.6.2 Permitted Locations

(a) Live-work dwellings are subject to specific use permit review in the N-1 and N-2 districts.

(b) Live-work dwellings are permitted by right in N-2(H), MU-1 and MU-2 districts subject to applicable use-specific standards.

10.206.6.3 Conditions

(a) The live-work designation applies to an entire multiple-household development or a designated portion, rather than to individual units separately.

(b) Commercial uses in live-work dwellings are limited to offices, studios, personal service establishments and home occupations.

(c) Commercial uses in a live-work dwelling may occupy no more than 50% of the ground floor area for an individual dwelling unit.

(d) Live-work designation when adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Landscape Buffer

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across from a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be set back a minimum of one (1) foot for each foot of height from adjacent single-family detached dwellings.

(4) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.206.7. Dwelling, Manufactured Home

10.206.7.1 Definition

Dwelling, Manufactured Home: A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. All references in this article to manufactured housing or manufactured home(s) shall be referenced to HUD-code manufactured housing unless otherwise specified. This includes mobile homes.

10.206.7.2 Permitted Locations

(a) Manufactured home dwellings are conditionally permitted in R-1, N-1 and N-2 districts.

10.206.8. Dwelling, Manufactured Home Park

10.206.8.1 Definition

Dwelling, Manufactured Home Park: A parcel of land under single entity ownership that has been planned and improved for the placement of two or more manufactured homes and all streets, service drives, and community areas.

10.206.8.2 Permitted Locations

(a) Manufactured home parks are subject to specific use permit review in R-1 and N-1 districts.

10.206.8.3 Conditions

(a) Permitted uses include one manufactured home on each approved space or lot, accessory buildings for use by the occupant of the structure on that lot, amenity centers, accessory buildings for use by the owner or manager of the manufactured home park, and one single household dwelling on at least six thousand (6,000) square feet lot for the owner's or manager's residence.

(b) Manufactured home parks shall meet the open space standards of Chapters 3 (Development Standards) and 4 (Subdivision Standards). The development shall include amenities and be designed only for the renting or leasing of manufactured home sites.

(c) Manufactured home parks can only be converted to manufactured home subdivisions after first conforming to all subdivision standards and rezoning from MH.

(d) A six (6) foot-tall perimeter fence is required, conforming to fencing and screening standards in Section 10.307.

10.206.9. Dwelling, Modular Home

10.206.9.1 Definition

Dwelling, Modular Home: As governed by the definition within the Texas Manufactured Housing Standards Act (Article 5221f-1.), a structure or building module that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a permanent residence on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. The term does not include a Mobile Home or Manufactured Home as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.).

10.206.9.2 Permitted Locations

(a) Modular home dwellings are permitted in R-1, N-1 and N-2 districts.

10.206.9.3 Conditions

(a) Modular Homes shall meet the site design standards of Section 10.304.4.

10.206.10. Dwelling, Multifamily

10.206.10.1 Definition

Dwelling, Multifamily: A building containing five or more separate dwelling units on one lot, including apartments, condominiums, lofts, and adaptive reuse of larger structures.

10.206.10.2 Permitted Locations

(a) Multifamily dwellings are permitted by right in N-2, N-2(H), MU-1 and MU-2 districts, subject to applicable use-specific standards.

10.206.10.3 Conditions

(a) Developing a mix of housing types creates more housing choices for residents, and opportunities for more diversity in the community. Multiple household developments are encouraged to provide a range of housing types to promote a diverse community of mixed ages, family types, and incomes.

10.206.11. Dwelling, Attached Single-Family

10.206.11.1 Definition

Dwelling, Attached Single-Family: A dwelling unit that is part of a structure with each dwelling unit attached by a common wall to another and access is from a private entrance, each designed and constructed for occupancy by one household.

10.206.11.2 Permitted Locations

(a) Single-family attached dwellings are permitted by right in N-1, N-2 and N-2(H) districts subject to applicable use-specific standards.

(b) Single-family attached dwellings are conditionally permitted in MU-1 and MU-2 districts.

10.206.12. Dwelling, Detached Single-Family

10.206.12.1 Definition

Dwelling, Detached Single-Family: A single dwelling unit that is not attached to any other dwelling or building by any means, except an approved accessory dwelling unit per Section 0 Permitted Uses. Also called a single-family house.

10.206.12.2 Permitted Locations

(a) Single-family detached dwellings are permitted by right in AR, R-1 and N-1 districts subject to applicable use-specific standards.

(b) Single-family detached dwellings are conditionally permitted in MU-1 and MU-2 districts.

10.206.13. Dwelling, Zero Lot Line Single-Family

10.206.13.1 Definition

Dwelling, Zero Lot Line Single-Family: A single household detached dwelling sited where one wall is on the property boundary but is not a shared wall with a structure on the adjacent property.

10.206.13.2 Permitted Locations

(a) Single-family zero lot line dwellings are permitted by right in R-1, N-1 and N-2 districts subject to applicable use-specific standards.

(b) Single-family zero lot line dwellings are conditionally permitted in MU-1 and MU-2 districts.

10.206.14. Dwelling, Duplex

10.206.14.1 Definition

A building containing two dwelling units sharing a common wall on a single lot.

10.206.14.2 Permitted Locations

(a) Duplex dwellings are permitted by right in N-1 and N-2 districts subject to applicable use-specific standards.

(b) Duplex dwellings are conditionally permitted in MU-1 and MU-2 districts.

10.206.15. Dwelling, Multiplex

10.206.15.1 Definition

A building containing three or four separate dwelling units on one lot, including triplexes and quadplexes.

10.206.15.2 Permitted Locations

(a) Multiplex dwellings are permitted by right in N-1, N-2, N-2(H), MU-1 and MU-2 districts subject to applicable use-specific standards.

10.206.16. Group Home

10.206.16.1 Intent

Group homes are a necessary use serving a vital function in the community, but their concentration in certain areas can have a perceived adverse affect on an area. A careful review of proposed group

homes is necessary to verify that they are compatible with the residential character of the surrounding area and are a welcome addition to the city.

10.206.16.2 Definition

Group Home: A residence for not more than six (6) persons with disabilities and two (2) supervisors. Such an entity shall be licensed and comply with Chapter 123 of the Human Resources Code.

10.206.16.3 Permitted Locations

(a) Group homes of up to six (6) residents, excluding supervisors, are permitted by right in the N-2(H) district subject to applicable use-specific standards.

(b) Group homes of up to six (6) residents, excluding supervisors, are conditionally permitted in AR, R-1, N-1 and N-2 districts.

(c) New group homes shall be placed at least seven hundred fifty (750) feet from other established group homes.

10.206.16.4 Conditions

(a) Appearance and residential character of the structure cannot be altered, either through the use of colors, materials, construction (except provisions for the physically handicapped) and lighting; emission of sound, noise, vibration and electromagnetic interference; or outdoor storage.

(b) Signs identifying the property as a group home are prohibited.

(c) Safehouses and shelters for victims of domestic violence are exempt from review and spacing standards for group homes.

10.206.17. Halfway House

10.206.17.1 Intent

Halfway Houses serve a vital function in the community, but the concentration of Halfway Houses in certain areas may have a perceived adverse effect on an area. Careful review of proposed Halfway House developments is necessary to verify that they are compatible with the surrounding area's residential character.

10.206.17.2 Definition

Halfway House: Pursuant to Texas Human Resources Code § 42.002, a halfway house is a licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling the residents to live independently. Such placement is pursuant to the authority of the Texas State Department of Corrections.

10.206.17.3 Permitted Locations

(a) Halfway houses are subject to specific use permit review in AR, R-1, N-1, N-2 and N-2(H) districts.

(b) New halfway houses shall be placed at least two thousand (2,000) feet from other established halfway houses, and at least seven hundred fifty (750) feet from other established group homes.

(c) Halfway houses housing moderate and high risk (level 2 and 3), and civil commitment sex offenders are subject to the same spacing standards from schools, places of worship, and other landmarks as required for individual offenders under city, county and state law.

10.206.17.4 Conditions

(a) Appearance and residential character of the structure cannot be altered, either through the use of colors, materials, construction (except provisions for the physically handicapped) and lighting; emission of sound, noise, vibration and electromagnetic interference; or outdoor storage.

(b) Signs identifying the property as a halfway house are prohibited.

10.207. Commercial and Retail Uses

10.207.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.207.2. Adult Oriented Use

10.207.2.1 Intent

(a) The right to possess and distribute sexually oriented materials, such as pornography and sex toys, and the right to present and see sexually oriented entertainment, such as erotic or nude dancing, is protected by the First Amendment of the U.S. Constitution. However, the clustering, inappropriate placement or inadequate regulation of adult uses can affect the mix of people and businesses attracted to an area, creating a de facto “red light district” and an area where criminals can find easy prey and harm the public health, safety and welfare.

(b) Considering Hutto’s geographical constraints, an adult-oriented business would have a disproportionately large impact on the City compared to a larger community with few geographical constraints for expansion and a large supply of land ideal for commercial development.

(c) These standards intend to:

(1) Regulate adult-oriented uses to promote the health, safety, morals, and general welfare of the City.

(2) Protect Hutto's small-city character and the potential to attract high-quality commercial development that is not sexually oriented.

(3) Prevent the creation of an environment that could potentially affect the reputation and small-city character of Hutto and thus discourage residents and non-adult-oriented businesses from locating in the City.

(4) Apply fair, uniform standards that allow sexually oriented businesses in locations where their presence will cause no detrimental secondary effects.

(d) These standards are not intended to:

(1) Impose limitations or restrictions on the content of communicative materials, including sexually oriented materials.

(2) Restrict or deny access by adults to sexually oriented materials protected by the First Amendment.

(3) Deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market.

(4) Condone or legitimize the presentation and distribution of sexually oriented entertainment and material.

10.207.2.2 Definitions

(a) *Adult-Oriented Use:* A business that is offering or display of live entertainment related to "specified sexual activities" or "specified anatomical areas" as the primary attraction to the premises. This includes but is not limited to: adult bookstores, adult novelty shops, adult video rentals, adult photo studios, adult cabarets, nude modeling studios, adult hotels and motels, and adult motion picture theaters.

(b) Specified anatomical areas includes:

(1) Human genitals, pubic region, buttocks, anus, area between genitals and anus, or female breast below a point immediately above the top of the areola; or

(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(c) Specified sexual activities includes:

(1) Fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts;

(2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;

(3) Masturbation, actual or simulated;

(4) Human genitals in a state of sexual stimulation, arousal or tumescence;

(5) Excretory functions as part of or with activities in this subsection.

10.207.2.3 Permitted Locations

(a) Adult-oriented uses are subject to specific use permit review in the B district.

(b) Adult-oriented uses shall be at least two hundred fifty (250) feet from the boundary of any residential zone district (inside and outside the City), structure occupied as a residence, public park or playground, child day care center, place of worship or assembly, or school; and at least two thousand (2,000) feet from another adult-oriented use.

10.207.2.4 Conditions

(a) Adult-oriented uses shall conform to site planning, architectural design, landscaping and signage rules that are applicable to other businesses in the underlying zoning and overlay district, regardless of tradition or the proprietor's preferences.

(b) Adult-oriented uses may display only one sign attached to the building exterior with the establishment name only. Signs or displays depicting specified anatomical areas or specific sexual activities cannot be displayed on the building or inside the building where they would be visible outside.

(c) Entries and windows shall be placed or screened to prevent the interior from being viewed from outside the establishment.

(d) Improvements to the site and any parts of the building, including signage, awnings, and other exterior embellishments, cannot be in fluorescent or high-intensity colors.

(e) Adult-oriented uses, including viewing rooms of at least one hundred fifty (150) square feet of floor space for film or video display of specified sexual activities or specified anatomical areas, shall conform to the following standards:

(1) A manager's station shall have at least thirty-two (32) square feet of floor area.

(2) Alteration in the configuration or location of a manager's station may be made only with an amendment to the specific use permit approval.

(3) More than one employee is on duty and situated in each manager's station at times a patron is present inside the premise.

(4) The interior of the premises shall be configured so there is an unobstructed view from a manager's station of every area of the premises where any patron is permitted access for any purpose, excluding restrooms. Restrooms cannot have video reproduction equipment. If the premises have two or more manager's stations designated, then the interior of the premises shall be configured so there is an unobstructed view of each area of the premises where any patron is permitted access for any purpose from at least one of the manager's stations. The view required in this subsection shall be by direct line of sight from the manager's station.

(5) The view area specified in the above subsection shall be unobstructed by doors, walls, merchandise, display racks or other materials.

(6) Only one person may occupy a viewing room at a time.

(7) The premise shall be equipped with overhead lighting fixtures that illuminate at least one (1) footcandle as measured at the floor level to areas where patrons have permitted access. The illumination shall be maintained during business hours.

(f) Exemption: a person appearing in a state of nudity in a modeling class operated by a proprietary school, licensed by the State of Texas; a college, junior college, or university supported entirely or partly by taxation; by a private college or

university that maintains and operates educational programs where credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure with no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, to participate in a class a student shall enroll at least three days in advance of the class; and where no more than one nude model is on the premises at any time.

10.207.3. Bank and Financial Institutions

10.207.3.1 Definition

Bank and Financial Institutions: A Texas Department of Banking charter granted establishment primarily engaged in the provision of bank and financial institution services. Typical uses include banks, savings and loans, credit unions, and similar services. Bank and Financial Institutions do not include check cashing or payday loan establishments, loan or mortgage brokers, stockbrokers, or other financial institutions without a state bank charter. An automatic teller machine is not considered a bank or financial institution.

10.207.3.2 Permitted Locations

(a) Banks are permitted by right in N-2(H) and CC districts subject to applicable use-specific standards.

(b) Banks are conditionally permitted in the N-2 district.

10.207.3.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless approved by a specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.4. Campground, Recreational Vehicle Park

10.207.4.1 Definition

Campground, Recreational Vehicle Park: Land to be used for temporary living accommodations for recreational, camping, and travel use, including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

10.207.4.2 Permitted Locations

(a) Campgrounds and recreational vehicle parks are permitted by right in the AR district subject to applicable use-specific standards.

(b) Campgrounds and recreational vehicle parks are subject to specific use permit review in the N-1 and PR districts.

10.207.5. Car Wash

10.207.5.1 Definition

Car Wash: A facility for the washing, waxing, or cleaning of automobiles, recreational vehicles, or light-duty trucks. A car wash may be full-service or self-service.

10.207.5.2 Permitted Locations

(a) Car washes are conditionally permitted in CC, B and M districts.

10.207.5.3 Conditions

(a) Structures or equipment related to cleaning vehicles (car wash bays, vacuums, vending machines) shall be located at least fifty (50) feet from the boundary of any residential zoning district, places of residence such as nursing homes and extended care facilities, or lodging establishments. Vacuums cannot be located in the street yard.

(b) Washing facilities shall occur under a roofed area with at least two walls.

(c) Car wash facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:

(1) Shall be screened and buffered to minimize impact on residential properties.

(2) May operate only between 7:00 AM and 9:00 PM.

(3) Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

10.207.6. Club/Lodge Facility

10.207.6.1 Definition

Club/Lodge Facility: An establishment providing meeting, recreational, or social facilities for a private or nonprofit association, primarily for use by members and guests. This does not include places of worship or assembly.

10.207.6.2 Permitted Locations

(a) Club/lodge facilities are permitted by right in the CC district subject to applicable use-specific standards.

(b) Club/lodge facilities are subject to specific use permit review in the N-2(H) district.

10.207.6.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.7. Day Care, Child (1-6 Children)

10.207.7.1 Definition

Day Care, Child (1-6 Children): Child Care Home (<6 Children) Regular care occurring in the caretaker's own residence for not more than six (6) children, excluding children who are related to the caretaker but in no case exceeding twelve (12) children at any given time. See Chapter 42 of the Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.

10.207.7.2 Permitted Locations

(a) Day care hosting up to six (6) children less than sixteen (16) years old is permitted by right in the AR, R-1, N-1, N-2, N-2(H) and CC districts subject to applicable use-specific standards.

(b) Day care hosting up to six (6) children less than sixteen (16) years old is conditionally permitted in the MU-1 and MU-2 districts.

10.207.7.3 Conditions

(a) Day care facilities in the N-2 district shall be no more than two thousand five hundred (2,500) square feet.

(b) Outdoor play areas shall be enclosed by a four (4) foot to six (6) foot high fence.

10.207.8. Day Care, Child (Greater than 6 Children)

10.207.8.1 Definition

Day Care, Child (Greater than 6 Children): Child Care Home (6+ Children) Regular care occurring in the caretaker's own residence for more than six (6) children, excluding children who are related to the caretaker. See Chapter 42 of the Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.

10.207.8.2 Permitted Locations

(a) Day care hosting more than six (6) children less than sixteen (16) years old is conditionally permitted in the N-2 and N-2(H) districts.

(b) Day care hosting more than six (6) children less than sixteen (16) years old is subject to specific use permit review in the AR, R-1, N-1, CC, MU-1 and MU-2 districts.

10.207.8.3 Conditions

(a) Day care facilities in the N-2 district shall be no more than two thousand five hundred (2,500) square feet.

(b) Outdoor play areas shall be enclosed by a four (4) foot to six (6) foot high fence.

10.207.9. Day Care, Adult (1-4 Persons)

10.207.9.1 Definition

Day Care, Adult (1-4 Persons): A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, one (1) to four (4) elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult Day Services Centers (also referred to as Adult Day Care Centers) shall be licensed by the Texas Department of Human Services.

10.207.9.2 Permitted Locations

(a) Adult day care centers that can accommodate up to four(4) persons are permitted by right in the CC district, subject to applicable use-specific standards.

(b) Adult day care centers hosting up to four (4) persons are subject to specific use permit review in AR, R-1, N-1, MU-1 and MU-2 districts.

(c) Adult day care centers that can accommodate up to four (4) persons are conditionally permitted in N-2 and N-2(H) districts.

10.207.10. Day Care, Adult (Greater than 4 Persons)

10.207.10.1 Definition

Day Care, Adult (Greater than 4 Persons): A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, to four (4) or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult Day Services Centers (also referred to as Adult Day Care Centers) shall be licensed by the Texas Department of Human Services.

10.207.10.2 Permitted Locations

(a) Adult day care centers providing services to four (4) or more persons are permitted by right in the CC district subject to applicable use-specific standards.

(b) Adult day care centers providing services to four (4) or more persons are conditionally permitted in N-2 and N-2(H) districts.

10.207.11. Day Care, Pet

10.207.11.1 Definition

Day Care, Pet: A facility where pets are kept for all or part of a day. Secondary services at pet day care facilities may include obedience classes, training, grooming, and overnight boarding.

10.207.11.2 Permitted Locations

(a) Pet day care facilities are permitted by right in the CC and B districts subject to applicable use-specific standards.

(b) Pet day care facilities are subject to specific use permit review in N-2, N-2(H), MU-1 and MU-2 districts.

10.207.11.3 Conditions

(a) Buildings used for pet day care and boarding services shall be completely enclosed and soundproof.

(b) Outdoor play yards shall be at least one hundred (100) feet from a residential zone district and completely screened by a solid screening material six (6) feet to eight (8) feet high.

(c) Potentially offensive odors cannot be detectable off the site.

10.207.12. Entertainment Facility, Theater

10.207.12.1 Definition

Entertainment Facility, Theater: A building or part of a building devoted to showing motion pictures or dramatic, musical, or live performances.

10.207.12.2 Permitted Locations

(a) Entertainment facilities and theaters are permitted by right in the CC district.

(b) Entertainment facilities and theaters are subject to specific use permit review in the N-2(H) district.

10.207.13. Farm Product Sales

10.207.13.1 Definition

Farm Product Sales: Outdoor sale of food or plant products grown on the premises in an agricultural zoning district; or customarily involving growers from throughout a region selling food or plant products they have grown in a zoning district where the use is permitted.

10.207.13.2 Permitted Locations and Duration

(a) Farm product sales of food or plant products grown on the premises are conditionally permitted in AR, R-1, N-1, N-2, N-2(H) and CC districts.

10.207.14. Food Catering

10.207.14.1 Definition

Food Catering: A business where the principal use is the preparation and storage of food on the premises that is delivered and consumed by the customers off the premises.

10.207.14.2 Permitted Locations

(a) Food catering is permitted by right in the N-2(H) and CC districts.

(b) Food catering is conditionally permitted in the N-2 district.

10.207.14.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.15. Funeral Home

10.207.15.1 Definition

Funeral Home: A building used for the preparation of the deceased for burial and display of the deceased and related ceremonies or services, including cremation and the storage of caskets, funeral urns, funeral vehicles, and other funeral supplies.

10.207.15.2 Permitted Locations

(a) Funeral homes are permitted by right in the CC district.

(b) Funeral homes are subject to specific use permit review in the N-2(H) district.

10.207.16. Fueling Station

10.207.16.1 Definitions

Fueling Station: An establishment engaged primarily in the sale of gasoline, petroleum products, electric energy, and fuels, including renewables.

10.207.16.2 Permitted Locations

(a) Fuel stations are conditionally permitted in CC, B and M districts.

(b) Fuel stations are subject to specific use permit review in AR, N-2 and N-2(H) districts.

10.207.16.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.17. Recreation Facility, Indoor

10.207.17.1 Definition

Recreation Facility, Indoor: An indoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, gymnasiums, health clubs, bowling alleys, pool halls, video arcades, and shoot ranges. Indoor recreation facilities do not include facilities supervised by licensed medical personnel in medical settings, athletic departments in schools, professional sports team facilities, amenity centers, or community centers.

10.207.17.2 Permitted Locations

(a) Indoor recreation facilities are permitted by-right in the CC and B districts.

(b) Indoor recreation facilities are subject to specific use permit review in N-2 and N-2(H) districts.

10.207.17.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.18. Recreation Facility, Outdoor

10.207.18.1 Definition

Recreation Facility, Outdoor: A mostly outdoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, miniature golf courses, go-cart tracks, and batting cages. This does not include amusement parks, facilities in athletic departments of schools, professional sports teams, public parks and playgrounds, amenity or community centers.

10.207.18.2 Permitted Locations

(a) Outdoor recreation facilities are permitted by right in the PR district.

(b) Outdoor recreation facilities are subject to specific use permit review in N-2, N-2(H) and CC districts.

10.207.18.3 Conditions

(a) Improvements or activity areas shall be located at least one hundred (100) feet from the boundary of any residential zoning district or lodging establishment.

(b) Outdoor recreation facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:

(c) Shall be screened and buffered with masonry (stone, brick, decorative CMU, similar materials) walls to minimize their impact.

(d) May operate only between 9:00 AM and 9:00 PM.

(e) Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

10.207.19. Kennel

10.207.19.1 Definition

Kennel: The boarding of dogs, cats, or other household pets, operating as a business or a legitimate animal rescue operation. Kennels may also incorporate pet day care, dog training facilities, and spaces for events such as conformation shows and agility competitions.

10.207.19.2 Permitted Locations

(a) Kennels are subject to specific use permit review in AR, N-2(H), B and PR districts. Keeping a large number of pets will require special attention to determine whether they will adversely affect the surrounding area and whether the pets are kept in a humane environment.

10.207.19.3 Conditions

(a) Animals shall be kept in a clean, safe and humane environment.

(b) Boarding and activity areas shall be located where they will have minimal impact on nearby residential areas.

(c) Noise and odor cannot be more significant than what would be expected for a typical resident with a companion animal.

(d) Puppy and cat mills, where pets are bred in large numbers solely for profit, are prohibited.

10.207.20. Large Item Sales And Rental: Class 1

10.207.20.1 Definition

Large Item Sales and Rental: Class 1: Use of a building, land area, or other premises for the display and sale, lease, or rental of any of the following, where most of the inventory is stored outdoors.

(a) Vehicles that are intended for sale to the general consumer market. This includes automobiles, vans, light trucks, and sport utility vehicles.

(b) Golf carts, neighborhood electric vehicles (NEVs), and similar vehicles.

(c) Motorcycles and dirt bikes.

(d) Personal watercraft, kayaks, canoes and rowboats.

(e) Small off-road vehicles, including all-terrain vehicles, dune buggies, and four-wheelers.

(f) Automobile, truck and motorcycle parts, accessories and aftermarket items (stores specializing in the sales of those items).

(g) Boats.

(h) Home spas and hot tubs (except indoor sales/display).

(i) Bulk lumber and bricks, in a screened storage area.

(j) Landscaping materials, in a screened storage area.

(k) Small portable buildings, sheds, garages, gazebos, decks, and other prefabricated structures (not manufactured homes and prefabricated metal buildings), as an incidental accessory use.

(l) Pottery, statues, fountains and similar items, displayed or stored outdoors.

(m) Accessories related to the above items.

10.207.20.2 Permitted Locations

(a) Class 1 large item sales and rental uses are permitted by-right in B and M districts.

(b) Class 1 large item sales and rental uses are subject to specific use permit review in the CC district.

(c) Outdoor storage of inventory, repair work, or other repair service conducted for accessory use is considered subject to the site plan review process.

(d) The unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental is prohibited in any district.

10.207.20.3 Conditions

(a) Outdoor storage of class 1 large items is subject to general performance standards for outdoor storage and display.

10.207.21. Large Item Sales And Rental: Class 2

10.207.21.1 Definition

Large Item Sales and Rental: Class 2: Use of a building, land area or other premises for display and sale, lease or rental of any of the following, where most of the inventory is stored outdoors.

(a) Large vehicles that require a commercial driver's license (CDL) to operate and are not intended for sale to the general consumer market. This includes flatbed and work bed trucks, buses, tractor-trailers, dump trucks, yard trucks, and similar vehicles.

(b) Trailers, tow dollies, and all equipment or machinery designed to be towed by a vehicle.

(c) Moving vans, trucks and trailers.

(d) Construction, land clearing, hauling, earth moving, drilling, aerial lift, and similar heavy equipment.

(e) Forklifts, bobcats, trenchers, and similar items.

(f) Air compressors, generators, mobile pumps, and similar items.

(g) Farming, agricultural and arborist equipment.

(h) Recreational vehicles, including motor homes, motor coaches, converted buses, travel trailers, fifth wheels, fold-down trailers, camper trailers, and similar items.

(i) Truck caps, lids, campers, camper shells, cargo extensions, cargo covers, tonneau covers, plows, racks, bed liners, and similar items.

(j) Small portable buildings, sheds, garages, gazebos, decks, and other prefabricated structures (not manufactured homes).

(k) Prefabricated and above-ground swimming pools.

(l) Bulk mulch, wood chips, soil, fill dirt, peat, gravel, rocks, sand and similar items.

(m) Bulk construction materials.

(n) Scaffolding.

(o) Pallets.

(p) Accessories related to the above items.

10.207.21.2 Permitted Locations

(a) Class 2 large item sales and rental uses are permitted by-right in the M district.

(b) Class 2 large item sales and rental uses are subject to specific use permit review in the B district.

(c) Outdoor storage of inventory, and repair work or other repair service conducted as an accessory use, is considered subject to the site plan review process.

(d) Unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental is prohibited in all zoning districts.

10.207.21.3 Conditions

(a) Outdoor storage of class 2 large items is subject to general performance standards for outdoor storage and display.

(b) Class 2 items shall be presented and stored to minimize their visual impact. Extending vertical elements on lifts, cranes, telehandlers, truck-mounted cement pumps and other equipment shall be kept lowered.

10.207.22. Lodging, Hotel

10.207.22.1 Definition

Lodging, Hotel: A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted through enclosed, interior hallways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

10.207.22.2 Permitted Locations

(a) Hotels are permitted by right in N-2(H), CC and B districts subject to applicable use-specific standards.

(b) Hotel establishments are subject to specific use permit review in P, MU-1, MU-2 and PR districts.

10.207.22.3 Conditions

(a) Hotel establishments are not intended for hourly or long-term residence. Guests may stay no more than sixty (60) consecutive days and cannot stay on the premises for at least fifty percent (50%) of a one-year period.

(b) A room cannot be rented out more than once in a 24-hour period.

(c) When adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent single-family detached dwellings.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.23. Lodging, Motel

10.207.23.1 Definition

Lodging, Motel: A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted from exterior balconies or pathways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

10.207.23.2 Permitted Locations

(a) Motels are subject to specific use permit review in N-2, CC and B districts.

10.207.23.3 Conditions

(a) Motel establishments are not intended for hourly or long-term residence. Guests may stay no more than sixty (60) consecutive days and cannot stay on the premises for at least fifty percent (50%) of a one-year period.

(b) A room cannot be rented out more than once in a 24 hour period.

(c) When adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent single-family detached dwellings.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.24. Lodging, Bed And Breakfast

10.207.24.1 Definition

Lodging, Bed and Breakfast: An owner-occupied single household residence used as a lodging establishment.

10.207.24.2 Permitted Locations

(a) Bed and breakfasts are permitted by right in N-2(H) and CC districts subject to applicable use-specific standards.

(b) Bed and breakfast inns are conditionally permitted in the N-2 district.

(c) Bed and breakfast inns are subject to specific use permit review in AR, R-1, N-1, MU-1 and MU-2 districts.

10.207.24.3 Conditions

(a) Bed and breakfast inns are not intended for long-term residence. Guests may stay no more than thirty consecutive days and cannot stay on the premises for at least twenty (20%) of a one-year period.

(b) Six or fewer rooms at bed and breakfast inns may be rented for overnight accommodation.

(c) One or two people who do not live at the home may be employed at the bed and breakfast inn.

(d) Food service at bed and breakfast inns is limited to breakfast, brunch and lunch for paying guests only. Provisions for food preparation, such as cooktops, are prohibited in guest rooms.

(e) The time and frequency of receptions, private parties and similar events at bed and breakfast inns are considered in the specific use permit review process based on the inn's location and size.

(f) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.25. Nightclub

10.207.25.1 Definition

Nightclub: A type of entertainment facility that includes a dance floor, lightshow, and/or stage for the playing of live music.

10.207.25.2 Permitted Locations

(a) Nightclubs are permitted by right in the CC district.

(b) Nightclubs are subject to specific use permit review in the N-2(H) district.

10.207.26. Office

10.207.26.1 Definition

Office: A space where professionals, including but not limited to medical and dental practitioners, lawyers, engineers, accountants, and other qualified individuals, conduct professional services. This includes urgent care facilities but not emergency medical services.

10.207.26.2 Permitted Locations

(a) Offices are permitted by right in the N-2(H), CC, MU-1 and MU-2 districts subject to applicable use-specific standards.

(b) Offices are conditionally permitted in the N-2 district.

10.207.26.3 Conditions

(a) Medical offices are not hospitals and are not intended for emergency medical services, inpatient treatment and overnight stays.

(b) When adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Landscape Buffer

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a 6-foot-tall wall

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent single-family detached dwellings.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.27. Personal and Business Service

10.207.27.1 Definition

Personal and Business Service: An establishment or place of business primarily engaged in the provision of services of a personal nature. Typical uses include but are not limited to, barber and beauty shops, nail salons, tailors, dog grooming shops, print shops, copy shops, shoe repair shops, and services of an informational or instructional nature, including driving schools, dance studios, martial arts studios, and business.

10.207.27.2 Permitted Locations

(a) Personal and business service establishments are permitted by right N-2(H), CC, B and M districts.

(b) Personal and business service establishments are conditionally permitted in N-2, MU-1 and MU-2 districts.

10.207.27.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.28. Restaurant

10.207.28.1 Definition

Restaurant: An establishment engaged in the sale of food and beverages to customers in a ready-to-consume state.

10.207.28.2 Permitted Locations

(a) Restaurants are permitted by right in the CC zoning district.

(b) Restaurants are conditionally permitted in N-2, N-2(H), MU-1 and MU-2 districts.

10.207.28.3 Conditions

(a) Fermented malt beverages may be produced for consumption on the premises, and limited distribution off the premises, as an accessory use (brewpubs, picobreweries). Brewing capacity may be no more than one thousand five hundred (1,500) gallons per week.

(b) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the

residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.29. Bar/Tavern

10.207.29.1 Definition

Bar/Tavern: An establishment that serves alcoholic beverages by the drink for on-site consumption and that derives more than seventy-five percent (75%) of the gross revenue from the on-premises sale of alcoholic beverages and does not have a TABC Food and Beverage Permit defining the establishment as a restaurant.

10.207.29.2 Permitted Locations

(a) Bars or Taverns are permitted by right in the CC zoning district.

(b) Bars or Taverns are conditionally permitted in N-2, N-2(H), MU-1 and MU-2 districts.

10.207.29.3 Conditions

(a) Fermented malt beverages may be produced for consumption on the premises, and limited distribution off the premises, as an accessory use (brewpubs, picobreweries). Brewing capacity may be no more than one thousand five hundred (1,500) gallons per week.

(b) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.30. Retail Store (No more than 5,000 square feet)

10.207.30.1 Definition

Retail Store (No more than 5,000 square feet): An establishment under five thousand (5,000) square feet in floor area engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

10.207.30.2 Permitted Locations

(a) Retail stores of no more than five thousand (5,000) square feet are permitted by right in CC, MU-1 and MU-2 districts.

(b) Retail stores of no more than five thousand (5,000) square feet are conditionally permitted in N-2 and N-2(H) districts.

10.207.30.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.31. Retail Store (Greater than 5,000 square feet)

10.207.31.1 Definition

Retail Store (Greater than 5,000 square feet.): An establishment over five thousand (5,000) square feet in floor area engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

10.207.31.2 Permitted Locations

(a) Retail stores of greater than five thousand (5,000) square feet are permitted by right in N-2(H) and CC districts.

(b) Retail stores of greater than five thousand (5,000) square feet are subject to specific use permit review in N-2, MU-1 and MU-2 districts.

10.207.31.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.32. Personal Loan Services

10.207.32.1 Definition

Personal Loan Services: Check-cashing and personal loan services, pawn shops, and rent-to-own establishments as defined in Section 371.003 of the Texas Financial Code, as amended.

10.207.32.2 Permitted Locations

(a) Personal loan service establishments are permitted by right in B and M districts.

10.207.33. Travel Plaza, Truck Stop

10.207.33.1 Intent

(a) Travel plazas serve an essential role in America's well-developed transportation network. However, modern travel plazas are designed and operated in a way that is incompatible with Hutto's design regulations, desired character and long-term planning goals. Externalities generated by travel plazas cause significant disruption to the area around them, even when carefully regulated and buffered. Towering high-rise pylon signs, an undesirable blight and an unwanted intrusion into a shared visual landscape are trademarks of travel plazas. Bright lights mounted on tall poles illuminate acres of paved parking, with little or no landscaping, for idling "big rigs." The daily traffic and noise from hundreds of large trucks will be added to the already heavy traffic on US 79 and other major arterials. Travel plazas also tend to attract mechanical commercial development that, when grouped, can prevent the creation of a vibrant commercial district with a wide variety of uses.

(b) With Hutto's geographical constraints, a truck stop would have a disproportionately large impact on the City and, therefore, shall still meet all required design standards as outlined in this UDC.

10.207.33.2 Definition

Travel Plaza, Truck Stop: An establishment engaged primarily in the fueling, servicing, repair, or parking of commercial vehicles, including the sale of accessories and equipment for such vehicles. A travel plaza or truck stop may also include, but is not limited to, overnight accommodations, showers, restaurant facilities, and other diversions intended primarily for the use of truck crews and interregional travelers.

10.207.33.3 Permitted Locations

(a) Travel plazas and truck stops are subject to specific use permit review in the M district.

10.207.34. Veterinary Clinic, Small Animal

10.207.34.1 Definition

Veterinary Clinic, Small Animal: A facility operated under the supervision of a licensed veterinarian, where domestic animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

10.207.34.2 Permitted Locations

(a) Veterinary clinics serving small animals are permitted by right in B and CC districts.

(b) Veterinary clinics serving small animals are conditionally permitted in the N-2(H) district.

(c) Veterinary clinics serving small animals are subject to specific use permit review in the N-2 district.

10.207.34.3 Conditions

(a) Facilities of a veterinary clinic, including treatment rooms, cages, pens, kennels and exercise runs, shall be maintained in a completely enclosed, soundproof building.

(b) Potentially offensive odors cannot be detectable off the site.

(c) Crematoria are prohibited accessory uses to veterinary clinics.

(d) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.35. Veterinary Clinic, Large Animal

10.207.35.1 Definition

Veterinary Clinic, Large Animal: A facility operated under the supervision of a licensed veterinarian, where bovine, equine, swine, fowl, and similar large livestock animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

10.207.35.2 Permitted Locations

(a) Veterinary clinics serving large animals are permitted by right in B and CC districts.

(a) Veterinary clinics serving large animals are conditionally permitted in the N-2(H) district.

(b) Veterinary clinics serving large animals are subject to specific use permit review in the N-2 district.

10.207.35.3 Conditions

(a) Facilities of a veterinary clinic, including treatment rooms, cages, pens, kennels and exercise runs, shall be maintained in a completely enclosed, soundproof building.

(b) Potentially offensive odors cannot be detectable off the site.

(c) Crematoria are prohibited accessory uses to veterinary clinics.

(d) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.208. Industrial Uses

10.208.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.208.2. Data Center

10.208.2.1 Definition

Data Center: An industrial facility primarily engaged in the storing, processing, and distribution of data through on-site, networked computer systems or other electronic devices; including accessory offices for employees and security personnel; either in conjunction with a business not located on the site, or for individual compensation.

10.208.2.2 Permitted Locations

(a) Data centers are permitted by right in the M district.

10.208.2.3 Conditions

(a) Data Centers are allowed with Planning and Zoning Commission recommendation and City Council approval. Data centers are permitted a maximum height of one hundred twenty (120) feet.

(b) Regardless of height, Data Centers shall be subject to the criteria applicable to all Industrial uses identified by this Unified Development Code.

10.208.3. Industrial Use, General

10.208.3.1 Definition

Industrial Use, General: Manufacturing operations utilizing partially processed materials to create finished items or parts with a moderate to relatively high value per unit weight, including, but not limited to, production of motor and transit vehicles, trailers, modular and manufactured buildings, as well as bottling plants and breweries. This does not include mining and extraction, petrochemical industries, rubber refining, primary metal or related industrial, light industrial, or heavy industrial.

10.208.3.2 Permitted Locations

(a) General industrial uses are permitted by right in the M district.

10.208.4. Industrial Use, Heavy

10.208.4.1 Intent

Heavy industrial uses can create significant disruption to the area around them, even when carefully regulated and buffered. Noise, odor, heavy vehicle traffic and/or unsightly conditions can be anticipated. Because of Hutto's geographical constraints, heavy industrial uses would have a disproportionately large impact on the City.

10.208.4.2 Definition

Industrial Use, Heavy: Manufacturing primarily involved in the basic processing and manufacturing of materials or products from extracted or raw materials, or the storage or manufacturing processes utilizing flammable or explosive materials, as well as those with the potential for hazardous conditions. Heavy industrial also includes work processes involving solvents, sanitary waste transfer stations, recycling establishments, junkyards, and transport terminals, such as truck and rail terminals and container storage.

10.208.4.3 Permitted Locations

(a) Heavy industrial uses are subject to specific use permit review in the M district.

10.208.5. Industrial Use, Light

10.208.5.1 Definition

Industrial Use, Light: Manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, or distribution, including, but not limited to, the manufacture of electronic instruments, preparation of food products, microbrewing, musical instruments, and pharmaceuticals. This does not include mining and extraction, petrochemical industries, rubber refining, motor vehicle and heavy equipment manufacturing, primary metal or related industries.

10.208.5.2 Permitted Locations

(a) Light industrial uses are permitted by right in the B and M districts.

10.208.6. Research Laboratory

10.208.6.1 Definition

Research Laboratory: A facility for scientific research, investigation, testing, or experimentation that does not involve the manufacture or sale of products except as incidental to the primary purpose of the laboratory.

10.208.6.2 Permitted Locations

(a) Research laboratories are permitted by right in the B and M districts.

10.208.7. Self-Storage Facility

10.208.7.1 Definition

Self-Storage Facility: A controlled access and fenced facility containing individual storage units or spaces of varying sizes that are leased for the storage of items (excluding vehicles) and other non-hazardous, non-perishable, durable goods.

10.208.7.2 Permitted Locations

(a) Self-storage facilities are subject to specific use permit review in the CC and B districts.

10.208.7.3 Conditions

(a) Uses unrelated to the short-term storage of household items and non-hazardous, non-perishable durable goods are prohibited at self-storage facilities. This includes automobile, boat, vehicle and heavy equipment storage; storage of hazardous items, perishable goods or animals; and use as a residence, office, workshop, studio, band rehearsal area or place of business.

(b) Electrical service to individual units shall be only for lighting and climate control. Electrical outlets cannot be provided in individual units.

(c) One dwelling occupied by the owner or on-site manager and their household is permitted as an accessory use to a self-storage facility.

(d) Shall not be used as a general warehouse facility.

10.208.8. Trade Use

10.208.8.1 Definition

Trade Use: A business or occupation requiring specialized training in manual or mechanical skills, including, but not limited to, carpentry, plumbing, electrical, heating, ventilation and air conditioning, and furniture upholstery. A trade use also includes small custom industry, where goods are produced or repaired by hand, using hand tools or small-scale equipment.

10.208.8.2 Permitted Locations

(a) Trade uses are permitted by right in the B and M districts.

(b) Trade uses are conditionally permitted in N-2, N-2(H) and CC districts.

10.208.9. Vehicle Minor Repair Facility

10.208.9.1 Definition

Vehicle Minor Repair Facility: A facility where light vehicle maintenance activities such as engine tune-ups, lubrication, brake repair, air conditioning service, tire sales and installation, car washing, detailing, and polishing are conducted.

10.208.9.2 Permitted Locations

(a) Vehicle minor repair facilities are permitted by right in the B and M districts.

(b) Vehicle minor repair facilities are conditionally permitted in the CC district.

(c) Vehicle minor repair facilities are subject to specific use permit review in the N-2 and N-2(H) districts.

10.208.9.3 Conditions

(a) Inoperable vehicles shall be enclosed behind a six (6) foot-tall screening wall or kept in an enclosed building.

(b) Vehicle repair shall be conducted indoors or inside the screening wall.

10.208.10. Vehicle Major Repair Facility

10.208.10.1 Definition

Vehicle Major Repair Facility: A facility where heavy maintenance activities such as engine overhauls, vehicle painting, body or fender work, and welding are conducted without the sales of fuel.

10.208.10.2 Permitted Locations

(a) Vehicle major repair establishments are permitted by right in the M district.

(b) Vehicle major repair establishments are conditionally permitted in the B district.

10.208.10.3 Conditions

(a) Inoperable vehicles shall be enclosed behind a six (6) foot-tall screening wall.

(b) Vehicle repair shall be conducted indoors or inside the screening wall.

10.208.11. Vehicle Storage Facility

10.208.11.1 Definition

Vehicle Storage Facility: A facility that includes secured indoor or outdoor areas, intended for short or long term storage of automobiles, light trucks, motorcycles, recreational vehicles, boats, camper trailers, commercial vehicles and commercial trailers; either in conjunction with a business not located on the site, for compensation.

10.208.11.2 Permitted Locations

(a) Vehicle storage facilities are permitted by right in the B and M districts.

10.208.11.3 Conditions

(a) Vehicle storage facilities cannot be used to store trucks and/or trailers weighing over seventeen thousand (17,000) pounds, construction and heavy equipment, junk, vehicles the Code of Ordinances considers junked or abandoned, or parts.

(b) Vehicle storage facilities cannot be used for general auto sales or auto auctions, although the occasional sale of unclaimed vehicles is permitted.

(c) Outdoor storage areas at vehicle storage facilities shall be screened in conformance to outdoor storage area fencing standards in Section 10.307.4.

10.208.12. Warehouse And Distribution Facility

10.208.12.1 Definition

Warehouse and Distribution Facility: A facility for storage, wholesale, and distribution of manufactured products; including accessory offices, showrooms, or incidental retail sales (no more than 10% of the building gross floor area) but excluding bulk storage of materials that are inflammable, explosive, or that create hazardous or commonly recognized offensive conditions; and where the products, supplies, or equipment that are distributed from the facility are not used or consumed on the premises.

10.208.12.2 Permitted Locations

(a) Warehouse and distribution facilities are permitted by right in the B and M districts.

(b) Warehouse and distribution facilities are subject to specific use permit review in the CC district.

10.209. Institutional and Civic Uses

10.209.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.209.2. Amenity Center

10.209.2.1 Definition

Amenity Center: An establishment providing recreational and meeting facilities for exclusive use of the residents of the residential development or employees of the business or office complex where the business or office is located including, but not limited to, swimming pools, workout rooms, meeting rooms, leasing and sales offices for the development where it is located, and similar amenities.

10.209.2.2 Permitted Locations

(a) Amenity centers are permitted by right in the N-2(H) district.

(b) Amenity centers are conditionally permitted in AR, R-1, N-1, N-2, CC, MU-1, MU-2 and PR districts.

10.209.2.3 Conditions

(a) Principal vehicular access in residential districts shall be from a collector street.

(b) Principal vehicular access in business parks shall be from an internal street.

10.209.3. Aquatic Facility

10.209.3.1 Definition

Aquatic Facility: A facility that contains one or more swimming pools, splash pads, and supporting infrastructure.

10.209.3.2 Permitted Locations

(a) Aquatic facilities are permitted by right in all zoning districts.

10.209.4. Athletic Facility

10.209.4.1 Definition

Athletic Facility: An area, field, building or combination thereof, that is constructed and equipped for use in participatory and/or spectator-oriented sports and athletics. This use includes, but is not limited to, facilities intended for the instruction, practice, and competitive events associated with

basketball, volleyball, soccer, tennis, gymnastics, swimming, baseball or football. Accessory uses may include offices, snack bars, limited sales, and locker rooms.

10.209.4.2 Permitted Locations

(a) Athletic facilities are permitted by right in CC and PR districts.

(b) Athletic facilities are conditionally permitted in N-2 and N-2(H) districts.

(c) Athletic facilities are subject to specific use permit review in AR, R-1, N-1, MU-1 and MU-2 districts.

10.209.5. Cemetery

10.209.5.1 Definition

Cemetery: A place or ground used or intended to be used for the burial or entombment of the dead, whether human or animal, including a mausoleum. This does not include crematories or mortuaries.

10.209.5.2 Permitted Locations

(a) Cemeteries are subject to specific use permit review in AR, R-1 and PR districts.

(b) Cemeteries are prohibited on parcels occupied by residences.

10.209.6. Community Facility

10.209.6.1 Definition

Community Facility: Publicly owned facility or building primarily intended to serve the community's recreational, educational, cultural, administrative, and entertainment needs including, but not limited to, police and fire stations, government administration buildings, community centers, maintenance facilities, and related accessory uses.

10.209.6.2 Permitted Locations

(a) Community facilities are permitted by right in all zoning districts.

10.209.7. Golf Course

10.209.7.1 Definition

Golf Course: A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. Golf courses may also include a clubhouse with a restaurant, bar, practice area, driving range, and other related accessory structures. This does not include a miniature golf course.

10.209.7.2 Permitted Locations

(a) Golf courses are subject to specific use permit review in AR, R-1, N-1, N-2 and PR districts.

10.209.8. Hospital

10.209.8.1 Definition

Hospital: A facility, whether or not licensed or required to be licensed by the State of Texas, providing primary health services and medical or surgical care to the persons, primarily inpatients,

suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and related facilities.

10.209.8.2 Permitted Locations

(a) Hospitals are permitted by right in the CC district.

(b) Hospitals are subject to specific use permit review in the N-2(H) district.

10.209.9. Park

10.209.9.1 Definition

Park: An open recreation facility or tract of land available to the general public.

10.209.9.2 Permitted Locations

(a) Parks are permitted by right in all zoning districts..

10.209.10. Park And Ride Lot (as Principal Use)

10.209.10.1 Definition

Park and Ride Lot: Parking facility provided for users of a public transit facility located on the site.

10.209.10.2 Permitted Locations

(a) Park and ride lots as the principal use of a parcel are conditionally permitted in N-2, N-2(H), CC and B districts.

(b) Park and ride lots as the principal use of a parcel are considered subject to specific use permit review in MU-1 and MU-2 districts.

10.209.11. Public Utility Substation

10.209.11.1 Definition

Public Utility Substation: A facility used for collecting, processing, or distributing a public utility commodity. Public utility substations include electrical substations and high-tension power distribution lines, water tanks and pumps, telephone switching offices and exchanges, and similar uses; but not wireless service facilities, storage and equipment yards, and business offices.

10.209.11.2 Permitted Locations

(a) Public utility substations are permitted in all zoning districts.

10.209.12. Religious Land-Use or Assembly

10.209.12.1 Intent

Places of religious assembly play a positive role in their host communities and shall be planned carefully, to ensure they have the same positive impact on the city's built environment as they do on the spiritual development and quality of life of its citizens.

10.209.12.2 Definition

Religious Land-Use or Assembly: A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, offices, counseling programs, private school, youth programs, parking, child and adult daycare facilities, summer camps, recreational facilities, caretaker's quarters, temporary food bank, thrift shop, sale of religious items, and cemeteries. Parochial schools are permitted per Section 10.209.13.

10.209.12.3 Permitted Locations

(a) Religious land-use or assembly is permitted by right in all zoning districts.

10.209.12.4 Conditions

(a) Conditional review criteria for places of worship or assembly include the standard review criteria in Chapter 8 (Procedures), and the following:

(1) Traffic generation, parking and circulation, and the potential impact on surrounding areas.

(2) Site design, landscaping, lighting, signage and other features.

(3) Building size and scale, and compatibility with surrounding existing and future land uses.

(4) Potential noise detectable at the property line.

(5) Accessory uses, including parsonages, schools, day care, and offices for organizations directly related to the institution.

(b) Places of worship or assembly shall have direct access from a collector or higher street.

(c) Social groups, activity groups, spiritual development groups and organizational committees related to a congregation may meet in a congregant's home without conditional approval. Likewise, small gatherings of people for ceremonies that could be described as the equivalent of a religious service do not require conditional approval.

10.209.13. School

10.209.13.1 Definition

School: A public or private educational facility serving at least six students offering instruction at the elementary, junior, middle, and high school levels in the branches of learning and study required to be taught in the schools of Texas. This also includes colleges and universities. This does not include home schooling of children by parents or tutors at their residence.

10.209.13.2 Permitted Locations

(a) Schools with five students or less are permitted by right in R-1, N-1, N-2, N-2(H), CC, MU-1 and MU-2 districts.

(b) Schools with six students or more are conditionally permitted in R-1, N-1, N-2, N-2(H), CC, MU-1 and MU-2 districts.

10.209.13.3 Conditions

(a) Specific use permit review criteria for schools include the standard review criteria in Chapter 8 (Procedures), and the following:

(1) Traffic generation, parking and circulation, and the potential impact on surrounding areas.

(2) Building and site design, including architecture, landscaping, lighting, signage and other features.

(3) Building size and scale, and compatibility with surrounding existing and future land uses.

(4) Potential noise detectable at the property line.

(5) Accessory uses, including stadiums and athletic fields.

(b) Schools shall have direct access from a collector or higher street.

10.210. Temporary Uses

10.210.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.210.2. Construction Equipment Storage Lot

10.210.2.1 Definition

Construction Equipment Storage Lot: Temporary use where vehicles, materials, equipment, sorted debris intended for recycling, and fill material accessory to a construction project is kept.

10.210.2.2 Permitted Locations and Duration

(a) Construction equipment storage lots are subject to specific use permit review in all zoning districts.

(b) Construction equipment storage lots may be used for up to one year. The Director of Development Services may approve an extension of six months on a written request that details reasons for the requested extension.

10.210.2.3 Conditions

(a) Sites are used only for construction equipment used for a project on that parcel, an adjacent parcel, or other parcels in the same subdivision. For street construction projects, a construction equipment storage lot shall be placed on a N-2, CC or B zoned parcel next to the street.

(b) Sites cannot be used as a staging area for off-site construction activity.

(c) Equipment is removed when construction is complete.

(d) On-site disposal of waste or scrap materials is prohibited.

(e) Sites shall be watered down as needed to prevent fugitive dust.

(f) Manufacturing activity, such as an asphalt hot-mix plant, concrete batch plant or rock crushing, are prohibited.

(g) Sites shall be maintained in a neat, orderly fashion. Sorted debris to be recycled and fill shall be covered to prevent fugitive dust and trash.

(h) Sites shall be reclaimed as close to their original condition as possible in thirty (30) days after construction is complete.

10.210.3. Construction Field Office

10.210.3.1 Definition

Construction Field Office: Site and structure, usually a portable building, used for temporary offices related to construction activity.

10.210.3.2 Permitted Locations and Duration

(a) Construction field offices are permitted by right in all zoning districts, subject to site plan approval by Development Services staff. Construction field offices may be used during the associated construction project.

10.210.3.3 Performance Standards

(a) Field offices may only be used for a project on that parcel, an adjacent parcel, or other parcels in the same subdivision. For street construction projects, a construction field office may be placed on N-2, CC and B zoned parcels no more than one thousand (1,000) feet from the street.

(b) Field offices cannot have sleeping and/or cooking facilities.

(c) Field office sites shall be maintained in a neat, orderly fashion.

(d) Field office structures shall meet setback standards in the underlying zoning district.

(e) Field office sites shall be reclaimed as close to their original condition as possible in thirty (30) days after construction is complete, or a certificate of occupancy for the associated project is complete.

10.210.4. Garage Sale

10.210.4.1 Definition

Garage Sale: The sale of used or secondhand items of personal property at a dwelling unit. This term also includes "yard sales," "tag sales," "porch sales," "lawn sales," "rummage sales," "estate sales" or similar sales of tangible personal property at a dwelling unit.

10.210.4.2 Permitted Locations and Duration

(a) Garage sales are permitted by right on the site of occupied dwelling units in AR, R-1, N-1, N-2 and N-2(H) districts.

(b) Garage sales may be up to three days long. A garage sale at an individual dwelling unit may only be held two times per year at the dwelling unit.

(c) Garage sales held by a block club, neighborhood organization, homeowners association or similar group may be held twice in a calendar year.

10.210.4.3 Conditions

(a) Garage sales cannot create a disturbance or become a nuisance in the surrounding area.

10.210.5. Mobile Food Vendors

10.210.5.1 Definitions

Mobile Food Vendors: A business that operates or sells food for human consumption from a cart, trailer or kitchen mounted on a chassis, with an engine for propulsion, or that remains connected to a vehicle with an engine for propulsion or disconnected from an engine for propulsion.

10.210.5.2 Permitted Locations

(a) Mobile food vendors are permitted by right in N-2, N-2(H), CC, MU-1 and MU-2 districts.

10.210.5.3 Conditions

(a) A mobile food vendor shall have proof of current inspections from the Fire Marshal and Williamson County and Cities Health District (WCCHD).

(b) Proof of valid registration from Texas Department of Motor Vehicles for the mobile food vendor unit.

(c) Any mobile food vendor that wishes to locate and remain stationary on a private lot within a permitted zoning district shall require approval by the Development Services Department. Approvals shall be valid for one year and are site-specific.

(d) If a mobile food vendor is stationary for a minimum of two business hours on a private lot, preparing and serving food from the mobile food unit, not serving from or within the right-of-way, and located on a private lot, the mobile food vendor shall provide a notarized agreement between the property owner the property owner's designee and the vendor stating the vendor, employees, and customers have permission to occupy the area and have access to public restrooms during all hours of operation.

(e) A mobile food vendor shall provide a scaled site plan showing the proposed food truck location in relation to the lot boundary, distance from other food trucks (if applicable), and any site amenities (seating, landscaping, improved parking area, etc.).

(f) The mobile food vendor shall show proof of contract for wastewater removal with a vendor approved by Texas Commission on Environmental Quality (TCEQ) to dispose of all wastewater from the mobile unit if there is no approved wastewater connection and grease trap on site. All mobile food vendors are required to comply with Hutto's Illicit Discharge Ordinance (City Code of Ordinances 24.08.002).

(g) The mobile food vendor shall show proof of contract for waste grease recycling and/or removal. All mobile food vendors are required to comply with Hutto's Illicit Discharge Ordinance (City Code of Ordinances 24.08.002).

(h) This section does not apply to special events and small market events. Motor vehicles in the designated vendor zone that sell food items shall be designed and intended for vending. Ordinary vehicles, vans, and pick-up trucks shall not be permitted for food vending operations. The International Property Maintenance Code, federal, state and county codes, and all other applicable

codes and ordinances adopted by the City shall apply to the designated vendor zone regarding structures and properties.

10.210.6. Model Home/Lot Sales

10.210.6.1 Definition

Model Home/Lot Sales: A dwelling unit temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the City. Model homes may also incorporate sales or rental offices for dwellings within the development.

10.210.6.2 Permitted Locations

(a) Model homes are permitted by right in AR, R-1, N-1, N-2 and N-2(H) districts.

(b) Model homes are conditionally permitted in the MU-1 district.

10.210.6.3 Conditions

(a) Model homes shall be issued a temporary certificate of occupancy. The temporary certificate of occupancy will expire in one (1) year, unless the approval condition still exists.

(b) If garage space was used as office space, it shall be converted back into a garage for vehicle parking before a permanent certificate of occupancy is issued.

(c) Once all other homes the builder plans to build in a development are sold, the model home shall be placed on the market and sold as a residence.

(d) Model homes may be used to market homes only in the development where they are placed.

10.210.7. Portable Storage Container

10.210.7.1 Definition

Portable Storage Container: A container designed for temporary storage of personal property, usually delivered and removed by truck or trailer.

10.210.7.2 Permitted Locations and Duration

(a) Portable storage containers are permitted by right in all zoning districts.

10.210.7.3 Conditions

(a) Portable storage container size shall be no more than sixteen (16) feet long, no more than eight (8) feet high and no more than eight (8) feet wide.

(b) Only one (1) portable storage container may be on a property.

(c) Portable storage containers shall be placed on a hard surfaced area, such as a driveway.

(d) Portable storage containers may be placed on a property for no more than thirty (30) consecutive days and no more than sixty (60) days in a calendar year, and only in conjunction with moving and relocation activity.

(e) Portable storage containers require a permit from the Development Services Department. A placard will be issued that prominently shows the date of placement and removal.

10.210.8. Temporary Building

10.210.8.1 Definition

Temporary Building: A building or structure intended to provide basic shelter from the elements, usually fabricated away from the site where it is located, designed for placement where there is no permanent foundation, and intended for removal after a short time.

10.210.8.2 Permitted Locations and Duration

(a) Temporary buildings are subject to specific use permit review in all zoning districts.

(b) Temporary buildings may be used for one year. After one (1) year, the building shall be removed or replaced with a permanent structure, or the specific use permit approval shall be renewed for another year. Maximum duration of a temporary building is five (5) years. A temporary building cannot be replaced with another temporary building.

10.210.8.3 Conditions

(a) Temporary buildings are subject to setback, site planning, landscaping and parking standards in the underlying zoning district or applicable to the use, and shall meet all fire code requirements.

(b) Temporary buildings cannot be placed in front of a principal building.

(c) Temporary buildings providing classrooms for schools, places of worship and assembly, and similar institutions may be permitted only where those buildings are part of an approved site plan for future development of the site.

(d) Temporary building sites shall be reclaimed as close to its original condition as possible in thirty (30) days after temporary buildings are removed, if they are not replaced with a permanent structure.

10.211. Accessory Uses

10.211.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.211.2. Antenna, Radio Hobbyist

10.211.2.1 Definition

Antenna, Radio Hobbyist: Exterior transmitting or receiving device, and its support structure, used in telecommunications that radiates and captures radio signals on frequencies allocated by the Federal Communications Commission for amateur (ham) radio, Citizens Band (CB), and General Mobile Radio Service (GMRS) use; or captures radio signals as part of a hobby. This does not include roof mounted whip antennas or simple wire antennas not supported by a dedicated antenna tower.

10.211.2.2 Permitted Locations

(a) Radio hobbyist antenna towers below the maximum permitted height for freestanding structures, as specified by zoning district regulations, are conditionally permitted in all zoning districts.

(b) Radio hobbyist antenna towers above the maximum permitted height for freestanding structures, as specified by zoning district regulations, are subject to specific use permit review in all zoning districts.

10.211.2.3 Conditions

(a) Towers shall be placed outside the front yard, outside of required setback areas.

(b) Towers shall be set back a distance of at least fifty percent (50%) of its height from all property lines, and set back from other on- and off-site towers and supporting structures far enough so one tower does not strike another tower, support structure or overhead utilities if a tower or support structure fails.

(c) Antenna elements cannot overhang into required setbacks.

(d) Only one (1) amateur radio antenna tower is permitted on a property. Where the main use is an amateur radio club, more than one tower is permitted if space and setbacks permit.

(e) Builders of radio hobbyist antennas shall sign a hold harmless agreement, acknowledging the City is not responsible for enforcing covenants that restrict or prohibit amateur radio towers, and is not responsible for conflicts with covenants or property owner associations.

(f) Hobby radio operations shall conform to FCC rules. Externalities resulting from illegal radio operation that affect neighboring properties are considered a zoning violation and will also be reported to appropriate law enforcement and federal government agencies.

10.211.3. Antenna, Non-Residential Use

10.211.3.1 Definition

Antenna, Non-Residential Use: Exterior transmitting or receiving device, and its supporting structure, used in telecommunications that radiates and captures radio signals used in the day-to-day operation of a non-residential use such as a business, government agency, or other organization. This does not include wireless facilities, speculative towers leased to businesses and services located off-site, and broadcasting.

10.211.3.2 Permitted Locations

(a) Non-residential antennas, no more than fifteen (15) feet above the roofline of the dominant structure on a site, are conditionally permitted in N-2, N-2(H), CC, B, M and PR districts, subject to Development Services staff review and approval.

(b) Non-residential antennas from fifteen (15) feet above the roofline of the dominant structure to one hundred (100) feet tall, or fifteen (15) feet above the surrounding tree canopy, are subject to specific use permit review in N-2, N-2(H), CC, B and M districts.

10.211.3.3 Conditions

(a) Towers shall be placed outside the front yard, and outside of required setback areas.

(b) Towers shall be set back a distance of at least fifty percent (50%) of its height from all property lines, and set back from other on- and off-site towers and supporting structures far enough so one tower does not strike another tower, support structure or overhead utilities if a tower or support structure fails.

(c) Towers shall be self-supporting. Towers cannot be supported with guy wires.

(d) Antenna elements cannot overhang into required setbacks.

10.211.4. Donation Box

10.211.4.1 Definition

Donation Box: A container or structure located outside of an enclosed building, used for collection of charitable or for-profit donated items.

10.211.4.2 Permitted Locations

(a) Donation boxes are conditionally permitted in the N-2(H) district.

(b) Donation boxes are subject to specific use permit review in N-2, CC, B and PR districts. Specific use permit approval applies for two years.

(c) After two years, the donation drop-off box shall be removed, or the specific use permit approval renewed.

10.211.4.3 Conditions

(a) One donation box may be placed on a property.

(b) Donation boxes cannot obstruct pedestrian or vehicular circulation, nor be located in public rights-of-way, required building setbacks, landscape areas, areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other unsafe location.

(c) Donation boxes may have a capacity of no more than six (6) cubic yards (162 cubic feet), and a height of no more than six and a half (6.5) feet.

(d) Donation boxes shall be clearly marked with:

(1) The specific items and materials requested for donation;

(2) The name of the operator or owners of the donation container;

(3) A local telephone number where the owner, operator or agent of the owner or operator may be reached at any time, and;

(4) A notice stating that no items or materials may be left outside of the box.

(e) Donated items shall be collected and stored in the box. Donated items cannot be left outside of boxes. Donations not fully enclosed in a donation box are considered a zoning violation and public nuisance, with the donations and box subject to removal by the City at the owner's expense.

10.211.5. Drive-Through Facility

10.211.5.1 Definition

Drive-Through Facility: Element of a business where goods or services are passed through exterior windows or mechanical devices to patrons in queued motor vehicles.

10.211.5.2 Permitted Locations

(a) Drive-through facilities are permitted by right in the CC district.

(b) Drive-through facilities are subject to specific use permit review in the N-2(H) and PR districts.

10.211.5.3 Conditions

(a) Drive-through facilities shall be greater than one hundred (100) feet from a residential zoning district.

(b) Drive-through facilities are subject to additional regulations in Chapter 3.

10.211.6. Free-Standing Cisterns

10.211.6.1 Definition

Free-Standing Cisterns: A reservoir or tank for storing rainwater.

10.211.6.2 Permitted Locations

(a) Free-standing cisterns are permitted by right in N-2, CC, B and M districts.

(b) Fee-standing cisterns are conditionally permitted in AR, R-1, N-1, MU-1, MU-2 and PR districts.

(c) Free-standing cisterns are subject to specific use permit review in the N-2(H) district.

10.211.7. Home Occupation

10.211.7.1 Definition

Home Occupation: An occupation or business activity that results in a product or service for financial gain and is conducted in whole or part in the dwelling unit or accessory building and is clearly an accessory or incidental use and subordinate to the residential use of the dwelling unit. Home occupations do not include businesses conducted in designated live- work residence.

10.211.7.2 Permitted Locations

(a) Home occupations are permitted by right in AR, R-1, N-1, N-2, N-2(H), MU-1 and MU-2 districts.

(1) Home occupations permitted by right are limited to uses that are primarily office oriented, where the residential character of the home is unchanged. Types of businesses and professions typical of home occupations include, but are not limited to: art studio; home office for telecommuting; food catering; professional office; office for insurance or real estate sales; computer consulting and desktop publishing; tutoring; music instruction; limited mail order and Internet sales; counseling, and no more than one sales party per month.

(b) Prohibited Uses

Uses that could potentially alter the residential character of the surrounding neighborhood, and uses with a pronounced tendency to grow to where the residential character of a dwelling is compromised, are prohibited as home occupations. Types of businesses and professions typical of those prohibited for home occupations include, but are not limited to: barber and beauty services, machine shop; medical, dental or veterinary office; massage therapy (on-site); vehicle repair or body work; vehicle sales, vehicle storage; vehicle restoration; private schools with scheduled or organized classes; retail sales; restaurant; welding; undertaking; and boarding houses.

10.211.7.3 Conditions

(a) Area and Location

(1) Home occupations can occupy no more than two hundred (200) square feet or no more than ten percent (10%) of a dwelling floor area. Occasional meetings can exceed the floor area standards.

(2) Home occupations are prohibited in accessory buildings. Occupied accessory dwelling units are exempted.

(b) Employees

(1) Employees of home occupations are limited to people living in the dwelling.

(c) External Effects

(1) Noise, vibration, odor, glare, smoke, and other external effects cannot be detectable off-site.

(2) Changes to the residence exterior that detract from the residential character of the neighborhood are prohibited.

(3) Outdoor storage of goods and materials are prohibited.

(d) Parking and Traffic

(1) Parking shall be off-street, except for occasional meetings.

(2) Traffic cannot exceed that typical of a residential neighborhood.

(3) Truck pick-up and delivery is prohibited, except occasional service by parcel carriers serving residential customers in the area.

(e) Sales

(1) Only incidental sales of services and products are permitted. Sales between the proprietor and the public at the residence are prohibited, excluding occasional sales parties (one per month maximum).

(f) Signage and Advertising

(1) Signage identifying the home occupation is prohibited.

(g) Vehicles

(1) Heavy equipment and commercial vehicles cannot be stored on residential properties.

(h) Visitation

(1) Home occupations can have no more than four (4) business-related visitations a day. Monthly sales parties are exempted.

(2) Visitations are restricted to the hours between 6:00 AM and 9:00 PM only.

(3) Small items for repair cannot be dropped off or picked up.

(4) Advertising shall not publicize the address, which could attract people to the home and harm the residential character of the surrounding area.

10.211.8. Residential Accessory Structure

10.211.8.1 Definition

Residential Accessory Structure: Structures such as a shed, carport, or garage that is detached from and incidental to a residential host structure. This does not include accessory dwelling units.

10.211.8.2 Permitted Locations

(a) Residential accessory structures are permitted by right as an accessory use to a residential use in AR, R-1, N-1, N-2, N-2(H), MU-1 and MU-2 districts.

10.211.8.3 Conditions

(a) Residential accessory structures cannot be the primary structure on a lot.

(b) Accessory structures cannot have separate electrical meters or kitchen facilities.

(c) Accessory structures at least two hundred (200) square feet shall be designed so they are architecturally integrated with the host structure through, architectural elements, color, roof pitch and roofing materials.

10.211.9. Satellite Dish

10.211.9.1 Definition

Satellite Dish: Earth station antenna at least two (2) feet in diameter, used for satellite communication services.

10.211.9.2 Permitted Locations

(a) Satellite dishes no more than six (6) feet tall, and no more than ten (10) feet in diameter, used for audio and video reception and high-speed Internet access at residences, or day-to-day operation of a business or service on the property, are conditionally permitted in all zoning districts.

(b) Satellite dishes at least six (6) feet tall or at least ten (10) feet in diameter, used in day-to-day operation of a business or service on the property, are conditionally permitted in all zoning districts.

(c) These standards do not apply to small (no more than two (2) feet in diameter) DBS (Dish Network, DirecTV), satellite internet, and similar dishes.

10.211.9.3 Conditions

(a) Satellite dishes shall be placed outside of the front yard, and behind the front of the house or main building, at least ten (10) feet from interior and rear property lines.

(b) Structural bases of satellite dishes shall be screened from public view and from adjoining properties by walls, fences, buildings, and/or landscape at least six (6) feet high.

(c) Wires and cables connected to the dish or supporting structures shall be placed underground, except fires and cables flush with the surface of a building or the dish structure.

(d) Satellite dishes cannot have advertising or highly reflective surfaces that are visible from adjacent properties or the public right-of-way.

10.211.10. Swimming Pool

10.211.10.1 Definition

Swimming Pool: Manmade water body designed for swimming and bathing. This does not include wading pools (no more than thirty (30) inches deep), spas and hot tubs, or pool sales.

10.211.10.2 Permitted Locations

(a) Swimming pools shall not encroach into any easements.

(b) Swimming pools are permitted by right as an accessory use in AR, R-1, N-1, N-2, N-2(H), B, M, MU-2 and PR districts and by special use permit in the CC district.

10.211.10.3 Conditions

(a) Swimming pool areas shall be enclosed by a screen or a fence four (4) to six (6) feet tall. Gates leading to the pool area from the street or adjacent properties shall be self-latching to prevent uncontrolled access.

10.211.11. Vending Machine (Outdoor)

10.211.11.1 Definition

Vending Machine (Outdoor): Machine with a footprint of at least four (4) square feet located outside of an enclosed building, which dispenses products stored in the machine by insertion of cash, credit or debit card, tokens, or similar objects. This does not include newspaper boxes.

10.211.11.2 Permitted Locations

(a) Vending machines are permitted by right in N-2, N-2(H), CC, B and M districts.

(b) Vending machines located inside an enclosed building are not regulated by this section.

10.211.11.3 Conditions

(a) One vending machine per five thousand (5,000) square feet of host structure GFA is permitted on a site, with a maximum of ten (10) vending machines for a property.

(b) Vending machines cannot obstruct pedestrian or vehicular circulation, or be located in public rights-of-way, required building setbacks, landscape areas, areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other locations that may be unsafe or create a condition detrimental to surrounding land uses and developments.

(c) Vending machines shall be at least one hundred (100) feet from residential zoning districts. Vending machines on sites next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments cannot have audible alerts or messages, and shall be positioned so illuminated parts face away from residential and lodging uses.

(d) Illumination and electronic displays for a vending machine shall be static, with no animation or intermittent lighting, intentional or not.

10.211.12. Wind Energy System

10.211.12.1 Definition

Wind Energy System: A wind-driven turbine (whether roof or tower mounted), and associated control or conversion electronics for the purpose of providing electrical power to a privately owned lot or parcel.

10.211.12.2 Permitted Locations

(a) Wind energy systems are permitted by right in B and M districts.

(b) Wind energy systems are conditionally permitted in AR, R-1, N-1. N-2, N-2(H), CC, MU-1, MU-2 and PR districts.

10.211.13. Wireless Facility

Those most likely to refer to wireless facility are zoning and leasing consultants and RF engineers representing wireless service providers. Most other land use standards are not germane to their site selection process. For ease of reference and reproduction, the design criteria for wireless facilities are included here instead of the use specific design rules in Section 10.305.

10.211.13.1 Intent

To accommodate wireless communication needs of Hutto residents, businesses and visitors, while protecting the City's public health, safety, general welfare and visual environment, these standards for wireless facilities are established to:

(a) Enhance the ability to provide wireless services to City residents, businesses and visitors.

(b) Protect the City's environmental resources and visual environment from the potential adverse visual effects of wireless facility development, through careful design and siting standards.

(c) Reduce the number of towers needed to provide communications services, by requiring placement of new facilities on existing structures wherever possible, and requiring co-location of wireless providers on existing and new towers.

(d) Use performance standards and incentives to promote the location of wireless facilities on concealed structures and existing buildings and towers.

10.211.13.2 Definitions

(a) *Wireless Facility, Attached:* Wireless facility incorporating an antenna mounted on an existing building, silo, smokestack, water tower, utility or power pole, or support structure other than an antenna tower.

(b) *Wireless Facility, Concealed:* Wireless facility incorporating an antenna with a support structure that screens or camouflages the presence of antennas and/or towers from public view, in a way appropriate to the site's context and surrounding environment including, but not limited to, manmade trees, clock towers, flagpoles, light structures, steeples, and similar objects.

(c) *Wireless Facility, Freestanding:* Equipment, physical plant and area of the property and/or building used to provide wireless services, including cables and wires, conduits, pedestals, antennas, towers, concealed structures, electronic devices, equipment buildings and cabinets, landscaping, fencing and screening, and parking areas. Also known as a cellular tower, cell site, or CMRS facility.

10.211.13.3 Permitted Locations

(a) Attached Facilities

Attached wireless facilities are permitted or considered as follows:

(1) Wireless equipment attached to or mounted on an existing building or structure (or later similar replacement structure) is permitted by right in the N-2, CC, B, and M districts, subject to design review and approval by Development Services staff.

(2) Wireless equipment attached to or mounted on an existing building or structure (or substantially similar replacement structure) is subject to specific use permit review in AR, R-1, N-1, N-2(H), MU-1, MU-2 and PR districts.

(3) Wireless equipment on residential buildings with less than four dwelling units is prohibited.

(b) Concealed Facilities

Concealed facilities are permitted or considered as follows:

(1) Concealed facilities no more than forty (40) feet high are permitted by right, subject to design review and approval by Development Services staff, in N-2, N-2(H), CC, B, and M districts.

(2) Concealed facilities no more than forty (40) feet. high at schools, places of worship, amenity centers, community facilities and other sites not primarily occupied by residential uses are subject to specific use permit review in AR, R-1, N-1, MU-1, MU-2 and PR districts.

(c) Freestanding Facilities

Freestanding wireless facilities are permitted as follows:

(1) Freestanding wireless facilities are subject to specific use permit review in CC, B, M, and PR districts.

(2) Towers thirty-five (35) feet to one hundred (100) feet tall shall be separated from existing towers by at least two thousand five hundred (2,500) feet. Towers greater than one hundred (100) feet tall shall be separated from existing towers by at least three thousand five hundred (3,500) feet.

10.211.13.4 Conditions: Preferred Facility Types

(1) Order of preference for new permanent wireless facilities, from most preferred to least preferred, is:

(2) Co-location on existing tower or broadcast antenna towers (if not technically possible, then);

(3) Attached antennas (if not technically possible, then);

(4) Concealed/stealth antennas

(b) Freestanding antenna structures that are not concealed or “stealthed” are permitted only when no other viable options are available for the free standing facility.

10.211.13.5 Conditions: Co-Location

(a) Cooperation

(1) Wireless providers shall cooperate in good faith to achieve collocation of wireless facilities and equipment with other wireless providers.

(2) Wireless providers cannot act to exclude other providers from co-locating on the same building, structure or location when co-location is structurally, technically and otherwise possible.

(b) Provisions for Co-Location at New Facilities

(1) Freestanding wireless antenna support structures and facilities at least thirty-five (35) feet tall shall be designed to accommodate two or more carriers.

10.211.13.6 Conditions: Design

(a) Setbacks

(1) Freestanding wireless antenna towers shall be set back a minimum distance of three(3) times the tower height from limited access highways and major and minor arterials. Otherwise, freestanding wireless antenna

towers shall be set back a distance equal to or more than the structure height from property lines.

(2) Ground mounted equipment setback standards are the same as for buildings in the underlying zoning district.

(b) Facility Design

(1) Wireless facilities shall be consistent with the surrounding built environment (planned or existing) considering exterior materials, roof form, scale, mass, color, texture and character. Facilities shall also be compatible with the surrounding natural environment considering landforms, topography, and other natural features.

(2) If a facility is an accessory use to an existing use, the facility shall be constructed from materials equal to or better than the materials of the principal use.

(c) Attached Antenna Design

(1) Building mounted antennae shall be mounted flush as possible to the host structure, without projecting above the parapet.

(2) Roof mounted antennae may be no more than ten (10) feet over the building height, and may exceed the maximum building height requirement in the underlying zoning district. Roof mounted antennae shall be placed as close to the center of the roof as possible.

(3) Building and roof mounted antennae and supporting structures shall be placed, painted and/or screened to be architecturally and visually compatible with the host structure, and integrated into the architectural details of the building as much as possible.

(d) Freestanding Antenna Design

(1) Wireless towers, structures and equipment shall be painted or coated with muted earth colors that provide camouflage and blend with the surrounding built and natural environment.

(2) Guyed towers are prohibited.

(e) Equipment Building and Cabinet Design

(1) Equipment buildings and screening walls shall be compatible with the surrounding built environment, considering exterior materials, roof form, scale, mass, color, texture and character.

(2) Equipment buildings and screening walls shall be constructed with materials that are equal to or better than the materials of the principal use.

(3) Equipment cabinets shall be placed, painted and/or screened to be architecturally and visually compatible with the surrounding built and natural environment.

(f) Screening and Landscaping

(1) Screening and landscaping appropriate to the context of the site and in harmony with the character of the surrounding environment is required when part of a facility is visible from a public right-of-way or adjacent properties.

(2) Landscaping shall form a dense cluster at the base of the facility or screening wall. Trees spaced thirty (30) feet apart shall be planted along the street of facilities that front on a public street.

(g) Lighting

(1) Antenna structures cannot be artificially lighted unless required by the FAA or other state or federal agency.

(2) Beacons shall be used instead of strobe lights if aviation-related safety lighting is required.

(3) Security lighting may be mounted no more than twenty (20) feet high and shall be directed toward the ground to reduce light pollution, prevent offsite light spillage, and avoid illuminating the tower.

(h) Noise

(1) Equipment cannot generate noise that may be heard beyond the site. Exceptions are generators used in emergencies where the regular power supply for a facility is temporarily interrupted, air conditioners, and noise made during regular maintenance.

10.211.13.7 Conditions: Abandonment

(a) Wireless facilities are considered abandoned if they are unused by all providers at the facility for one hundred eighty (180) consecutive days.

(b) Development Services staff may request documentation about tower or antenna usage from the facility owner.

(c) When abandoned, the facility owner shall reuse the facility in ninety (90) days, transfer the facility to another owner who will reuse it, or dismantle and remove the facility.

(d) If the facility remains ninety (90) days after abandonment, the City may remove it at the facility and/or property owner’s expense. If the facility is removed, City approval of the facility will expire.

10.211.13.8 Conditions: Information Disclosure

(a) Wireless providers shall meet with Development Services staff at their request to give information about the proposed system design. Information will not be recorded and is treated as a confidential trade secret.

(b) Development Services staff may share non-confidential information with other interested parties seeking to place wireless facilities in the City, to promote co-location and co-development of facilities.

10.212. General Performance Standards

10.212.1. General

Permitted uses shall conform in operation, location, and construction to general performance standards and use-specific performance standards. Standards in this section supplement related local (Code of Ordinances), state and federal standards.

10.212.2. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.212.3. Electrical and Radio Frequency Disturbance

Uses cannot create electrical or radio frequency disturbance that adversely affects the operation of electrical and electronic equipment in the vicinity.

10.212.4. Flammable and Explosive Materials

10.212.4.1 Manufacture and Storage of Explosive Materials

(a) Uses involving manufacture or storage of compounds or products that decompose by detonation are prohibited.

(b) Chlorates, nitrates, perchlorates, phosphorus, and similar substances and compounds in small quantities for use by industry, school laboratories, pharmacists or wholesalers may be permitted when approved by the Williamson County Emergency Services District #3 / Hutto Fire Rescue.

10.212.4.2 Storage of Flammable Materials

Storage and use of flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents, and petroleum products are permitted only when the storage or use conforms to Williamson County Emergency Services District #3 / Hutto Fire Rescue standards.

10.212.5. Hazardous and Waste Materials

Storage, use and handling of hazardous substances (as defined by the National Fire Protection Association Guide or successor publication) and/or waste, or the storage and disposal of solid, liquid, gaseous and/or sanitary waste, is prohibited.

10.212.6. Lighting and Glare

10.212.6.1 Outdoor Lighting

Outdoor lighting shall conform to lighting design standards in Section 10.308.

10.212.6.2 Glare

Uses cannot produce intense glare or direct illumination across the bounding property line. Glare or light cannot be so intense that it creates a nuisance or detracts from the use and enjoyment of nearby properties.

10.212.7. Noise

Noise nuisances shall be governed per the City of Hutto Code of Ordinances Chapter 14, Division 2, Article 14.03 Noise.

10.212.8. Odor

10.212.8.1 Offensive and Unhealthy Odors

Uses generating odors of an intensity and character detrimental to the health, safety, welfare or comfort of the public shall be removed, stopped, or modified to remove the odor. The odors shall be reasonably prevented when perceptible at the property line.

10.212.8.2 Restaurants and Food Service

Cooking odor shall be removed to the maximum extent possible using best available ventilation technology.

10.212.9. Outdoor Storage and Display

10.212.9.1 General Items and Equipment

General outdoor storage of equipment, machinery, building materials, shipping containers, pallets and similar materials is permitted only in the B district, and shall be screened in conformance to fence design standards in Section 10.307.

10.212.9.2 General Outdoor Storage Areas

Areas used for general outdoor storage as an accessory use to a commercial or industrial use shall be screened in conformance to fence design standards in Section 10.307.

10.212.9.3 Junk

Outdoor storage of junk is prohibited.

10.212.9.4 Off-Site Storage

Outdoor storage and display of items not related to a business on the property is permitted only in the B district, screened in conformance to fence design standards in Section 10.307.

10.212.9.5 Recreational Vehicles and Boat Storage

(a) Storage areas for resident-owned recreational vehicles and boats may be designated in residential developments either during the initial review of the development, or later considered subject to specific use permit review. Storage areas shall be owned and maintained by a homeowners association.

(b) Otherwise, off-site storage of recreational vehicles and boats is permitted only in the B district on a parcel approved for vehicle storage use in Section 10.208.11.

10.212.9.6 Trash Enclosures

Storage areas, solid waste dumpsters, trash compactors and large items for solid waste pick-up shall be screened in conformance to architecture and fence design standards in Chapter 3.

10.212.9.7 Vehicles for Sale

(a) Outdoor display of vehicles for sale or rent, at sites approved for that use, shall conform to the following standards.

(b) Vehicles cannot be displayed or stored in the public right-of-way, private access roads or drive aisles.

(c) Vehicles cannot be displayed or stored in landscape areas or buffers.

(d) Vehicles cannot be displayed or stored on elevated pads, ramps, or similar structures.

(e) Only automobiles, vans, light trucks, and sport utility vehicles with a gross vehicle weight of less than seven thousand five hundred (7,500) pounds intended for sale or rental to the general consumer market may be parked in the row closest to the public right-of-way. Vehicles in the parking row closest to the public right-of- way cannot display attention-getting displays and devices normally not found on vehicles owned by the general public.

(f) Inventory parking cannot cause the amount of parking available for customers, employees and general loading to decrease below the minimum amount required by Section 10.304.9.

(g) Inventory shall be screened from adjacent residential properties in conformance to fence design standards in Section 10.307. Inventory cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties.

10.212.9.8 Vehicles to be Repaired

(a) Vehicles storage for repair is permitted only on parcels approved for minor and major vehicle repair businesses.

(b) Vehicles stored for repair, and related parts, shall be placed in an area inside the building envelope, screened in conformance to fence design standards in Section 10.307.

(c) Vehicles and parts cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties or the closest rights-of-way.

(d) Vehicles and parts shall be set back at least twenty (20) feet from adjacent residential properties.

(e) Ten or less wrecked or inoperable vehicles may be stored outdoors at a major vehicle repair businesses, for active restoration projects or customer repair work. Wrecked or inoperable vehicles shall be stored inside screened areas per Section 10.307.

10.212.9.9 Other Products for Sale

(a) Outdoor sales of items not described above shall conform to the following standards.

(b) Outdoor display of items normally produced or sold in the principal structure on the property is permitted during business hours only.

(c) Inventory cannot be displayed between the principal structure and the public right-of-way, except an area ten (10) feet of the front of the building and twenty (20) feet on both sides of the entrance. Exceptions are landscaping materials, nursery stock, sidewalk sales and street fairs, farmer's markets, Christmas tree sales, and garage sales.

(d) Inventory cannot be displayed or stored in landscape areas or buffers; in the public right-of-way or on private access roads; or on elevated pads, ramps and similar structures.

(e) Inventory shall be screened from adjacent residential properties in conformance to fence design standards in Section 10.307. Inventory cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties.

(f) Inventory shall be set back at least twenty (20) feet from adjacent residential properties.

10.212.9.10 Large Items

Large items shall be presented and stored in a way that minimizes their visual impact. Extending vertical elements of man lifts, cranes, truck mounted cement pumps and similar equipment shall be kept lowered. Large items may be subject to specific use permit review.

10.212.9.11 Expected Uses

Screening standards do not apply to working farm equipment used on an operating farm, or construction equipment, vehicles, building materials and field offices for use on the property while a building permit is in effect for construction.

10.212.10. Smoke and Particulate Matter

10.212.10.1 Air Pollution

Uses cannot discharge across the lot lines fly ash, dust, smoke, vapors, noxious, toxic or corrosive matter, or other air pollutants in a concentration that is detrimental to health, animals, vegetation or property, or conflicts with public air quality standards as set by the Texas Commission on Environmental Quality and Texas Open Burning Act.

10.212.10.2 Fugitive Dust

Uses generating fugitive dust and particulate matter shall be conducted so dust and particulates are not transported across the bounding property line in concentrations of four grains per one thousand (1,000) cubic feet of air or more.

10.212.10.3 Gases

Uses cannot emit gas that is injurious or destructive, harmful to person or property, or explosive.

10.212.11. Traffic Impact

Development Services or Public Works staff may require a traffic study for proposals for development projected to generate at least one hundred (100) peak hour vehicle trips. When a traffic impact study is required, the type and scope of the study will be decided during a pre-application meeting with Development Services and Public Works staff. Representatives from other agencies and departments may also be involved.

10.212.12. Toxic and Noxious Matter

Maximum concentration of toxic or noxious matter across a bounding property line is ten percent (10%) of the threshold limit for an industrial worker as determined by state or federal standards, whichever is stricter.

10.212.13. Vibration

Uses cannot generate earth borne vibration limits at the bounding property line that would be detectable without the aid of instruments.

Chapter 4. Subdivision Regulations

10.401. Intent

The subdivision standards are intended to, but are not limited to the following:

(a) Promote the public health, safety and general welfare of the residents of the city and its extraterritorial jurisdiction.

(b) Standardize the procedure and requirements for developing property and submitting plans for review and approval.

(c) Establish reasonable standards of design and procedures for subdivisions, to further the orderly layout and beneficial use of land, and to ensure proper legal descriptions and documenting of subdivided land.

(d) Establish adequate and accurate records of land subdivision.

(e) Protect the character and the social and economic stability of all parts of the city, and to encourage orderly and beneficial development of all parts of the community.

(f) Promote efficient land use by preventing overcrowding and unsustainable scattered development that would injure health, safety or the general welfare due to the lack of water supplies, sanitary sewer, drainage, transportation or other public services, or excessive expenditure of public funds for those services.

(g) Provide the best possible design for each parcel being subdivided.

(h) Create a highly connected transportation system to provide choices for pedestrians, bicyclists, public transit passengers, and drivers; promote walking, bicycling and public transit; connect neighborhoods to each other and to local destinations such as schools, parks, and shopping centers; reduce vehicle miles of travel and travel times; improve air quality; reduce emergency response times; increase effectiveness of municipal service delivery; and free up arterial capacity to better serve regional and long distance travel needs.

(i) Ensure that public infrastructure are available and will have a sufficient capacity to serve the proposed subdivision and areas reasonably anticipated to be served by those infrastructures.

(j) Provide open space through the most efficient design and layout of the land, including use of average density in providing for minimum width and area of lots, while preserving the density of land as established in this code and applicable plans.

(k) Provide the cost of improvements at minimum to meet City standards that primarily benefit the parcel being developed is borne by the owner or developers of the tract.

10.402. Applicability and Exceptions

10.402.1. Exceptions

The provisions of this section cannot be applied to land in the extraterritorial jurisdiction of the city in any way regulating:

(a) Cemeteries complying with all state and local regulations;

(b) Division of land created by order of a court of competent jurisdiction;

(c) Division of an existing legal lot caused by acquisition by the city, county, or state when the acquisition is in the best interest of the public health, safety and welfare. Resulting parcel(s) are considered legal lot(s) for development purposes on acquisition;

(d) Division of land exempted from platting requirements by Texas Local Government Code Section 212;

(e) Use of any building or parcel for any lawful purpose;

(f) Bulk, density or number of buildings on a parcel;

(g) Intensity of development on a parcel; and

(h) Number of dwelling units that can be built on a parcel.

10.403. Lot Division and Adjustment Process

10.403.1. Applicability

This section applies to the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.403.2. General Requirements for Plats

Zoning Requirements

(a) A property zoned within the City Limits that is being proposed for platting, subdivision, or developments shall be properly zoned by the City prior to the submission of a development application. The proposed development layout or subdivision shown on the proposed plat shall be in conformance with all standards listed in the zoning ordinance, these subdivision regulations, or any active development agreements.

(b) Noncompliance with the requirements of the specific zoning district in which the subject property is located, or lack of proper zoning, constitute grounds for denial of a development application.

(c) Any development application submitted for approval shall be in accordance with the City's zoning ordinance if the property is located within the City Limits. Development applications for properties within the City Limits or extraterritorial

jurisdiction shall be in accordance with Hutto SOAR 2040, including all adopted water, sewer, storm drainage, future land use, park, recreation, open space, and thoroughfare plans.

(d) All plats shall be prepared by a registered professional land surveyor (RPLS) and Professional Engineer (PE).

(e) Conveying land to adjacent property owners through quitclaim deeds without approval via a formal subdivision review process is prohibited.

10.403.3. Classification of Subdivisions

Prior to a plat relating to any tract of land being recorded with the county clerk, the property owner shall apply for and secure approval of the plat by the Director of Development Services, in accordance with the procedures listed within these subdivision regulations.

10.403.3.1 Major Subdivision

10.403.3.1.1. Applicability

A major subdivision permits the division of a parcel into four or more lots and/or tracts plus the extension of public infrastructure. The major subdivision process may be used to subdivide legal lots if the subdivision is not eligible for the short form subdivision process.

10.403.3.1.2. Criteria and Process

The major subdivision process and review criteria are described in Section 10.802.12. Submittal material requirements and internal review procedure is determined by Development Services staff and will be consistently applied for all similar projects.

10.403.3.2 Minor Plat

10.403.3.2.1. Applicability

A short form subdivision provides for the timely review of proposed land division that does not discernibly impact surrounding properties, environmental resources, city character or public infrastructure. The short form subdivision process may be used for the following land divisions:

(a) Division of existing legal uses with separate utilities, except nonconforming billboards. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.

(b) Division of an unplatted parcel into four lots or less, with no new improvements and are in conformance to the Mobility Master Plan and Trails Master Plan, may qualify for the short form subdivision process. Any further subdivision shall be approved through the major subdivision process.

(c) Divisions of land for schools, public infrastructure, open space, or other public uses.

10.403.3.2.2. Criteria and Process

The short form subdivision process and review criteria are described in Section 10.802.14. Submittal material requirements and internal review procedure is determined by Development Services staff and will be consistently applied for all similar projects.

10.403.4. Easement and Right-of-Way Vacation

10.403.4.1 Applicability

Right-of-way vacation permits the vacation of rights-of-way and easements that are no longer needed. Subject to review criteria, the City Engineer may grant a right-of-way or easement vacation for any right-of-way or easement of record where the city has jurisdiction and or the right-of-way vacation results in a new lot configuration, and also requires an amended plat.

10.403.4.2 Criteria and Process

The right-of-way vacation process and review criteria are described in Section 10.802.11. Submittal material requirements and internal review procedure is determined by Development Services staff and will be consistently apply for all similar projects.

10.404. Plat Types

10.404.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.404.2. Preliminary Plat

10.404.2.1 Purpose

A preliminary plat provides detailed graphic information and associated text showing property boundaries, easements, land use, streets, utilities, drainage, and other information required to evaluate proposed subdivisions of land as determined by Development Service Staff. The preliminary plat includes the location of required by this article and other applicable city ordinances, codes and policies. Preliminary plats cannot be recorded at the county clerks office.

10.404.2.2 Applicability

A preliminary plat is required for all major subdivisions prior to the construction of public improvements. If a preliminary plat is omitted, a final plat shall be required in conformance with section 10.404.3.

10.404.2.3 Generally

The applicant shall prepare a preliminary plat which shall include a utility layout and plans for the construction of the subdivision and all associated public improvements, together with other supplementary materials as required by these subdivision regulations or by the City.

10.404.2.4 Preliminary Plat Contents, Generally

The Director of Development Services may establish – not inconsistent with this article – forms and standards with regard to the content, format, and graphics for conveyance plats. The proposed conveyance plat shall show information as specified on a form or packet provided by the Planning Department.

10.404.2.5 Approval, Generally

Approval of the preliminary plat by the Planning and Zoning Commission shall be deemed general approval of the street and lot layout shown on the preliminary plat and shall not constitute acceptance or approval of the final plat or issuance of a permit .

10.404.2.6 Criteria and Process

The Director of Development Services may establish - not inconsistent with this article - forms and mandatory standards with regard to the content, format, and graphics for preliminary plats. The applicant shall file for approval of a preliminary plat, which conforms substantially with the preliminary site plan, or conveyance plat submitted by the applicant. The plat shall be prepared by or under the supervision of a registered public surveyor and or professional engineer in the state and shall bear his/her seal, signature, and date on each sheet. The payment of all applicable fees shall be required at the time of submission of application.

10.404.2.6.1. Application Process

(a) Pre-application meeting

Before preparing and applying for the preliminary plat, the applicant may schedule an appointment to meet with planning and engineering staff, parks and recreation department, public works department and emergency services district (fire department) as needed. The purpose of this meeting is to review the proposed development and its impacts on the surrounding area as well as discuss the procedures for approval of the plat and the requirements for the layout of new streets, street improvements, and the availability of city services; and to discuss application submittal procedures and requirements.

(b) Timing of Public Improvements

(1) After approval of:

(A) The preliminary plat by the Planning and Zoning Commission;

(B) Construction/engineering plans by the City Engineer; and

(C) Following procurement of all applicable permits from other appropriate agencies (such as TxDOT, railroad authorities, TCEQ, U.S. Army Corps of Engineers, FEMA and/or Williamson and/or Travis County), the applicant shall cause a contractor(s) to install or construct the public improvements in accordance with the approved plans and the city's design standards and at the applicant's expense.

(c) Approval Procedure

A preliminary plat meeting all the requirements of the city shall be approved by the Planning and Zoning Commission. Preliminary plats shall be approved provided they comply with all appropriate ordinances and Hutto SOAR 2040. The Planning and Zoning Commission shall approve, conditionally approve, or deny a preliminary plat no later than thirty (30) calendar days, not to include holiday days, following the official submission date. If the Planning and Zoning Commission fails to approve or deny the application within thirty (30) calendar

days, not to include holiday days, following the official submission date, the preliminary plat shall be deemed approved.

(d) Conditional Approval or Denial Procedure

If the preliminary plat application is conditionally approved or denied, the Director of Development Services, as authorized by the Planning and Zoning Commission, shall provide a written explanation of the reason for denial. The applicant may provide a written response that satisfies each condition for the conditional approval or remedies each reason for denial on the official submittal date. The Planning and Zoning Commission shall determine whether to approve or disapprove the previously conditionally approved or denied plat within 15 calendar days of receipt of the applicant's written response.

(e) Appeal Procedure

An applicant has the right to appeal the denial of a plat by the Planning and Zoning Commission to Hutto City Council.

(f) Effect of Approval

(1) Approval of a preliminary plat by the Planning and Zoning Commission constitutes authorization for the City Engineer to release construction plans subject to his/her final approval and for the City Engineer to authorize for the property owner to commence grading of the site and construction of such public improvements. Approval of a preliminary plat also authorizes the property owner, upon fulfillment of all requirements and conditions of approval, to submit for approval an application for final plat approval. Upon release of the construction plans, the City Engineer may, upon request of the applicant, issue a certificate indicating the construction plans have been released and construction of the improvement is thereafter authorized. Additional certificates may be issued by the City Engineer authorizing the construction of private utilities on a phased schedule. The certificate shall read as follows:

"The preliminary plat for (insert name of the subdivision or addition) as approved by the City of Hutto Planning and Zoning Commission on (insert date of approval) is authorized for use with engineering plans for the construction of public improvements as approved by the City Engineer. A final plat shall be approved by the Director of Development Services upon the completion of all public improvements or the provision of a subdivision improvement agreement under the terms of the subdivision ordinance and submission of a final plat in compliance with section 10.404.3 of the subdivision ordinance of the City of Hutto"

(g) Lapse of Preliminary Plat Approval

The approval of a preliminary plat shall be effective for a period of two (2) years following the date that the preliminary plat is approved by the Planning and Zoning Commission, at the end of which time the applicant shall have submitted and received approval for a final plat.

10.404.2.6.2. Standards for Approval

No preliminary plat shall be approved unless the following standards have been met:

(a) The plat substantially conforms with the approved concept plan, preliminary site plan, or conveyance plat.

(b) The construction plans have been reviewed by the city engineer.

(c) Provision for installation and dedication of public improvements has been made.

(d) The plat conforms to applicable zoning and other regulations.

(e) The plat meets all other requirements of these regulations.

10.404.2.6.3. Construction Plan Procedure and Requirements

(a) General Application Requirements

Construction plans shall be prepared by or under the supervision of a professional engineer or architect registered in the state as required by state law governing such professions. Plans submitted for review to the City shall be dated and bear the responsible professional engineer's or architect's name, serial number and the designation of "engineer," "professional engineer," or "P.E." or "architect" and an appropriate stamp (affixed seal) and a statement near the engineer's or architect's identification, stating that the documents are for preliminary review and are not intended for construction. Final plans acceptable to the City shall bear the affixed seal and signature of the professional engineer or architect and the date signed on all sheets of the plans. Public works construction in streets, alleys, or easements that will be maintained by the city shall be designed by a professional engineer registered in the state.

(b) Construction Plans

The applicant shall submit the required number of sets of the complete construction plans that have been approved by the City Engineer for all streets, alleys (if any), storm sewers and drainage structures, water and sanitary sewer facilities, screening and retaining walls, landscaping, and irrigation, and any other required public improvements for the area covered by the preliminary plat. Construction plans shall be in conformance with the design standards and with the requirements set forth within these subdivision regulations. The construction plans shall also contain any plans deemed necessary to show or document compliance with any other applicable codes and ordinances of the City that are related to development of a land parcel. The construction plans shall show information as specified on an application form or packet provided by the City Engineer.

(c) Construction Plan Review Procedure

Copies of the construction plans, and the required number of copies of the plan shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls, permanent BMPs, and other special features. All materials

specified shall conform to the engineering construction standards of the City. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made and space for the City Engineer to sign off on each approved revision. The City Engineer will release the plans for construction, after approval of the preliminary plat by the commission and payment of all inspection fees. Upon such release, each contractor shall maintain one set of approved plans, stamped with City release, on the project at all times during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.

(d) Failure to Commence Construction

If construction has not commenced within one (1) year after approval of the plans, resubmittal of plans may be required by the City Engineer for meeting current standards and engineering requirements.

10.404.2.6.4. Revisions to Approved Preliminary Plat

(a) Minor revisions to the preliminary plat are commonly required before the final plat is approved. Such minor revisions may include slight enlargement or shifting of easements or lot lines, addition of private or franchise utility easements, correction of bearings or distances, correction of minor labeling errors, addition of erroneously omitted informational items and labels, reduction of proposed lots, reduction of proposed development density, etc., and such revisions may be delineated on the final plat without having to reapprove the preliminary plat. Whether or not revisions are "minor" in nature shall be determined by the Director of Development Services and/or City Engineer.

(b) Major revisions, if required, such as obvious reconfiguration of lot lines or easements, relocation of driveways or access easements or fire lanes, any modification to the perimeter or boundary of the property, and relocation or addition or deletion of any public improvement (including corresponding easement), shall necessitate resubmission and reapproval of the plat as a "revised preliminary plat". The procedures for such reapproval shall be the same as for a preliminary plat. If an application for a revised preliminary plat expires due to failure to submit a complete application, or if the revised preliminary plat is complete, and considered by the Planning and Zoning Commission and is denied, the previously submitted preliminary plat(s) shall also be deemed to have been denied thus necessitating submission of a new application governed by the regulations, rules and other laws in effect at the time of the submission of the new application.

10.404.2.7 Preliminary Plat Procedure Flow Chart



10.404.3. Final Plat

10.404.3.1 Purpose

A final plat provides detailed graphic information and associated text showing property boundaries, easements, streets, utilities, drainage, and other information required for the maintenance of public records of the subdivision of land. Final plats are recorded and used as a plat of record, subject to the regulations in this chapter.

A final plat shall be in accordance with the preliminary plat, as approved, and shall incorporate all applicable conditions, changes, directions, and additions imposed by the Director of Development Services and City Engineer upon the preliminary plat. The final plat shall not be submitted prior to approval of the preliminary plat (when required).

10.404.3.2 Criteria and Process

Only final plat applications that include the required data, completed application form, submission fee, number of copies of the plat, record drawings, approved engineering construction plans, and other required information will be considered complete, shall be accepted for filing by the city, and shall be approved or disapproved by the Director of Development Services. Incomplete final plat applications will not be accepted for filing and will not be approved by the Director until the proper information is provided to city staff.

10.404.3.2.1. Information Required Upon or With a Final Plat

The Director of Development Services may establish - not inconsistent with this article - forms and standards with regard to the content, format, and graphics for final plats. The proposed final plat shall show information as specified on a form or packet provided by the Development Services Department.

10.404.3.2.2. Standards for Final Plat Approval

(a) The plat substantially conforms with the approved preliminary plat, as revised if revisions were a necessary condition for approval, and other studies and plans, as applicable; and

(b) The plat and accompanying documents conform to these subdivision regulations, Hutto SOAR 2040, and applicable zoning, subdivision and any other applicable codes or ordinances of the City that are related to development of a land parcel.

(c) Required public improvements have been constructed and are ready to be accepted, and/or an improvement agreement has been accepted by the City, providing for the subsequent completion of improvements.

(d) Provision has been made for adequate public facilities under the terms of this ordinance.

10.404.3.2.3. Timing of Public Improvements

(a) When all of the public improvements have been constructed and a request is made for acceptance of same by the city, the City Engineer shall confirm that the public improvements have been completed in accordance with the approved plans and specifications and with all applicable city standards and regulations, and shall confirm receipt by the city of the required maintenance bond. In determining compliance, the City Engineer shall obtain from the

applicant: one sealed set of "as-built" or "record drawing" and a digital copy of all plans (in a format as determined by the City Engineer); a signed letter bearing sealed certification by the design engineer confirming the contractors' compliance with these subdivision regulations, and with all city construction standards set forth in the design standards and other applicable city design documents; and certification signed by the property owner before a notary that all dedications required for the public improvements have been fully conveyed. After said materials are received, and the City Engineer confirms compliance as set forth above, the City Engineer shall inform the City Manager of same and the City Manager shall receive and accept for the city the title, use, and maintenance of the public improvements.

(b) City Staff shall require that all public improvements be installed, offered for dedication, and ready for acceptance by the city prior to the approval of the final plat by the Director of Development Services and signing of the final plat.

10.404.3.2.4. Approval Procedure

A final plat meeting all of the requirements of the city and all conditions of the approved preliminary plat shall be approved by the Director of Development Services. Final plats shall be approved provided they comply with all appropriate ordinances and Hutto SOAR 2040. The Director of Development Services shall approve, conditionally approve, or deny a final plat no later than thirty (30) calendar days following the official submission date. If denied, the Director of Development Services shall provide written explanation of the reason for denial. If the Director of Development Services fails to approve or deny the application within thirty (30) calendar days following the official submission date, the final plat shall be deemed approved.

10.404.3.2.5. Conditional Approval or Denial Procedure

If the final plat application is conditionally approved or denied, the Director of Development Services shall provide written explanation of the reason for denial. The applicant may provide a written response that satisfies each condition for the conditional approval or remedies each reason for denial. The Director of Development Services shall determine whether to approve or disapprove the previously conditionally approved or denied plat within fifteen (15) days of receipt of the applicant’s written response.

10.404.3.2.6. Appeal Procedure

An applicant has the right to appeal the denial of a plat by the Director of Development Services to the Planning and Zoning Commission.

10.404.3.2.7. Effect of Approval and Acceptance of Improvements

As soon as is practical after the final plat has been approved by the City for recordation, the Director of Development Services or designee shall direct the applicant to file the final plat to be recorded with the county clerk. No conveyance or sale of any portion or lot of the property may occur until after the final plat is approved by the Director of Development Services and duly recorded by the applicant. It is the applicant's responsibility to confirm that the final plat has been duly recorded, and an applicant's failure to confirm same is at the applicant's sole risk.

10.404.3.2.8. Revisions to Approved Final Plat Prior to Filing at the County

(a) Minor revisions to the final plat are occasionally required before the final plat is recorded. Such minor revisions may include slight enlargement or shifting of easements or lot lines, addition of private or franchise utility easements, correction of bearings or distances, correction of minor labeling errors, addition of erroneously omitted informational items and labels, etc., and such revisions may occur on the record without having to reapprove the final plat. Whether or not revisions are "minor" in nature shall be determined by the Director of Development Services and/or City Engineer.

(b) Major revisions, such as obvious corrections or reconfiguration of lot lines or easements, relocation of driveways or access easements or fire lanes, any modification to the perimeter or boundary of the property, and relocation or addition or deletion of any public improvements (including corresponding easement), shall necessitate resubmission and reapproval of the plat as a "revised final plat" unless otherwise approved by the director of development services, as applicable. The procedures for such reapproval shall be the same as for a final plat. If an application for a revised final plat expires due to failure to submit a complete application, or if the revised final plat is complete, and considered by the Director and is denied, the previously submitted final plat and any preliminary plat(s) shall also be deemed to have been denied thus necessitating submission of a new application governed by the regulations, rules and other laws in effect at the time of the submission of the new application.

(c) Subsequent to final plat approval by the Director, the applicant shall return signed and notarized copies of the final plat, as approved, along with any other required documents and fees necessary for filing the plat with the county clerk, to the planning department within forty-five (45) calendar days following approval, in accordance with requirements established by the City; or if construction of any public improvement is required prior to the filing of a final plat, the owner or developer shall return signed and notarized copies of the final plat, as approved, along with any other required documents and fees necessary to the planning department before said public improvements will be accepted by the City and before said final plat will be recorded with the county clerk.

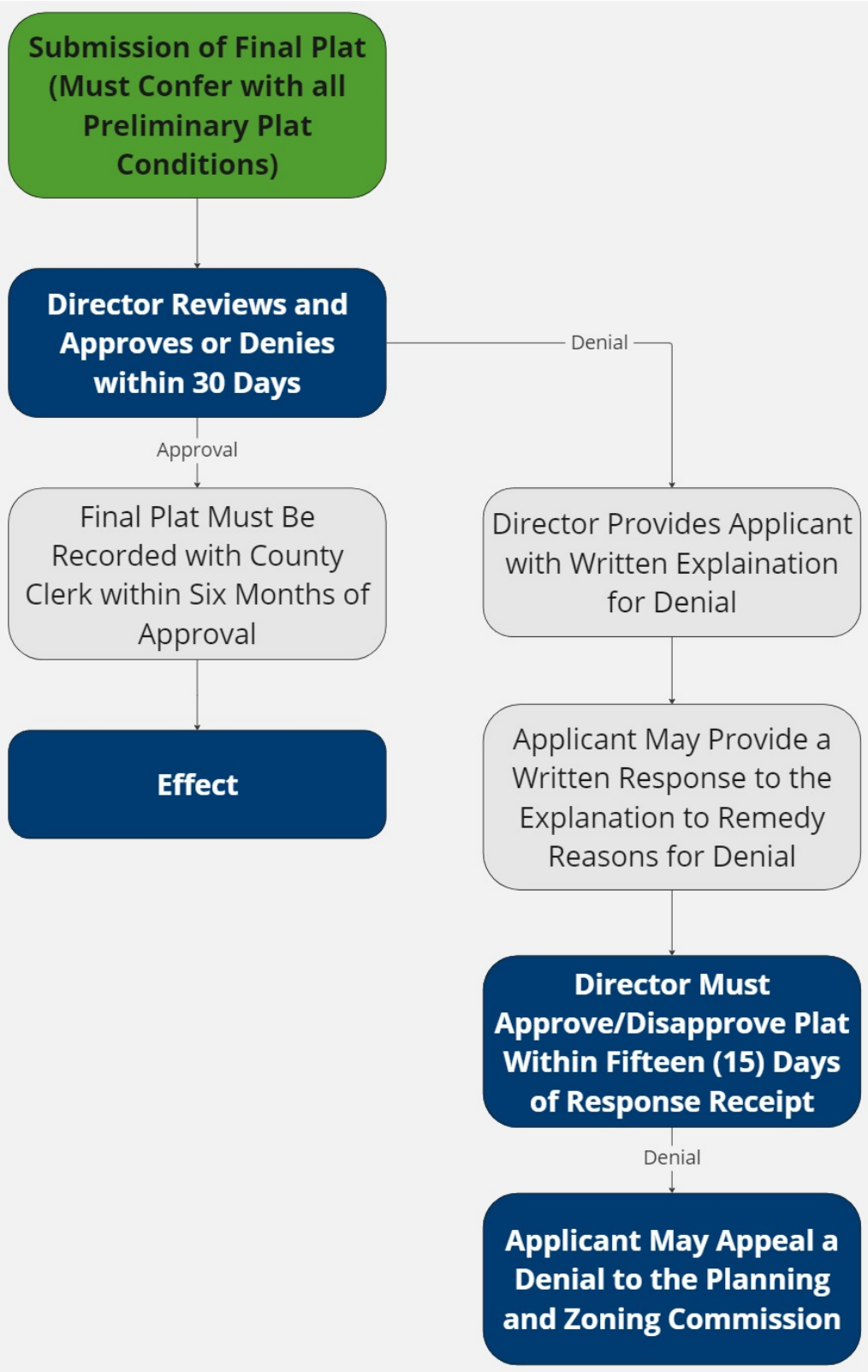
(d) All easements shall be included on the final plat, including the recording information for those easements that are filed or recorded as separate instruments, as required by utility companies and the City prior to filing the final plat.

10.404.3.2.9. Lapse of Final Plat Approval

The approval of a final plat shall be effective for a period of six (6) months following the date that the final plat is approved by the Director of Development Services, at the end of which time the applicant shall have recorded the final plat with the county clerk. If the applicant has not met the requirements for recording of the final plat with the county clerk within six (6) months, the final plat approval shall be null and void, and the applicant shall be required to submit a new plat for review subject to the then existing zoning restrictions and subdivision regulations.

No certificate of occupancy or change of occupancy permit will be allowed for the property until the applicant has recorded the final plat with the county clerk.

10.404.3.3 Final Plat Approval Process Flowchart



10.404.4. Replatting

10.404.4.1 Applicability

Unless otherwise expressly provided for herein, a property owner who proposes to replat any portion of an already approved and filed final plat, other than to amend or vacate the plat, shall first obtain approval for the replat under the same standards and by the same procedures prescribed for the final platting of land by these subdivision regulations. All improvements shall be constructed in accordance with the same requirements as for a construction or final plat, as provided herein.

10.404.4.2 Replatting Without Vacating Preceding Plat

A replat of a final plat or portion of a final plat may be recorded and is controlling over the preceding plat without vacation of that final plat if the replat:

(a) Is signed and acknowledged by only the owners of the property being replatted;

(b) Is approved by the Director of Development Services;

(c) Does not amend or remove any covenants or restrictions previously incorporated in the final plat.

10.404.4.3 Notification Requirements for a Replat

Need to add – Do we need this if staff approval?

10.404.4.4 Adding or Deleting Lots

Any replat that adds or deletes lots shall include the original subdivision and lot boundaries. If a replat is submitted for only a portion of a previously platted subdivision, the replat shall reference the previous subdivision name and recording information and shall state on the replat the specific lots which have changed along with a detailed "purpose for replat" statement.

10.404.4.5 Vacation of Plat

If the previous plat is vacated as prescribed in section 212.013 of the Texas Local Government Code, as amended, and as provided in section 10.404.8 of this article, a replat would not be required for the area vacated. It would, instead, be submitted as a new subdivision plat and reviewed accordingly.

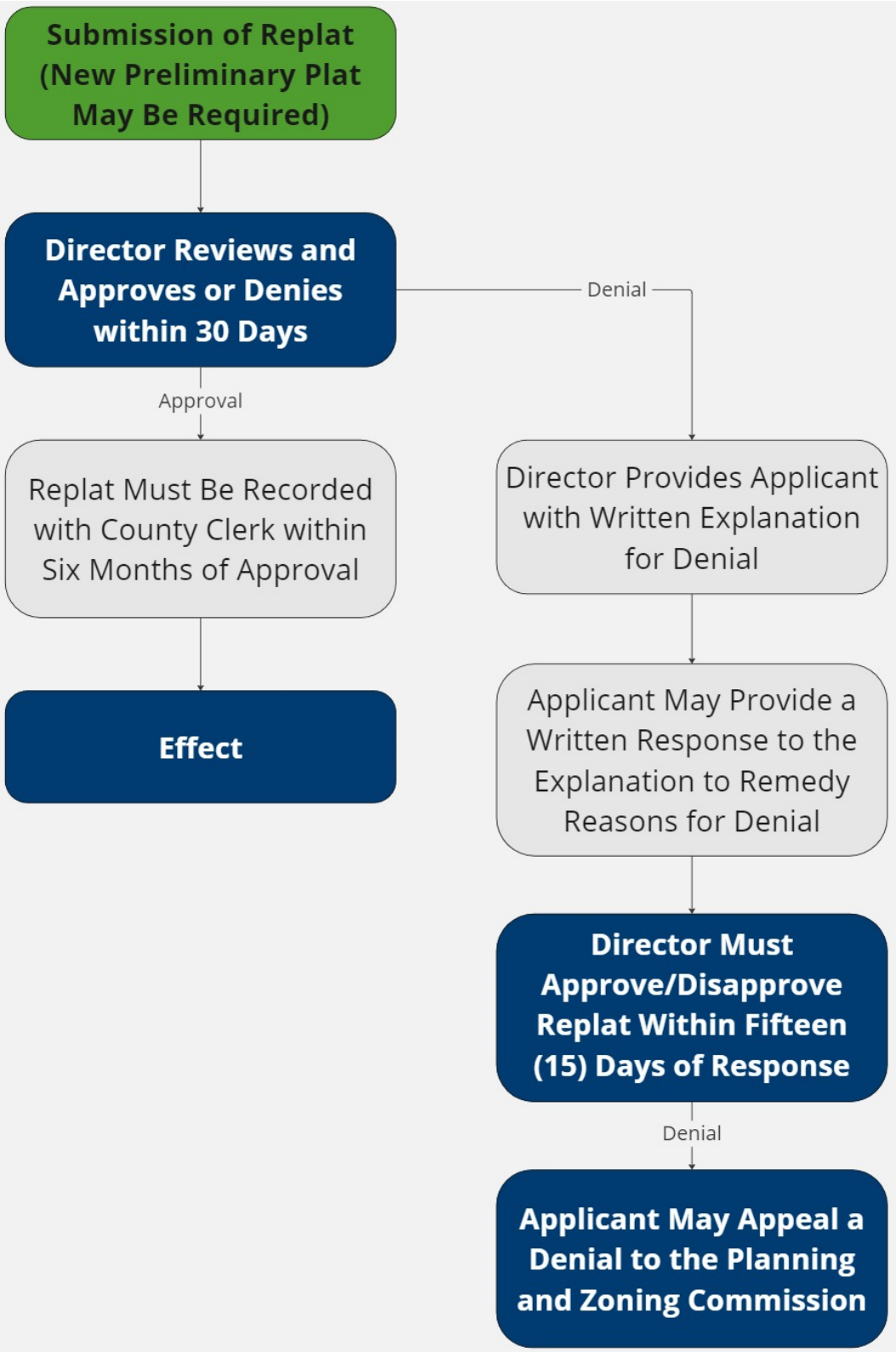
10.404.4.6 Approval, Denial, and Conditional Procedures

The application for a replat shall be submitted to the City in the same manner as a final plat, and shall be approved, conditionally approved, or denied by the commission and in a similar manner as a final plat.

10.404.4.7 Conditions

The Director of Development Services may impose such conditions on the approval of the replat as are necessary to ensure compliance with the standards of approval.

10.404.4.8 Replat Approval Process Flowchart



10.404.5. Amended Plat

10.404.5.1 Applicability

The amended plat process may be used for the following in the city and its extraterritorial jurisdiction:

(a) Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.

(b) Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.

(c) Correct an error or omission on an approved plat.

(d) Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.

(e) Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.

(f) Correct an error in courses and distances of lot lines between two adjacent lots if:

(1) Both lot owners join in the application for amending the plat;

(2) Neither lot is abolished;

(3) The amendment does not attempt to remove or modify recorded covenants or restrictions or easements;

(4) The amendment does not have a material adverse effect on the property rights of the owners in the plat; and

(5) Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement.

10.404.5.2 Criteria and Process

10.404.5.2.1. Application Process

A copy of all application materials for an amended plat shall be simultaneously submitted to the Director of Development Services for review in the same manner as for a final plat, or the application shall be deemed incomplete.

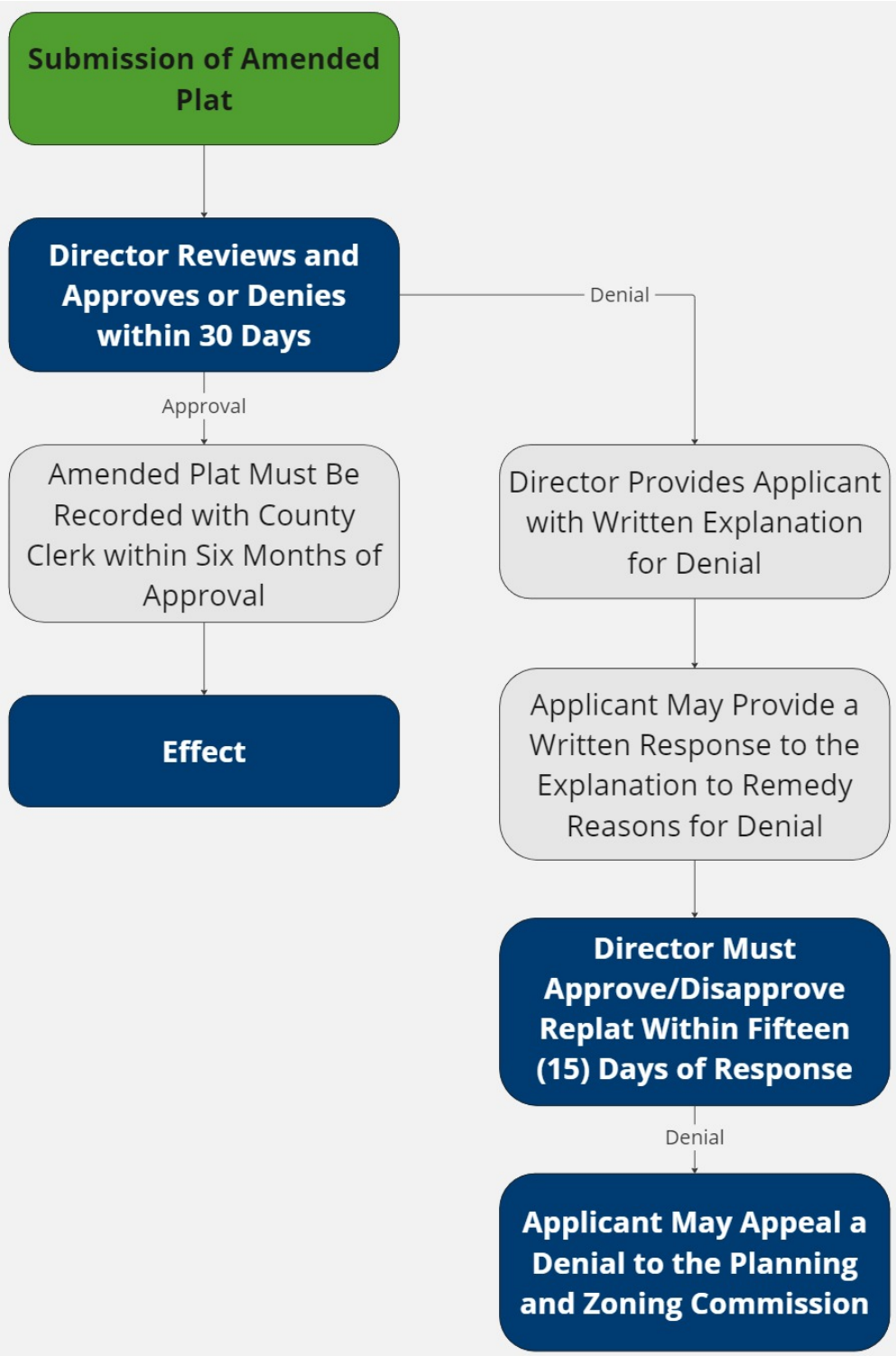
10.404.5.2.2. Approval, Denial, and Conditional Procedures

The application for an amended plat shall be submitted to the City in the same manner as a final plat, and shall be approved, conditionally approved, or denied by the Director and in a similar manner as a final plat.

10.404.5.2.3. Conditions

The Director of Development Services may impose such conditions on the approval of the amended plat as are necessary to ensure compliance with the standards of approval.

10.404.5.3 Amended Plat Approval Process Flow Chart



10.404.6. Plat Vacation

10.404.6.1 Applicability

Plat vacation provides for the vacation of an entire subdivision plat if development will not occur consistent with the approved plat.

10.404.6.1.1. Plat Vacation by Property Owner

The property owner of the tract covered by a plat may vacate, upon approval by the Director of Development Services, the plat at any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

10.404.6.1.2. Plat Vacation by all Lot Owners

If some or all of the lots covered by the plat have been sold, the plat, or any part of the plat, may be vacated on the application of all the owners of lots in the plat with approval obtained in the manner prescribed for the original plat.

10.404.6.1.3. City Initiated Plat Vacation

(a) General Conditions

The Director of Development Services, prior to a review of the application, may vacate the plat of an approved or recorded subdivision or addition when:

(1) Construction on the improvements required for the development have not been completed within two years following the date the plat was approved by the City;

(2) No lots within the approved plat have been sold within five (5) years following the date that the plat was approved by the City;

(3) The property owner has not completed the required improvements (see Section 10.405.1) and the City is unable to obtain funds with which to complete construction of public improvements, except that the vacation shall apply only to lots owned by property owner or its successor; or

(4) The plat has been of record for more than five years and the City determines that the further sale of lots within the subdivision or addition presents a threat to public health, safety or welfare, except that the vacation shall apply only to lots owned by the property owner or its successors.

10.404.6.2 Criteria

The Director of Development Services shall approve the petition for vacation on such terms and conditions as are in accordance with section 212.013 of the Texas Local Government Code (as amended), and as are reasonable to protect the public health, safety, and welfare. As a condition of vacation of the plat, the Director may direct the petitioners to prepare and seek approval of a revised final plat in accordance with these subdivision regulations such that the property is not without a plat.

10.404.6.3 Effect of Action

On the execution and recording of the vacating instrument, the vacated plat shall have no effect. Regardless of the commission's action on the petition, the property owner will have no right to a refund of any monies, fees, or charges paid to the city nor to the return of any property or consideration dedicated or delivered to the city except as may have previously been agreed to by the commission.

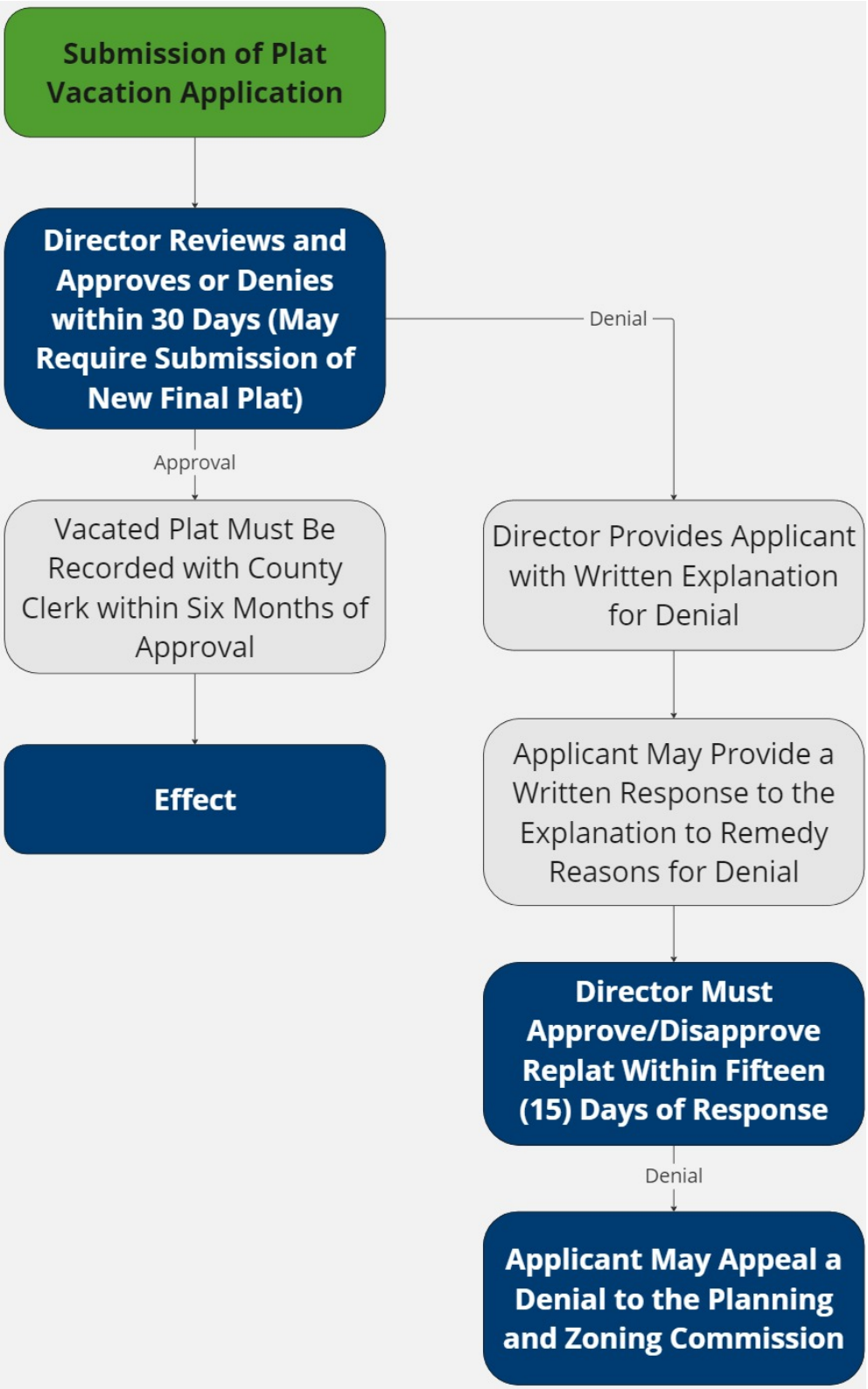
10.404.6.4 Approval, Denial, and Conditional Procedures

The application for a vacated plat shall be submitted to the City in the same manner as a final plat, and shall be approved, conditionally approved, or denied by the Director and in a similar manner as a final plat.

10.404.6.5 Conditions

The Director of Development Services may impose such conditions on the approval of the vacated plat as are necessary to ensure compliance with the standards of approval.

10.404.6.6 Plat Vacation Approval Process Flow Chart



10.405. General Provisions

10.405.1. Required Improvements

10.405.1.1 Required Features

The developer or applicant shall make all of the following improvements.

(a) Dedicate right-of-way necessary to achieve the width required by applicable, funded transportation-related plans for streets adjoining the property.

(b) Reserve, but not dedicate, right-of-way for controlled access highways.

(c) Pave and install curbs and gutters along streets adjoining the property.

(d) Install sidewalks and pedestrian pathways.

(e) Install street signs.

(f) Install street lighting.

(g) Install development perimeter walls, if walls are required.

(h) For residential development, provide open space and recreational facilities.

(i) Install all utilities underground.

(j) Landscaping, drainage, fire protection, etc.

10.405.1.2 Developer Responsibility

The developer shall construct or provide all applicable public improvements required by this chapter. All improvements which the developer is required to make shall be made at the developer's expense without reimbursement by the City, except as provided otherwise in this UDC. The City may contract with a developer to construct public improvements relating to the development in accordance with Chapter 212, Subchapter C of the Texas Local Government Code, as amended.

10.405.2. Timing and Inspection of Improvements

Unless otherwise stated, a subdivider developer cannot begin construction activities in the city's jurisdiction, including clearing and/or rough grading, before first obtaining all city approvals required by this chapter.

10.405.3. Phasing Plan Requirements

Proposals for projects to be developed in multiple phases shall meet all the following requirements unless otherwise approved by the Development Services Director.

(a) If requested in the original application, a major subdivision may be considered for approval for phased development.

(b) Phasing plans shall be included in the first submittal and are reviewed by Development Services staff and/or other city staff and evaluated as part of the overall development plan.

(c) Each phase of a development needs to be "stand-alone" for utilities, fire protection, streets and stormwater management. Phase lines shall follow reasonable and logical boundaries, such as terminating at intersections or following topographical breaks.

(d) Phases shall be created so each phase consists of at least 15% of the total number of lots in a development.

(e) Phases shall be constructed in the approved manner to ensure orderly and planned development.

(f) Phases shall be planned to ensure the efficient construction of adjacent future phases (phases immediately next to the subject phase, sharing a common boundary line), and to ensure that phased development is contiguous.

(g) Lot numbers shall not be duplicated in different phases of the same subdivision.

(h) Each proposed phase shall, at a minimum, include the transportation, utility, and other public/private infrastructure shown on the proposed phasing plans, so each phase is independent of later phases.

(i) Right-of-way and/or easements for public infrastructure servicing the respective phase shall be recorded with the first plat.

(j) Water and sewer extension permit applications for each individual phase of the project are required after plan approval.

(k) Lots located in the Extraterritorial Jurisdiction shall be a minimum of one (1) acre in size.

(l) Lots located in the Extraterritorial Jurisdiction established for special purposes such as common area, open space, parkland, floodplain, drainage, utilities or other similar facilities shall be uniquely named and are not required to meet the minimum lot size.

10.405.4. Construction Plans Submission

10.405.4.1 Submittal

Subdivision improvement construction plans shall be submitted for review and approval by the City Engineer for all development for which public improvements are required.

10.405.4.2 Developer Shall Retain Engineer

The developer shall retain the services of an engineer registered in the state of Texas, whose seal shall be placed on the subdivision improvement construction plans in accordance with the Texas Engineering Practice Act. The engineer shall be responsible for the services described in City Standards. The services performed by the engineer shall be as designated in the latest edition of the “Manual of Professional Practice – General Engineering Services,” published by the Texas Society of Professional Engineers, and shall include both design and inspection as defined in this code.

10.405.4.3 Submittal Content

Except as provided in this code, after preliminary plat approval, subdivision improvement construction plans may be submitted to the City Engineer for approval. The subdivision improvement construction plans submittal shall include all of the information specified in the development application.

10.405.4.4 State Review

All subdivision improvement construction plans shall comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and the Americans with Disabilities Act of 1990, as amended. The developer shall submit applicable portions of the subdivision improvement construction plans to TDLR for review. Upon the completion of construction, the developer shall request inspection of all pedestrian facilities by the TDLR and pay all necessary fees. The City will not accept the public improvements until the developer provides evidence that the plans have been reviewed and approved by TDLR and that payment of the required inspection fees has been made.

10.405.4.5 Expiration of Approval of Subdivision Improvement Construction Plans

The subdivision improvement construction plans will expire two (2) years from the date of approval by the City Engineer if construction has not commenced. Even after construction has commenced, the approved subdivision improvement construction plans will expire three (3) years from the date of approval. If approved subdivision improvement construction plans expire, the plans shall be resubmitted for review and approval to ensure compliance with the current design and construction standards.

10.405.4.6 Pre-Construction Conference

After the approval of the subdivision improvement construction plans, a pre-construction conference shall be required to commence construction of the public improvements. The conference shall be held with the City Engineer and include the following persons: developer, developer's contractor, developer's engineer, and other parties as determined by the City Engineer.

10.405.5. Construction of Public Improvements

10.405.5.1 Requirement

All public improvements required by these regulations shall be installed and constructed by the developer or his successors in title within two (2) years from the approval of the subdivision improvement construction plans. All improvements shall conform with the provisions of this code and approved plans.

10.405.5.2 Failure to Complete Improvements

Where public improvements are not completely installed and constructed within two (2) years, the City may do the following:

(a) Exercise any other rights available under the law.

10.405.5.3 Sidewalk Construction

(a) Sidewalks for Single-Family, Two-Family, and Single Unit Townhouse Lots

Except as provided by the Engineering Design Manual, a developer shall install sidewalks on the public street frontage of single-family lots, on the rear of double frontage lots, on the side of a corner lot, and where shown on the subdivision improvement construction plans.

(b) Sidewalks for Multi-Unit Townhouse, Multifamily, and Non-Residential lots

A developer shall install sidewalks for multi-unit townhouse, multifamily, and non-residential lots that abut a public street and where shown on the subdivision improvement construction plans. A subdivision shall not be

accepted until the sidewalk has been constructed in accordance with the regulations of this code and has been inspected and approved by the City Engineer.

(c) Deferment of Sidewalk Construction

Sidewalks shall be installed in accordance with this section except under the following circumstances, as determined by the City Engineer:

(1) Where the existing cross-section of street makes immediate construction of a sidewalk impractical;

(2) Where a non-residential subdivision abutting an existing street is isolated from any other sidewalk by a distance of twice the frontage of the subdivision; or

(3) Where construction or reconstruction of the road where a sidewalk is to be placed is imminent and the sidewalk would be destroyed if constructed.

The City may require a cash payment by the developer in lieu of construction of the sidewalk if the Planning and Zoning Commission determines that the sidewalk should not be built within the three (3) year period of the construction plans. The cash payment shall equal the cost of constructing and installing the sidewalk at the time of acceptance of the public improvements. The developer shall pay the cash payment prior to the acceptance of the public improvements by the City.

(d) State Review

All sidewalks shall comply with the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation (TDLR) and/or with the Americans with Disabilities Act of 1990, as amended, whichever is more restrictive. The developer shall submit its sidewalk plans to TDLR for review and, upon completion of its construction, for inspection. The City will not accept public improvements until the developer provides evidence that the sidewalk plans have been reviewed and approved by TDLR. The developer is responsible for all fees associated with the State plan review and inspection and shall submit to the City evidence of payment of all required inspection fees.

10.405.5.4 Benchmarks

(a) Designation

A permanent benchmark shall be designated with each addition or subdivision. Benchmarks shall be located on public property in a location acceptable to the City Engineer. Benchmarks are considered public improvements and shall consist of a brass disk, approved by the City Engineer, set in a concrete structure of such mass and dimensions and constructed on an unyielding foundation that, in the opinion of the City Engineer, will ensure the integrity of the benchmark.

(b) Installation

Prior to the acceptance of the public improvements, benchmarks shall be installed by the developer. The elevation, horizontal datum, and description of each benchmark installed shall be certified by a surveyor and submitted to the City Engineer. In the event that public improvements are not required, benchmarks shall still be installed by the developer and the certification and description provided to the City Engineer prior to plat recordation.

(c) Modification

The City Engineer may modify the benchmark requirement if he/she determines one of the following:

(1) The requirement would create needless redundancy of benchmarking because of an established public benchmark exists in the immediate vicinity, is readily accessible, and will not be removed or made inaccessible by construction associated with the addition or subdivision;

(2) The requirement creates undue hardship on the developer;

(3) There is no feasible opportunity to install a brass disk in a suitable structure. In this case, the City Engineer may approve a permanent benchmark established in conformance with generally accepted surveying and engineering practices; or

(4) Lack of development within the subdivision or addition.

10.405.6. Restrictions on Certificate of Occupancy

City staff cannot issue certificates of occupancy for development until staff certifies the developer or subdivider has installed all improvements in conformance to the requirements of this section and the approved final plat and construction drawings. All improvements shall be functional and under the warranty period for maintenance.

10.405.7. Construction Traffic and Alternative Routes

Construction traffic from the development of new subdivisions and/or site plans shall be required to use a reasonable alternative route until seventy-five percent (75%) of the total certificates of occupancy are issued in the new development boundary as identified with the associated subdivision/site plan. If no reasonable alternative route exists, existing public streets may be used as approved by the City Engineer (e.g., infill projects).

10.405.8. Street Signs

Street name signs conforming to city design standards shall be placed at street intersections. The subdivider or developer shall install the signs before the city accepts the required improvements. Street signs are included in improvements where fiscal surety may be submitted instead of completed improvements. The subdivider or developer is required to replace or repair street signs that are damaged during construction.

10.405.9. Street Lights

The property owner or developer shall install street lighting along proposed public and/or private streets, streets, and along existing streets adjoining the property. Development Services and Public

works staff approve street light location and design. Illumination shall conform to lighting regulations in Division B of the Hutto Engineering Design Manual. The subdivider or developer is required to replace or repair lights that are damaged during construction.

10.406. Assurance for Improvement Completion

10.406.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.406.2. Improvements of Surety Instrument Before Final Plat

On approval of a final plat by City Council, but before recording, the applicant shall:

(a) Construct all improvements as required by this chapter, and provide a surety instrument guaranteeing their maintenance as required in this code; or

(b) Provide a surety instrument in accordance with this UDC guaranteeing construction of all improvements required by this article and in this code and other applicable regulations.

10.406.3. Completion of Improvements

Before the final plat is recorded, the developer shall:

(a) Complete all improvements required by this article according to the approved construction plans and subject to the City Engineer's approval and the City's acceptance, except as provided for within this UDC.

(b) Construct all sidewalks in common areas and at street corners as shown on the approved final plat and according to the City's regulations or the City's standard details and specifications. Sidewalks shall be constructed and approved for each lot before a certificate of occupancy is issued.

10.406.4. Fiscal Security

A developer shall post fiscal security with the City prior to a request for recordation of the final plat if the public improvements have not been accepted by the City and provided that the subdivision improvement construction plans have been approved by the City Engineer.

10.406.4.1 Amount

The amount of fiscal security posted by the developer shall equal the estimated cost plus ten percent to complete the public improvements that have not been accepted. The developer's engineer shall provide the City Engineer with a sealed opinion of the probable cost for his approval.

10.406.4.2 Types

(a) A developer is required to post the following as fiscal security:

(1) A performance bond;

(2) A payment bond.

(b) A developer may also post the following as fiscal security:

(1) A letter of credit, approved by the City Attorney.

10.406.4.3 Return of Fiscal Security

The City shall return the fiscal security to the developer when the City accepts the public improvements.

10.406.4.4 Expenditures of Fiscal Security

The City may draw on the fiscal security and pay the cost of completing the public improvements if it determines that the developer has breached the obligations secured by the fiscal security or the three (3) year time period for the installation of the required public improvements has expired. The City shall refund the balance of the fiscal security, if any, to the developer. The developer shall be liable for the cost that exceeds the amount of fiscal security, if any.

10.406.5. Inspection and Acceptance

10.406.5.1 Entry and Inspection

(a) The City Engineer and other City employees shall have the right to enter upon the construction site for the purpose of conducting inspections. The City Engineer shall conduct inspections of the public improvements during construction to ensure general conformity with plans and specifications as accepted. If the City Engineer finds, upon inspection, that any of the public improvements have not been constructed in accordance with City ordinances, then the developer shall be responsible for making the necessary changes to ensure compliance.

(b) Upon completion of the public improvements, the developer shall arrange with the City Engineer for a final inspection to determine that the public improvements have been installed in conformity with the approved subdivision improvement construction plans. The developer shall pay all necessary inspection fees prior to the acceptance of the public improvements by the City.

10.406.5.2 Request Acceptance of Improvements

Upon completion of the construction of the public improvements, the developer shall request that the City accept the improvements for maintenance. Concurrent with the request for acceptance of the public improvements for maintenance, the developer shall submit all information required for acceptance of improvements specified in the development application.

10.406.6. Maintenance of Improvements

The developer shall be responsible for the maintenance and repair of all public improvements for two (2) years after acceptance of said public improvements by the City. Prior to acceptance of improvements by the City pursuant to Section 10.406.5, a two (2) year maintenance guarantee, in favor of the City, shall be provided by the developer by means of a warranty bond, subject to approval of the City.

10.407. Construction Standards

10.407.1. Applicability

This section applies to the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.407.2. General

Construction for streets and drainage shall conform to the City of Hutto Standard Details and Divisions B and E of the Hutto Engineering Design Manual.

Construction standards and specifications for electrical and gas utilities shall be in conformance with the standards of the approved utility provider.

10.408. Lot Configuration

10.408.1. Applicability

This section applies to the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.408.2. Lots

10.408.2.1 General Standards

(a) Size, shape, and location of lots shall be established considering topographic conditions, contemplated uses, and the character of the surrounding area.

(b) Lot sizes and building setback lines shall conform to the minimum lot area, minimum lot width, and minimum yard standards required in the underlying zoning district.

(c) Lots that front on more than one street other than corner lots, resulting in the need for a large development perimeter wall facility, shall be minimal or avoided.

(d) Side lot lines shall be substantially at right angles or radial to street alignments.

(e) Residential lots that back up to parks or schools shall be minimal or avoided.

10.408.2.2 Lot Width

Lot width at the street right-of-way line at the end of a cul-de-sac or the outside of a sharp curve shall be at least twenty (20) feet to accommodate driveways, drainage facilities, and utilities.

10.408.2.3 Lot Shape

(a) Lots shall be as rectangular as practicable. Sharp angles between lot lines shall be avoided.

(b) Width to depth ratio of lots for single household and two household dwelling developments shall be at least one (1) to three (3), as determined by the smallest rectangle enclosing the extreme limits of the lot.

10.408.2.4 Lot Numbering (Not Address Numbering)

(a) Lots shall be numbered consecutively in each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner approved on a preliminary plat.

(b) Blocks shall be numbered consecutively in the overall plat and/or sections of an overall plat as recorded.

(c) Required lot sizes, dimensions, and building envelopes are in Section 10.203 for all zoning districts.

10.409. Easements

Easements shall be dedicated for dry and wet utilities, drainage ways, and access paths where necessary, and may be required across parts of lots (including side lines) if in the opinion of the city, they are needed.

10.409.1. Utility Easements

All easements shall be dedicated to the City and their locations shall be clearly denoted on plat documents.

(a) Uniform and continuous easements shall be provided along lot lines for utility services. The City may approve a location other than along a lot line.

(b) Easements for water, sewer, and storm sewer lines shall be defined by the Hutto Engineering Design Manual.

(c) Other utility easements (for other than water, sewer and storm sewer lines) shall be a minimum of five feet in width abutting the street lot lines and at least three feet in width when abutting interior lot lines.

(d) Utility easements shall be located where they will not prevent tree planting in tree lawns.

10.409.2. Emergency Access Easements

Emergency access easements shall be defined by the local fire code as amended. Emergency access easements shall not be divided by lot lines.

10.410. Parkland and Open Space Dedication

10.410.1. Intent

This subsection is intended to ensure the City has enough parkland to meet the recreational needs of its residents.

10.410.2. Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes

10.410.3. Applicability: Overview of Requirements

(a) A subdivider or developer of land for residential or non-residential purposes shall provide for Parkland Dedication or pay a Fee in Lieu of Parkland Dedication and pay Parkland Development Fees for public park and/or open space development.

(b) A portion of land may meet the Parkland Dedication requirements if recommended by the Hutto Parks and Recreation Department based on the requirements of Section 10.410 and conformity with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan, as may be amended (hereinafter referred to as the "Parks Master Plan" for purposes of Section 10.410).

(c) The parkland dedications and improvements required by Section 10.410 shall be installed, or the Fee in Lieu of and Parkland Development Fees paid, before the approval of the final plat for a subdivision, in conformance to the standards of Section 10.410.

10.410.4. Parkland Dedication

10.410.4.1 Parkland Dedication Plan

(a) A Parkland Dedication Plan shall be approved prior to the preliminary plat review and/or site plan development. The proposed parkland shall be shown on the preliminary plat and final plat and be included in the dedication statement.

(b) A Parkland Dedication Plan shall meet the following requirements:

(1) Proposed parkland shall meet the land requirements of Section 10.410.4.2 and shall be a minimum of 15 acres.

(2) Proposed parkland will meet the requirements and guidelines of Section 10.410.5 and the Parks Master Plan, as amended.

(3) The Parkland Dedication Plan shall be approved by the Parks and Recreation Director or designated agents at the conceptual plan stage and approved by the Parks Advisory Board and Parks and Recreation Director prior to the preliminary plat stage and/or site plan development.

10.410.4.2 Parkland dedication; land requirements

(a) A subdivider or developer shall dedicate a minimum of at least one thousand (1,000) square feet of parkland for each single household lot or proposed number of dwelling units or pay a Fee in Lieu of Parkland Dedication.

(b) If an area is replatted before construction of the development, or the number of anticipated lots or dwelling units increases, the subdivider or developer shall adjust the Parkland Dedication or pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees to provide for the change in lots or dwelling units.

10.410.5. Nature of Proposed Parkland

10.410.5.1 Land eligibility for proposed parkland

(a) In addition to the requirements of Section 10.410, the following subsections provide the criteria by which the Parks and Recreation Department and Parks Advisory Board will determine acceptance of a Park Dedication Plan.

(b) The following is broken into two categories to determine land eligibility. Ineligible land may be dedicated for parkland, but ineligible land cannot be counted towards the minimum necessary to meet Parkland Dedication requirements. The Parks and Recreation Department and Parks Advisory Board have the final decision in acceptance as provided for in the Parkland Dedication Plan in accordance with the criteria below:

(c) Accepted conditionally

(1) Detention ponds, retention ponds, and drainage ways.

(2) Private community and amenity centers.

(3) Golf courses, country clubs, and similar facilities.

(d) Never accepted

(1) Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.

(2) Wetlands that are saturated for greater than twenty-five (25%) of the year, swamps, and boggy lands.

(3) Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians less than one hundred (100) feet wide, tree lawns, and areas following development perimeter walls.

(4) Land used for mining or oil or gas wells.

10.410.5.2 Unity

Proposed parkland shall form a single parcel, unless two (2) or more parcels are approved in the Parkland Dedication Plan.

10.410.5.3 Usability

Proposed parkland shall be located outside the one percent (1%) flood plain and be outside of wetlands subject to Federal or State regulatory jurisdiction unless approved in the Parkland Dedication Plan.

10.410.5.4 Shape

(a) The shape of proposed parkland shall be compact and sufficiently rectangular or round to provide a meaningful, quality open space.

(b) Proposed parkland and open space areas may not take the form of narrow strips, except corridors in conjunction with the Parks Master Plan, and medians at least one hundred (100) feet wide as approved in the Parkland Dedication Plan.

10.410.5.5 Location

Proposed parkland shall be located in a central location that is within a reasonable walking distance (1,000 feet to 1,500 feet) of residents of the subdivision or planned development, except that proposed parkland may be located outside of the residential development to conform to the Parks Master Plan, to conform to comprehensive or neighborhood plans, to add property to existing parkland, or to combine land dedication efforts with other developments.

10.410.5.6 Access

Proposed parkland shall front on a public street with a residential lane or greater classification to the maximum extent practicable unless otherwise approved in the Parkland Dedication Plan.

10.410.5.7 Topography

The average slope of the portion of dedicated parkland may not exceed the average slope of the entire subdivision or planned development. Slope on the usable portion of dedicated park shall be less than fifteen percent (15%).

10.410.5.8 Improvements by Park Site

The subdivider or developer shall install public improvements next to the parkland including, but not limited to, curb and gutters, streets, sidewalks, storm drainage facilities, and bridges. All bridges shall be approved by the Public Works Department. Parkland shall have access to water, sanitary sewer, storm sewer, and electrical services unless otherwise provided for in the Parkland Dedication Plan. The subdivider or developer shall provide convenient pedestrian and vehicular access to parks and open space. In areas of parkland not fronting a public street, access by frequent green links or public paths shall be provided.

10.410.6. Fee in Lieu of Parkland Dedication

(a) A subdivider or developer will be required to pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees unless the subdivider or developer complies with the Parkland Dedication requirements.

(b) The Fee in Lieu of Parkland Dedication shall be set by ordinance based on the methodology established in the Parks Master Plan.

10.410.7. Parkland Development Fees

(a) In addition to the Fee in Lieu of Parkland Dedication, a subdivider or developer shall pay Parkland Development Fees for the cost of parkland improvements.

(b) The Parkland Development Fees shall be set by ordinance based on the methodology established in the Parks Master Plan.

10.410.8. Parkland Dedication of Fee in Lieu and Parkland Development Fees; procedure

10.410.8.1 Parkland Dedication of Fee in Lieu and Parkland Development Fees required before plat recording

Prior to the recording of the final plat, the subdivider or developer shall execute and record an instrument of conveyance in compliance with Section 10.410 for Parkland Dedication or pay the Fee in Lieu of Parkland Dedication and the Parkland Development Fees.

10.410.8.2 Parkland Dedication by General Warranty Deed

Proposed parkland to be dedicated to the City shall be dedicated by general warranty deed. Evidence of clear title and evidence of payment of all taxes owed on the proposed parkland to be dedicated shall be provided to the City prior to the acceptance of the general warranty deed.

10.410.9. Parks Improvements and Acquisition Account

Money, and the interest on such money, collected as a Fee in Lieu of Parkland Dedication and as Park Development Fees under Section 10.410 shall be deposited into the parks improvement and acquisition account established under section 18.02.010 of the City of Hutto Code of Ordinances and shall be used exclusively for improvement of existing and future parks and for the acquisition of land for future parks, as required by the ordinance. The fees collected under this Section shall not be used for maintaining or operating public parkland or park facilities.

10.410.9.1 Location

Dedicated parkland is ideally located in a central location that is within a reasonable walking distance (1,000 feet to 1,500 feet) of residents of the subdivision or planned development. Dedicated parkland may be located outside of the residential development to conform to comprehensive or neighborhood plans, to add property to existing parkland, or to combine land dedication efforts with other developments.

10.410.9.2 Access

(a) At least fifty percent (50%) of the perimeter of a park or open space area of no more than ten (10) acres, and at least thirty percent (30%) of the perimeter of a community park or open spaces area of greater than ten (10) acres, shall front on a public street with a residential lane or greater classification. Large parks, greater than twenty (20) acres, or with greater than one thousand five hundred (1,500) feet of street frontage, and linear parks (e.g. greenlinks, rail-to-trail paths, lakefront corridors, riparian corridors, etc.) shall front on a public street with a residential lane or greater classification to the maximum extent practicable.

(b) Convenient pedestrian and vehicular access to parks and open space shall be provided. In areas of parkland not fronting a public street, access by frequent greenlinks or public paths shall be provided.

10.410.9.3 Topography

The average slope of the portion of dedicated parkland cannot exceed the average slope of the entire subdivision or planned development. Slope on the usable portion of dedicated park shall be less than fifteen percent (15%).

10.410.9.4 Land Not Eligible for Parkland Dedication Requirements

The following are criteria for land ineligible for parkland dedication requirements. Ineligible land can be dedicated for parkland, but it cannot be counted towards the minimum necessary to meet dedication requirements.

(a) Detention ponds, retention ponds, and drainageways.

(b) Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.

(c) Wetlands that are saturated for greater than twenty-five percent (25%) of the year, swamps, and boggy lands.

(d) Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians less than one hundred (100) feet wide, tree lawns, and areas following development perimeter walls.

(e) Private community and amenity centers.

(f) Golf courses, country clubs and similar facilities.

(g) Land used for mining or oil or gas wells.

10.411. Pedestrian and Bicycle Facilities

For pedestrian and bicycle facilities standards refer to Division B, Section 11 of the Hutto Engineering Design Manual.

10.412. Street Classification

10.412.1. Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes

10.412.2. Local Street

A Local street provides direct access to residential and limited commercial properties and is expected to carry less than eight hundred (800) vehicles per day.

(a) Driveway access to residential units is permitted.

(b) A Local street shall provide for two through lanes for traffic.

(c) A Local street shall provide parking on both sides of the roadway.

(d) On Local streets, no driveway is permitted closer to a corner than fifty (50) feet.

(e) Bicycle lanes are not permitted.

10.412.3. Collector Street

A Collector is a street that collects traffic from Local streets and directs it toward arterials and has an actual or anticipated traffic flow of two thousand five hundred (2,500) ADT or greater.

(a) Collector streets are shown in Hutto SOAR 2040, however; they may be required in other locations based on the size and density of development.

(b) A Collector shall provide access to all types of commercial and industrial uses.

(c) A Collector shall provide for two (2) through lanes.

(d) A Collector shall provide for bicycle lanes six (6) feet in width on both sides.

(e) No driveway access to single-family or two-family dwelling units is permitted.

(f) Medians may be allowed with approval of City Staff.

(g) No parking is permitted.

10.412.4. Minor Arterial Street

A Minor Arterial is a street whose main purpose is to serve as a major route that connects neighborhoods to principal arterials and other major destinations. Minor Arterials have an actual or anticipated traffic flow of eighteen thousand (18,000) or greater.

(a) Minor Arterial streets are shown in Hutto SOAR 2040, however; they may be required in other locations based on the size and density of development.

(b) Minor Arterials have two (2) through lanes in each direction separated by a median.

(c) No parking is permitted.

(d) No driveway access to single-family or two-family dwelling units is permitted.

(e) Bicycle lanes are not permitted.

10.412.5. Major Arterial Street

A Major Arterial is a street, including Interstate Highway Service Roads, whose main purpose is to serve as a major route into, out of or across the City. Major Arterials have an actual or anticipated traffic flow of thirty-two thousand (32,000) or greater.

(a) Major Arterial streets are shown in Hutto SOAR 2040, however; they may be required in other locations based on size and density of development.

(b) Major Arterials have at least three (3) lanes in each direction separated by a median.

(c) Interstate Highway Service Road standards are established by the Texas Department of Transportation and do not include a bicycle lane within the street Section.

(d) No parking is permitted.

(e) No bicycle lanes are permitted on Major Arterials.

10.412.6. Freeway

(a) A freeway is a street with controlled access and intended to move traffic through or around the City.

(1) Service and frontage road standards are established by the Texas Department of Transportation and do not include a bicycle lane within the street section. A landscaped tree lawn at least five (5) feet deep, with a sidewalk at least five (5) feet wide, is required on the far side of the service or frontage road.

(b) Access to Freeways shall only be provided at designated interchanges. Refer to TxDOT.

10.413. Streets-Improvement Standards

For street-improvement standard details refer to Division B, Section 10 of the Hutto Engineering Design Manual.

10.414. Street Grid, Circulation and Connectivity

10.414.1. Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes

10.414.2. General Alignment

The precise alignment of thoroughfares included in development plans may be varied to allow adjustments that increase the compatibility of the right-of-way with natural or manmade features such as steep slopes, waterways, wildlife habitats, neighborhoods, historic structures, or existing roadways.

10.414.3. Street Arrangement and Internal Connectivity

10.414.3.1 Conformity to Plan

Width and location of streets shall conform to the underlying concept plan, Hutto Mobility Master Plan, Thoroughfare Plan and the Hutto Engineering Design Manual.

10.414.3.2 Connectivity Index

The street network in a residential development shall achieve a connectivity index of at least 1.62 unless the Development Services Director finds it impractical due to topography, existing development, or natural features. The connectivity index shall be calculated by dividing the total number of links by the total number of nodes. Street links on existing adjacent streets that are not part of the proposed subdivision are not included in the connectivity index calculation. See Figure 614.3-1 for how to calculate the connectivity index.

(a) Links

(1) Streets

(2) Stub-out streets

(3) Standard public access easements

(4) Local road connections to collector streets and larger

(5) Cul-de-sacs

(b) Nodes

(1) Street intersections

(2) Cul-de-sac heads

(3) No outlets

(4) Dead-ends

(c) Excluded as Nodes

(1) Street elbows

(2) Standard alley intersections

(3) Intersections on collector streets and larger

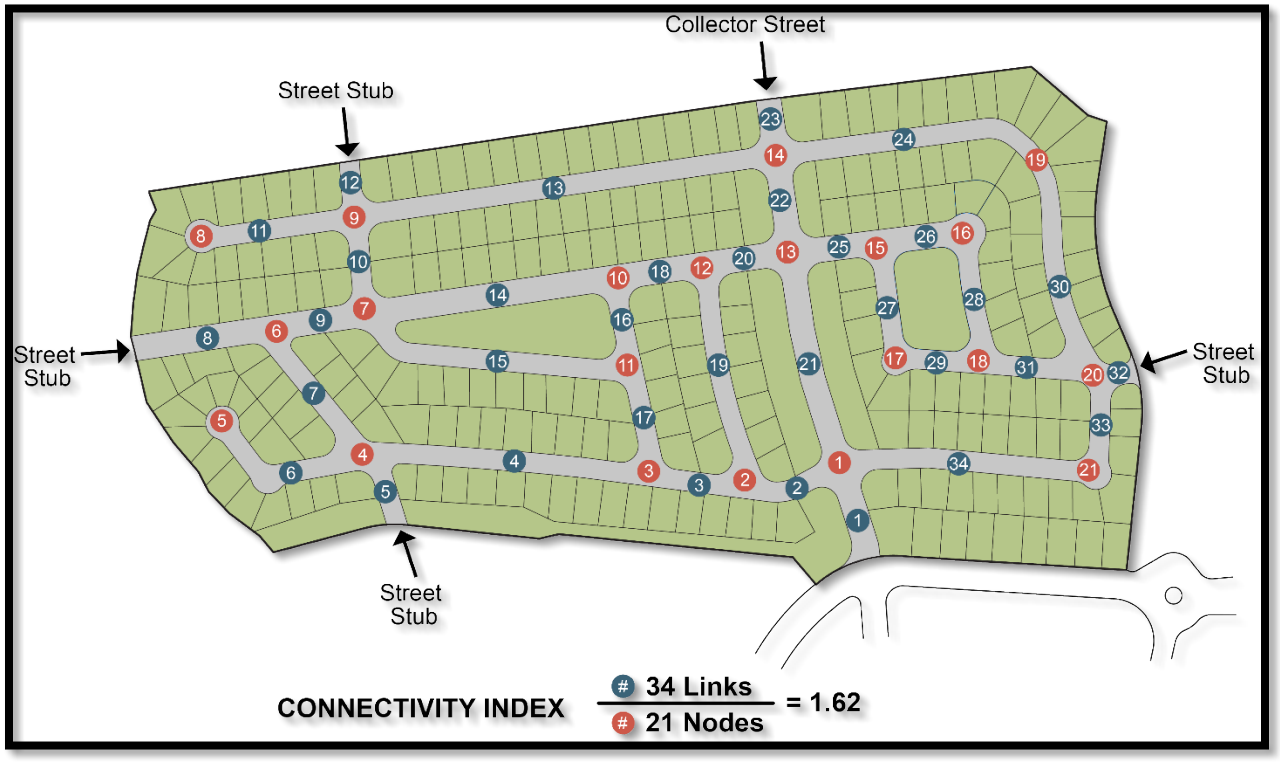
(d) Credits for Links

(1) Stub-outs to adjacent properties: Half (½) credit each

(2) Local road connections to collector streets and large: 1 full credit each

(e) Five (5) feet wide pedestrian trails in at least fifteen (15) feet greenlinks shall link cul-de-sacs and provide through-block access where Development Services staff finds pedestrian connectivity is needed.

Figure 414.3-1 Connectivity Index



10.414.3.3 Collector Street Connectivity

All collector-designated streets shall connect on both ends to an existing or planned collector or higher-level street, unless physical constraints or existing development patterns make such connections impractical. In such cases, alternative connectivity solutions shall be provided to ensure effective traffic flow and access within the area, in accordance with Hutto SOAR 2040 and Hutto Mobility Master Plan.

10.414.3.4 Blocks

10.414.3.4.1. Block Length

Block lengths shall be determined by the classification of the street adjacent to the block.

Table 414-1: Block Lengths

Street Classification	Minimum Side Length	Maximum Side Length
Local Roads	200 feet	600 feet
Collector Roads	200 feet	800 feet
Minor Arterial Roads	200 feet	900 feet
Major Arterial Roads	Waived	Waived

10.414.3.4.2. Block Depth

Blocks shall have sufficient width to allow two tiers of lots of appropriate depth. Alleys giving access to the rear of lots on a block is strongly encouraged.

10.414.3.4.3. Single Tier Blocks and Double Frontage Lots

(a) Residential blocks with one tier of double frontage lots are strongly discouraged. Alternative block configurations not relying on single tier blocks or long stretches of double frontage lots to separate residential develop from through traffic and arterials, or placement of higher density multiple household residential developments along arterial streets, is encouraged.

(b) For residential double frontage lots, there shall be an easement at least ten (10) feet deep abutting a traffic arterial or other disadvantageous use, dedicated to the appropriate governmental entity, with no right of cross access. There shall also be at least ten (10) feet deep tract or easement on the other side of the property line abutting a traffic arterial or other disadvantageous use, for a development perimeter wall and landscaping buffer.

10.414.3.4.4. Block Perimeter

Block perimeters shall be determined by the classification of the street adjacent to the block.

(a) Local Roads

Maximum Perimeter: The total perimeter of a block abutting Local roads shall not exceed one thousand eight hundred (1,800) feet.

(b) Collector Roads

Maximum Perimeter: The total perimeter of a block abutting Collector roads shall not exceed one thousand eight hundred (1,800) feet.

(c) Minor Arterial Roads

Maximum Perimeter: The total perimeter of a block abutting Minor Arterial roads shall not exceed three thousand (3,000) feet.

(d) Major Arterial Roads

Maximum Perimeter: Block perimeter requirements are waived when blocks are located adjacent to Major Arterial roads.

10.414.3.4.5. Mid-Block Greenlinks

Greenlinks at least fifteen (15) feet wide with a sidewalk that is at least five (5) feet wide shall be placed near the center and entirely across blocks that are greater than six hundred (600) feet long, to give convenient pedestrian circulation through the development. Greenlinks shall be landscaped in conformance to landscaping standards for connecting walkways in this code and maintained by the underlying homeowner association.

10.414.3.5 Circulation

(a) Each subdivision shall provide for the continuation of all arterial streets and freeways as shown on the Mobility Master Plan, Arterial streets shall be located on the perimeter of the residential neighborhood.

(b) Collector and local streets shall be designed to provide access to each parcel of land within the residential neighborhood and within industrial areas. They shall be planned so that future urban expansion will not require the conversion of collector and local streets to arterial routes.

(c) Collector streets shall be designed to provide a direct route from other collector or local streets to the arterial streets and freeway systems and to provide access to public facilities within the neighborhood; however, collector streets shall not be aligned in a manner that will encourage their use by through traffic.

(d) Collector-designated streets shall connect on both ends to an existing or planned collector or higher-level street.

(e) Permitted alternatives to cul-de-sacs include T-streets, and any similar alternative approved by the City Engineer.

10.414.3.6 Required Subdivision Access Points

(a) Subdivisions with less than two hundred (200) residential units shall provide vehicular access to four or more existing or planned public streets.

(b) Subdivisions with two hundred (200) to two hundred and ninety-nine (299) residential units shall provide vehicular access to at least five existing or planned public streets.

(c) For developments exceeding three hundred (300) units, one additional access point shall be provided for every fifty (50) residential units or portion thereof.

(d) Development Services staff may reduce the required number of access points due to topography, natural features, or the configuration of adjacent developments.

(e) Additional access points shall be shown on the plat and construction plans for the development. Construction of streets may be postponed to a later phase of development. The Planning and Zoning Commission may require the construction of any access point when the final plat is approved.

10.414.3.7 Relation to Adjoining Street Systems

To provide connectivity to other neighborhoods, existing streets in adjacent or adjoining areas shall be continued in the new development in alignment therewith. Whenever connections to anticipated or proposed surrounding streets are required by this Section, the right-of-way shall be extended, and the street developed to the property line of the subdivided property or to the edge of the remaining undeveloped portion of a single tract.

(a) Street Jogs

Where offsets in street alignment are, in the opinion of the City Engineer, unavoidable due to natural features or other unique elements of the land, such offsets may be included, provided the distance between center lines is not less than one hundred and twenty-five (125) feet.

(b) Large Lot Subdivision

(c) If the lots in the proposed subdivision are large enough to suggest potential future re-subdivision, or if part of the parent tract remains unplatted, the subdivision design shall include designated corridors or easements for potential future street openings and access. These designated areas shall be clearly marked on the subdivision plat and reserved for future development, ensuring that all future lots will have adequate access to streets. Partial or Half streets

No partial or half streets shall be platted or constructed. Partial or half streets may be provided only where the City finds a street shall be located on a property line, where the proposed road has a center median.

(d) Dead-End Streets

Dead-end streets shall be prohibited except street stubs to permit extension. Temporary turnarounds shall be required where the street stub exceeds one lot or 100 feet in length, whichever is greater. The developer shall provide a sign at the street stub declaring that the particular street will connect with future development.

(e) Unpaved Street Rights-Of-Way

The portion of the street right-of-way between a private lot line and the curb or pavement edge shall be designed and constructed to meet the requirements of the Hutto Engineering Design Manual.

(f) Access to Public Streets from Private Property

(1) No person shall cut a curb or gutter section nor pave a street right-of-way without first obtaining a permit from the City and complying with City Codes. Where no curb and gutter street construction is permitted, no person shall construct or pave the borrow ditch street section without first obtaining a permit from the City and complying with City Codes.

(g) Street Connections to Abutting Undeveloped Land

(h) Street connections shall be spaced at intervals not to exceed six hundred and sixty (660) feet (1/8 mile) along each boundary that abuts potentially

developable or redevelopable land. Blocks longer than eight hundred (800) feet in length shall have a mid-block pedestrian pathway connecting adjacent blocks.

10.415. Driveways and Easements

10.415.1. Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes

10.415.2. Driveway Spacing From Intersections

No driveway is permitted closer to a corner than the driveway separation standard provided in Division B, Section 12 of the Hutto Engineering Design Manual.

10.415.3. Design Requirements And Standards

10.415.3.1 Additional Access

The City Engineer may require more than one access point onto a collector or arterial street for a single parcel during Site Plan review provided that the number and location of access points onto local streets and the additional access points onto collector and arterial streets shall be approved by the highway authority having jurisdiction over the roadway from which access is being taken.

10.415.3.2 Width of Access

The width of access driveways shall be determined by the highway authority having jurisdiction over the roadway from which access is being taken. However, in no case shall an individual driveway width be greater than thirty-five (35) feet. Where a highway authority has not established driveway width requirements and standards the standards and requirements of the Texas Department of Transportation shall apply.

10.415.3.3 Closure or Relocation of Existing Access Points

The City Engineer, in conjunction with the highway authority having jurisdiction over the roadway from which access is being taken, shall have the authority to require the closure or relocation of existing access points where multiple access points to the site are available.

10.415.3.4 Curb Cuts at Intersections

A curb cut for a corner parcel at the intersection of any streets shall be located the maximum practical distance from the center of the intersecting streets, without intrusion into any required buffer. The number and location of the curb cut shall be approved by the highway authority having jurisdiction over the street from which access is being taken. Where a highway authority has not established curb cut requirements and standards, the standards and requirements used by the Texas Department of Transportation shall apply.

10.416. Road Adequacy Standards

10.416.1. Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes

10.416.2. Purpose and General Policy

(a) New development within the urban area shall be supported by an adequate roadway network.

(b) Collector-level and higher streets are an essential component of the City's street network and are necessary to accommodate the continuing growth and development of the City.

(c) It is necessary and desirable to obtain rights-of-way for off-site, abutting and internal streets to support new development at the time of platting or development of the land.

(d) There shall be a rough proportionality between the traffic impacts created by a new development and requirements placed on the property owner to dedicate and improve off-site and abutting street rights-of-way.

(e) The City desires to assure both that development impacts are mitigated through contributions of street rights-of-way and improvements and that a development project contributes no more than its fair share of street costs.

(f) It is the City's intent to institute procedures to assure that mandatory dedications of street rights-of-way and thoroughfare construction requirements are proportional to the traffic demands created by a new development.

10.416.3. Street Naming

(a) Proposed street names shall appear on a preliminary plat. Street names become official with the City after the following takes place:

(1) The plat is recorded; and

(2) Williamson and/or Travis County 911 Addressing accepts the street name.

(b) The street name changes process and review criteria are described in Section 10.802.19.

Chapter 5. Historic Preservation

10.501. Intent

Historic preservation regulations are intended to:

(a) Enhance and perpetuate landmarks and districts of historical, cultural, architectural or archeological importance that represent or reflect distinctive and important elements of Hutto's historical, cultural, architectural, archeological, social, economic, and ethnic heritage.

(b) To promote the preservation and conservation of Hutto's heritage, architecture, and culture.

(c) Educate elected officials, appointed bodies, City departments, and the public about the heritage of Hutto and the benefits of historic preservation.

(d) Foster civic pride by recognizing accomplishments of the past.

(e) Protect and enhance the attractiveness of City neighborhoods to visitors and prospective residents, and support and stimulate the economy.

(f) Encourage appropriate land uses that respect the historic character and development of significant sites, features, structures and neighborhoods.

(g) Engage the public in discourse on the preservation of the City, its benefits, and participation in planning for historic preservation.

(h) Encourage the stabilization, restoration and improvement of property and property values.

(i) Maintain a generally harmonious outward appearance of historic structures, which are compatible and complementary in scale, form, color, proportion, texture and material.

10.502. Historic Preservation Officer

The Historic Preservation Commission shall appoint a qualified Development Services staff member to serve as Historic Preservation Officer. The Historic Preservation Officer will administer this chapter and advise the Historic Preservation Commission on submitted matters. The Historic Preservation Officer is also responsible for coordinating the City's historic preservation activities when delegated, and maintaining and updating the City's historic resources survey.

10.503. Historic Districts

10.503.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.503.2. Creation of Historic Districts

10.503.2.1 Designation of Historic Districts

(a) An historic district may be established to preserve property, buildings, structures and areas of exemplary architectural, archaeological, cultural or historic value.

(b) The process for creating a historic district is the same as for rezoning a property. The original zoning district remains, with a historic overlay (H zone).

(c) Determination of sites and landmarks appropriate for historic district designation are evaluated using the following criteria:

(1) Significance in history, architecture, archaeology or culture.

(2) Association with certain events that made a significant contribution to the broad patterns of local, regional, state or national history.

(3) Association with the lives of significant persons in the past.

(4) Embodiment of the distinctive characteristics of an architectural or engineering type, period or method of construction.

(5) Representation of the work of a master designer, builder or craftsperson.

(6) Representation of an established and familiar visual feature of the community.

(7) Possession of archaeological value in that it produced or can be expected to produce data affecting theories of historic or prehistoric interest.

10.503.2.2 Designation of Individual Buildings

(a) Buildings in a historic district are designated as either contributing or noncontributing.

(1) A contributing structure or site adds to the historical integrity or architectural qualities that make the historic district significant. A contributing structure or site helps make a historic district “historic”.

(2) A noncontributing structure or site does not add to the historical or architectural qualities of the district either because it was not present during the time of significance, or because of alteration so extensive it is no longer recognizable as having been present during the time of significance. Noncontributing structures and sites are exempt from the certificate of appropriateness review process and from conforming to historic district design requirements (but not other design standards).

(b) On the designation of properties in a historic overlay district, the designation of contributing and noncontributing structures will be recorded. The record will be considered part of the City’s official zoning map, even if it is not on the main map. Building designation may also be recorded with the county and the tax appraisal office.

10.503.3. Designation of Initial Historic District

Parcels inside the 1911 incorporation boundaries and the site of the Hutto Grain and Gin Co-op are designated as the initial historic district. The historic overlay district will apply to the initial historic district and underlying zoning.

10.503.4. Uses Not Affected by Historic Designation

Historic district designation will not affect the present legal or legal nonconforming use of a property. Uses that requires the demolition, razing, remodeling, or alteration of buildings or structures in a historic district that will affect the character of the district or a landmark are prohibited, except on conformance to the terms of this UDC.

10.504. Certificate of Appropriateness

10.504.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	City of Hutto OT Old Town Zoning District	Hutto Extraterritorial Jurisdiction (ETJ)
No	Yes	No

10.504.2. Process

10.504.2.1 Applicability

Any of the following changes to the exterior of a structure in a historic district or with designated or pending historic designation require a certificate of appropriateness.

(a) Visible change to the exterior of a designated contributing structure.

(b) Addition to a designated contributing structure in a historic district.

(c) Demolition or relocation of a designated contributing structure. The Historic Preservation Commission may require the owner to conform to a salvage plan as a condition for approving a certificate of appropriateness.

(d) Construction of a new detached structure.

10.504.2.2 Exceptions

The following changes do not require a certificate of appropriateness.

(a) Work that does not involve a change to material, configuration, dimension, or outward appearance, such as ordinary maintenance and repair, changes in paint color, and replacement of existing materials, will be considered in-kind repair and does not require a certificate of appropriateness.

(b) Work that is required for a property to come into compliance with federal and state laws pertaining to persons with disabilities.

10.504.3. Applicability Before Inventory and Designation of Contributing Structures and Sites

Changes described above where a certificate of appropriateness is required will be examined on a case-by-case basis, where Development Services staff will make an interim determination of

whether a building or site is contributing or not, until an inventory of contributing and noncontributing sites and structures is conducted and designation made official.

10.504.4. Design Standards

Projects granted a certificate of appropriateness shall meet architectural standards in Section 10.305.

10.505. Violations

10.505.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	City of Hutto OT Old Town Zoning District	Hutto Extraterritorial Jurisdiction (ETJ)
No	Yes	No

10.505.2. Unauthorized Alterations

Failure to obtain a certificate of appropriateness for changes to contributing structures or sites in designated historic districts as required by this section are considered violations of this UDC.

10.505.3. Demolition by Neglect

10.505.3.1 Determination

Allowing a designated contributing structure to deteriorate to the point where a state of demolition by neglect occurs is prohibited. Criteria for determination of demolition by neglect include any of the following:

(a) The deterioration of a building(s) as specified by the International Property Maintenance Code.

Chapter 6. Stormwater and Drainage Standards

10.601. Applicability

This chapter applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.602. General Drainage Provisions

10.602.1. Design Criteria

All drainage systems shall be designed in accordance with Division E of the Hutto Engineering Design Manual, as amended.

10.602.2. Application

The City's drainage policy shall govern the planning and design of drainage infrastructure within the City limits and within all areas subject to its extraterritorial jurisdiction, as required. Definitions, formulae, criteria, procedures, and data in this manual have been developed to support this policy. If any condition requiring some additional measure of protection is identified during design or construction, the engineer shall make provisions within the design.

10.602.3. General

(a) Stormwater runoff peak flow rates for the 2, 10, 25, and 100 year frequency storms shall not cause increased adverse inundation of any building or roadway surface.

(b) Street curbs, gutters, inlets, and storm sewers shall be designed to intercept, contain, and transport all runoff from the 25 year frequency storm.

(c) The public drainage system shall be designed to convey those flows from greater than the 25 year frequency storm up to and including the 100 year frequency storm within defined public rights-of-way or drainage easements.

(d) When stormwater detention is provided, stormwater runoff peak flow rates shall not be increased at any point of discharge for the 2, 10, 25, and 100 year storm frequency events.

(e) Regulation of peak flows to allowable levels, as determined by the provisions of this policy, shall be achieved by storage on-site or off-site or by participation in the City of Hutto's Regional Stormwater Management Program.

(f) The City of Hutto has adopted the use of an SCS (Soil Conservation Survey) 24-hour storm duration within a type III distribution for use with the SCS method.

10.602.4. Street Drainage

(a) No lowering of the standard height of street crown shall be allowed for the purposes of obtaining additional hydraulic capacity.

(b) For non-curbed streets, all flows shall be contained within paralleling roadside ditches.

10.602.5. Drainage System

(a) Construction plans for proposed reinforced concrete box culverts, bridges, and related structures may be adaptations of the current TXDOT standards. All bridge or culvert structures shall be designed to carry and/or store the upstream runoff from a 25-year storm.

(b) For bridges and culverts in residential areas, runoff from the 100-year frequency flow shall not produce a headwater elevation at the roadway greater than either 12 inches above the roadway crown elevation or any top of upstream curb elevation, whichever is lower.

(c) For bridges and culverts in streets other than a residential street, runoff from the 100-year frequency storm shall not produce a headwater elevation at the roadway greater than 6 inches above the roadway crown elevation or 6 inches above any upstream curb elevation, whichever is lower.

(d) All drainage facilities (including, but not limited to, headwalls, open channels, storm sewers, area inlets, and detention, retention, and water quality controls and their appurtenances) shall comply with the following requirements, unless otherwise noted in this section:

(1) Storm sewer inlets and gutter transitions shall be designed to avoid future driveways and to avoid conflicts with standard water and wastewater service locations. No utilities shall be allowed to cross under a storm sewer inlet.

(2) Drainage channels and detention ponds that are to be maintained by the public shall be contained within drainage lots. Adequate room for access shall be provided for drainage channels and detention ponds. Ramps no steeper than 5 feet horizontal to 1 foot vertical shall be provided at appropriate locations to allow access to drainage channels and detention ponds. The minimum bottom width for any channel with vegetative side slopes shall be 8 feet. An 8-foot wide, 5-inch thick reinforced concrete trickle channel shall be provided in all newly constructed channels and from detention pond inlets to outlets. The area adjacent to trickle channels shall slope at a minimum of 2 percent.

(3) Detention ponds shall be designed with adequate area around the perimeter for access and maintenance. Said area shall be a minimum of 7 feet wide for ponds with depths of 5 feet or less (back slopes included), and a minimum of 15 feet wide for ponds over 5 feet deep or with back slopes in excess of 5 feet high. Said area shall not slope more than 5 percent.

(4) Rip-rap for slope protection or velocity dissipation shall be formed concrete dissipaters or mortared rock.

(5) Storm drains between lots (crossing blocks) shall be avoided as much as possible. When unavoidable, such mains shall be laid along a straight alignment (absent of curves, jogs, and manhole/junction boxes when traversing between lots) with manholes/junction boxes provided at each intersecting street. Storm drains along rear of residential lots (through back yards) shall be avoided. Easements shall be a minimum of 15 feet in width, with an additional 2 feet of easement for every 1 foot of depth over 8 feet. Drainage lots may be appropriate in some cases.

(6) All bends, wyes, and pipe size changes in storm sewers shall be prefabricated or shall occur at manholes/junction boxes.

(7) Bedding of storm sewer shall be to the top of pipe.

(8) Storm drains shall be reinforced concrete pipe (RCP), ASTM C76, minimum Class III, minimum 18 inches diameter. The engineer shall provided load analysis to the Development Services Department as appropriate to demonstrate that class of pipe used is sufficient for the loading conditions. Higher strength pipes shall be used where loading warrant such. Storm drains shall have a minimum of 2 feet of cover in unpaved areas and a minimum of 1.5 feet of over from subgrade in paved areas.

(9) Junction boxes and manholes shall be reinforced concrete. Junction boxes in lieu of manholes shall be provided where any pipe opening exceeds 37 inches and where the distance from the outside surfaces of any two pipes entering a manhole is less than 1 foot, measured along the inside of the manhole.

(10) Open Sections

(A) Definitions

(i) “Major stream” - drains 5 square miles or more

(ii) “Major collector” - drains 20 acres or more

(iii) “Minor collector” - drains less than 20 acres

(B) Minor collectors shall be constructed with underground storm sewers. If it can be established by certified engineering data to the satisfaction of the City Engineer that storm sewers are not physically feasible, open ditches may be used, provided that such ditches are lined with concrete or other permanent materials accepted by the City Engineer. These structures shall be of sufficient cross section and slope as to fully contain design flows and facilitate self- cleaning. Outfalls shall enter major collector drainageways and major streams at grade or be designed and constructed with adequate concrete aprons, energy dissipaters or similar features to prevent erosion.

(C) Major collector drainageways, detention ponds, and related structures may utilize either existing natural open sections, which may be modified, or newly constructed facilities. If modified or newly constructed facilities are utilized, they shall be lined with permanent materials including, but not limited to, concrete or vegetation.

(D) Vegetated channels shall have sufficient grade but with velocities that will not be so great as to create erosion. Side slopes shall not be steeper than 3 (horizontal) to 1 (vertical) for channels of 4 feet or less in depth, and steeper than 4 to 1 in all other channels to allow for future growth and to promote slope stability. All slopes shall be hydromulched, sodded, or seeded with approved grass, grass mixtures, or ground cover suitable to the area and season in which they are applied. Seeded side slopes and buttons shall be lined with erosion protection matting.

(E) Major streams shall not be modified without consent of applicable state and federal agencies, and with authorization from the City Engineer.

(11) Discharge from storm sewer outfalls shall not cause channel, bluff, or stream bank erosion. If the storm drain discharges to an open drainage facility (as determined by the City), the applicant shall show acceptable nonerosive conveyance to that drainage facility, appropriate energy dissipation at the outfall, and a stable headwall.

(12) No area within the limits of construction of the development shall allow stormwater to become stagnant. Maximum retention or “drawdown” time for detention ponds shall not exceed 24 hours from the time of peak

storage to the time of complete emptying of the pond, as determined by hydrograph routing or other calculations acceptable to the City. This requirement does not apply to facilities in which retention or "drawdown" time is required to be greater than 24 hours.

(13) In order to minimize vandalism and deterioration, use of exposed piping and appurtenances and any loose materials (other than access drive rock) shall be avoided or minimized. Use of all such items shall be approved by the City.

10.602.6. Computations

Computations to support all drainage designs shall be submitted to the appropriate City departments for review. The computations shall be in such form as to allow for timely and consistent review, and also to be made a part of the permanent City record for future reference. Computation shall demonstrate that, as a result of the proposed development, there will not be any adverse impact to downstream properties adjacent to the drainage resulting from a 100-year event. The engineer shall stat that in a sealed report. All computations submitted shall be certified by an engineer.

10.602.7. Grading

(a) A comprehensive grading plan shall be included with subdivision construction plans.

(b) The grading plan shall be designed to ensure all lots will adequately drain upon completion of the subdivision improvements. The engineer will set the elevation of lot corners in conjunction with preparation of the drainage plan. Lot corner elevations shall be shown on the grading plan.

(c) Where practical, all lots shall be graded from rear to front at which point the drainage shall be intercepted by the street. Alternate grading schemes may be utilized if it can be demonstrated to the satisfaction of the City Engineer that grading from rear to front would be detrimental to trees or other natural features; or it would not be reasonably adaptable to the existing topography because of excessive cuts and fills, or future lot development (i.e. commercial, industrial, or multi-family lots).

(d) All lots shall be graded at a minimum of 1 percent. Grading of lots with existing slopes of 1 percent or greater will not be required, provided the conditions under 10.701.8.3 above have been satisfied and it is demonstrated to the satisfaction of the City Engineer that there are no existing or proposed features that will prevent the lots from adequately draining.

(e) Unless otherwise accepted by the City Engineer, surface swales shall be designed and provided along lot lines when more than two lots will be contributing to stormwater runoff at any given point. Side slopes for swales shall not exceed 10:1 (horizontal: vertical) unless otherwise accepted by the City Engineer.

(f) Minimum finished floor slab elevations shall be shown for all lots. Such elevations shall be a minimum of 2 feet above the ultimate 100 year flood plain.

(g) Fills shall be placed in maximum 12-inch lifts and adequately compacted. The subdivider shall be responsible for determining any special fill requirements (i.e. FHA requirements).

(h) Blue tops shall be set at lot corners and other points to ensure grading is accomplished in accordance with the plan.

(i) Following final grading, all exposed areas shall be permanently stabilized. Earthen areas shall be seeded or sodded, and erosion controls shall remain in place until grass growth reaches 1.5 inches, is of a density where it can be reasonably expected to be self-sustaining, and there are no bare areas in excess of 10 square feet.

10.603. Administration

10.603.1. Designation of Floodplain Administrator

The Development Services Director may appoint the floodplain administrator to administer and implement the provisions of this UDC and other appropriate Sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management.

10.603.2. Duties and Responsibilities of Floodplain Administrator

Duties and responsibilities of the floodplain administrator include, but are not limited to, the following:

(a) Maintain and hold open for public inspection records pertaining to the provisions of this UDC.

(b) Review permit applications to find if proposed building sites, including the placement of manufactured homes, will be reasonably safe from flooding.

(c) Review, approve or deny applications for development permits required by adoption of this UDC.

(d) Review permits for proposed development to assure that necessary permits were obtained from federal, state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which previous approval is required.

(e) Where interpretation is needed on the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the floodplain administrator shall make the necessary interpretation.

(f) Notify adjacent communities and the state coordinating agency before alteration or relocation of a watercourse, and submit evidence of notification to the Federal Emergency Management Agency.

(g) Assure that flood-carrying capacity in the altered or relocated part of any watercourse is maintained.

(h) When base flood elevation data has not been provided in conformance to this chapter, the floodplain administrator shall obtain, review and reasonably use any base flood elevation data and floodway data available from a federal, state or other source, to administer the provisions of this chapter.

(i) When a regulatory floodway has not been designated, the floodplain administrator will require that new construction, substantial improvements, or other development (including fill) will not be permitted in zones A1-30 and AE on the community's FIRM, unless it is shown the cumulative effect of proposed development, when combined with other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot anywhere in the community.

(j) Under National Flood Insurance Program 44 CFR Section 1, Section 65.12, a community may approve certain development in zones A1-30, AE, AH, on the community's FIRM that increases the water surface elevation of the base flood by more than one foot, if the community first applies for a conditional FIRM revision through FEMA.

Chapter 7. Water and Wastewater Standards

10.701. Intent

These regulations are intended to establish the minimum basic design standards for water and wastewater systems in the City and its extraterritorial jurisdiction area, but do not address major facilities such as water and wastewater treatment plants. Generally, these systems will be operated and maintained by the City.

All projects shall be built in conformance to these specifications. Variations are subject to approval of the water and wastewater utility. Added standards for specific projects may be established where the service conditions to the tract and related system operation and maintenance needs warrant.

10.702. Applicability

This chapter applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.703. Water System

Design and Construction

(a) All water systems shall be designed in accordance with Division C of the Hutto Engineering Design Manual, as amended.

10.704. Wastewater System

Design and Construction

(a) All wastewater systems shall be designed in accordance with Division D of the Hutto Engineering Design Manual, as amended.

Chapter 8. Procedures

10.801. General Rules

10.801.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.801.2. Public Notices

Review Procedures

10.801.2.1 Public Notice Requirements

The purpose of this section is to establish the minimum requirements for notice where required. Unless otherwise specified, notices required under this section shall follow the procedures outlined below:

(a) Published Notice – General

(1) A distinctive public hearing notice shall be placed by the City at least once in a local official newspaper of general circulation within the City, as designated by the City Council, prior to the meeting, for the purpose of notifying the public of the time and place of such public hearing and the substance of the public hearing agenda item that may be considered or reviewed. Minor clerical errors in the notice shall not invalidate the notice's intent or the public hearing it supports.

(2) The public hearing notice shall be placed 15 days prior to the public hearing for the Planning and Zoning Commission and City Council meeting dates, respectively. A single notice may cover multiple public hearings if it clearly identifies each hearing and its corresponding details.

(b) Mailed Notice

(1) In addition to publication, written notice shall be mailed to owners of any property and any Registered Neighborhood/Homeowners Organization, in whole or part, within the distance as set forth in Section 801.2.1.2 of the boundary of the subject property.

(2) A listing of aforementioned property owners and Registered Neighborhood/Homeowners Organizations consistent with current records of the Williamson County Assessor's Office at the time of application and complete with their mailing addresses shall be provided on address labels to the City by the applicant for use in such mailing.

(c) Mailed notices shall be mailed 15 days prior to the public hearing for the Zoning Board of Adjustment, Planning and Zoning Commission or City Council meeting date.

10.801.2.2 Distance Requirements for Public Hearings

(a) Summary of Notice Required

Published, mailed, or signed notice shall be required for development review as shown in the following table:

Table 801-1: Public Hearing Notice Requirements

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

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(b) On-Site Public Hearing Notification Sign

When required, a notification sign shall be provided by the City of Hutto, and installed on site by the applicant so that the following are legible from the public

right-of-way: the type of request, the present zoning district classification, the proposed zoning district classification, if applicable, and the date and time of the hearing(s). The property owner shall provide an affidavit, including time and date-stamped photographs, attesting to the installation date and the number of signs installed. This affidavit shall be provided to the City at least fifteen days prior to the required public hearing(s). If the proceeding requires a public hearing before both the Planning and Zoning Commission and the City Council, separate photographs and affidavits shall be required for each public hearing.

(1) Property Owner-Initiated Zoning Proceedings

(A) For all proceedings initiated by or on behalf of the property owner, at least one on-site public hearing notification sign shall be posted on the affected property. The sign shall be located no further than 10 feet from the public right-of-way and be legible from the right-of-way, in accordance with the public notice deadlines in Subsection (a)(1) above.

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

(2) City-Initiated Proceedings

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

(c) Constructive Notice

Minor defects in the notice, or damage to or removal of an on-site public hearing notification sign, do not invalidate proceedings if a bona fide attempt has been made to comply with notice requirements. Defects in notice provisions that exceed the requirements of Chapter 211 of the Texas Local Government Code, as amended, shall not invalidate any action or proceedings pursuant thereto.

10.801.3. Application Expiration

Applications that remain inactive for 180 consecutive days while under review, without any action from the applicant, shall be considered expired. To resume the review process, the applicant shall submit a new application, including all required documents and fees, in accordance with current regulations.

10.801.4. Compliance

Firms or entities can use, occupy, develop, extend, convert or alter land or structures only if that use, occupancy, or development complies with this UDC and other applicable regulations.

10.801.5. Authorization for Development

Development can begin only with authorization as required by this UDC.

10.801.6. Creation of Nuisances

Nothing in this UDC permits the establishment or maintenance of public or private nuisances.

10.801.7. Previous Violations

This UDC does not validate or legalize any land use or structure established, constructed, developed or maintained that violated a previous land use code, ordinance, regulation, easement, covenant, agreement, plat, deed restriction or other restrictive covenant in effect before the effective date of this UDC.

10.802. Development Review Process

10.802.1. Applicability

(1) This section applies in the following areas.

Table 802-1: Development Review Process Applicability

Process	City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Annexation	No	Yes
Building Permit and Certificate of Occupancy	Yes	No: Williamson County
Certificate of Appropriateness	Yes: Historic District	No
Demolition Permit	Yes	No: Williamson County
Major Subdivision	Yes	Yes
Plan Amendment	Yes	Yes
Future Land Use Map Amendment	Yes	Yes
Planned Unit Development	Yes	No
Plat Vacation	Yes	Yes
Right-of-Way Construction Permit	Yes	No
Right-of-Way Vacation	Yes	Yes
Short Form Subdivision	Yes	Yes
Sign Permit	Yes	Yes
Site Plan Review	Yes	No
Site Plan: Initial	Yes	No
Special Exception	Yes	No
Street Name Change	Yes	Yes
UDC Amendment	n/a	n/a
Variance	Yes	Yes: subdivisions

Zonin Map Amendment	Yes	No

(2) The following is a general review structure for this Section. Additional details for each type of application/permit/request may be found in their respective sections or permit applications:

Table 802-2: Application/Permit/Request Review Structure

Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
Administrative Interpretation	Issued	Issued	Issued				A
Annexation	RV					D	
Appeals						Bldg codes, CoA, Sign variance	Administrative decision and interpretations
Building Code Interpretation			D			A	
Building Plan Review			D				
Building Plan Review							
Building Permit			I/D				
Certificate of Appropriateness	RV		RV	D		A	
Certificate of Occupancy/Tenant Change			I/D				
Comprehensive Plan Amendment	RV	RV		R	R	D	
Future Land Use Map Amendment	RV				R	D	
Conditional Certificate of Completion (Commercial)			/I/D				
Demolition Permit			I/D	D			
Development Agreement	D					D	
Easement and Right-of-Way Vacation	RV	RV				D	

Legal Lot Determination Letter	D						
Major Subdivision: Final Plat	D	RV			A		
Major Subdivision: Preliminary Plat	RV	RV			D		
Mobile Food Vendor	D				A		
Minor (Short Form) Subdivision: Final Plat	RV	RV			D		
Move-In (Modular Structure) Permit			D				
Plat Vacation	D	RV			A		
Right-of-Way (ROW) Construction Permit		D					
Sign Master Plan	RV		RV		R	D	
Sign Permit	RV		D				
Site Plan Review (incl. inspections)	RV	RV	D				
Specific Use Permit (incl. amendment)	RV		RV		R	D	
Street Name Change	RV					D	
Subdivision Improvements Construction Plan Review & Inspection		I/D				Acceptance	
Temporary Job/Construction Trailer			D				
Temporary Use Permit			D				
Tree Removal Permit	RV		D			D	
Variance– Sign	RV		RV		D	A	
Variance – Site Design	RV						D
Variance) – Subdivision	RV				D		
UDC Amendment	RV				R	D	
Zoning Change Request	RV	RV			R	D	
Zoning Map Amendment	RV				R	D	

Zoning Verification Letter	D						

A=Appeal D=Decision I=Inspection R=Recommendation RV=Review

10.802.2. Universal Development Process Overview

This section provides a general overview of a typical development process.



10.802.3. Annexation

10.802.3.1 Intent

All land in Hutto's current or future extraterritorial jurisdiction area should eventually become part of the City, so it can more effectively guide growth and regulate the quality of the built environment.

10.802.3.2 Applicability

The annexation process is used to annex unincorporated land into the City in accordance with Texas Local Government Code Chapter 43, as amended.

10.802.3.3 Criteria

Annexation and initial zoning requests are evaluated using all of the following criteria:

(a) The request is consistent with community, neighborhood and other applicable land use and development plans.

(b) The property is in the extraterritorial jurisdiction (ETJ).

(c) The property has no Unified Development Code or Williamson County Code violations.

(d) The annexation request conforms to state law.

10.802.3.4 Process

Refer to development application.

10.802.3.5 Conditions

(a) Development Services staff and/or City Council may impose conditions on an annexation request, to ensure conformance to this UDC and any community, neighborhood and other applicable land use and development plans.

(b) A building permit cannot be issued for recently annexed land until City zoning is established.

(c) Initial zoning is established through a zoning map amendment (rezoning), which shall be processed at the same time as the annexation request. Initial zoning shall conform to Hutto SOAR 2040. Standard rezoning fees will apply.

10.802.4. Building Permit and Certificate of Occupancy

10.802.4.1 Purpose

A building permit is needed when an owner or authorized agent constructs, enlarges, alters, repairs, moves, demolishes, or changes the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace and electrical, gas, mechanical or plumbing system, the installation of which is regulated by the IFC or ICC or to cause any such work to be done.

10.802.4.2 Applicability

(a) A building permit application is required for any construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, and maintenance of buildings or structures except:

(1) Moveable cases, counters, and partitions, not over 5 feet 9 inches (1,753 mm) in height.

(2) Painting, papering, and similar finish work.

(3) Temporary motion picture, television, and theater stage sets and scenery.

(4) Play equipment accessory to residential use, including swing sets, jungle gyms, slides and trampolines.

(5) Antennas and/or their supporting structures other than buildings accessory to residential use, at least 10 ft. high and below the maximum building height in the underlying zoning district.

(6) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 sq. ft.

(7) Fences not over 6 ft. (1,829 mm) high.

(8) Oil derricks.

(9) Retaining walls that are not over 4 ft. (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.

(10) Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

(11) Sidewalks and driveways not more than 30 in. (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

(12) Prefabricated swimming pools accessory to a group R-3 occupancy that are less than 24 in. (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

(13) Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

(14) Window awnings supported by an exterior wall that do not project more than 54 in. (1,372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.

(b) Building permit applications are also required for change of use, occupancy, tenancy, ownership or name of business for a non-residential building or tenant space.

10.802.4.3 Criteria

(a) Building permit requests are evaluated using all of the following criteria:

(1) The project conforms to this UDC, the Building Code, the Fire Code, and other applicable regulations.

(2) The parcel has no violations of this UDC or other applicable City or state regulations.

(3) A site plan was approved for the project, if applicable.

(4) The site is a legally platted building lot unless it is on a lot located in the 1911 Historic District and has not been altered since the District was created.

(b) The Development Services Department may accept applications for building permits for individual lots in approved subdivisions as follows:

(1) Footing and foundation permits for new construction will be accepted only after the following have occurred:

(A) Final grading of drainage easements and the installation of the stormwater drainage system is complete, and the City Engineer has inspected and approved the grading and installation;

(B) Construction of the street subgrade and installation of the aggregate base course, or other all-weather surface, for the street serving the project is completed and inspected and approved by the City or county Engineer, and acceptable density tests for subgrade and utility trenches are submitted to and approved by the City Engineer; and

(C) Street signs are properly installed at intersections.

(D) Full building permits for new construction will be accepted only after the following have occurred:

(i) Street surfacing, at least through aggregate base course or plant mix bituminous base application, is complete; the City Engineer has inspected and approved the surfacing and density tests for applied material.

(ii) Public water and sewer systems are completely constructed, and evidence of acceptance by the appropriate water, sewer and fire protection providers is submitted to the City Engineer.

(c) Building permits will not be issued for proposals violating proposed amendments to this UDC (text or maps) pending before the Commission, from time of first public notice until final disposition, up to six months from first public notice.

(d) A building permit will not be accepted for processing on property with a valid application pending for review of a variance, special exception, rezoning, subdivision, or general development plan.

(e) A building permit will not be approved on property with an outstanding property maintenance violation, zoning violation, or other code violation unless the permit is to remedy the violation.

10.802.4.4 Process

Refer to development application.

10.802.4.5 Conditions

A building permit shall not become invalid unless work has commenced within 180 days from the issuance date or if a certificate of occupancy is not issued within 2 years from the issuance date.

10.802.5. Certificate of Appropriateness

A building permit shall still be obtained for projects authorized by a certificate of appropriateness. Historic preservation standards are detailed in Chapter 7 (Historic preservation).

10.802.5.1 Purpose

A certificate of appropriateness is required for certain types of alterations and changes to historic structures and sites to help ensure the achievement of historic preservation goals and objectives.

10.802.5.2 Applicability

(a) A certificate of appropriateness is required for the following changes to the exterior of a structure with designated or pending historic designation:

(1) Visible change to the exterior of a designated contributing structure.

(2) Addition to a designated contributing structure in a historic district.

(3) Demolition or relocation of a designated contributing structure. The Historic Preservation Commission may require the owner to conform to a salvage plan as a condition for approving a certificate of appropriateness.

(4) Construction of a new, detached structure in a historic district.

(b) Work not involving a change to material, configuration, dimension, or outward appearance will be considered in-kind repair and does not require a certificate of appropriateness.

(c) Exceptions

(1) Work that does not involve a change to material, configuration, dimension, or outward appearance, such as ordinary maintenance and repair, changes in paint color, and replacement of existing materials, will be considered in-kind repair and does not require a certificate of appropriateness.

(2) Work that is required for a property to come into compliance with federal and state laws pertaining to persons with disabilities.

10.802.5.3 Criteria

Certificate of appropriateness requests are evaluated using all of the following criteria:

(a) The structure or site will be used for its historic purpose or be placed in a new use that is permitted under this UDC. The use will require minimal change to the defining characteristics of the structure, property, site and environment.

(b) The historic character of a structure or site will be kept and preserved. Removal of historic materials or alteration of features and spaces characterizing a structure or property will be avoided.

(c) The structure and/or site remains as a physical record of its time, place and use. Changes will not create a false sense of historical development, such as adding conjectural features or architectural elements from other structures or properties.

(d) Most structures and property change over time; changes that acquired historic significance in their own right will be kept and preserved.

(e) Distinctive features, finishes and construction techniques or examples of craftsmanship characterizing a structure or property will be preserved in the limits permitted by applicable regulations.

(f) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities; and, where possible, materials, if they meet other applicable codes and ordinances. Replacement of missing features will be proven by documentary, physical or pictorial evidence.

(g) Chemical or physical treatments that could damage historic materials are prohibited. Surface cleaning of structures, if appropriate, shall be undertaken using the gentlest method possible.

(h) New additions, exterior alterations, or related new construction will not destroy historic materials characterizing the structure or property. New work will be differentiated from the old and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the structure or property and its environment.

(i) New additions and adjacent or related new construction will be undertaken in a way that the essential form and integrity of the historic structure or property and its environment will be unimpaired if it is removed in the future.

(j) New construction taking place after the demolition or removal of a structure or property in a historic district will conform to the design guidelines for the district.

10.802.5.4 Process

Refer to development application.

10.802.5.5 Approval Conditions

The Historic Preservation Commission and/or City Council may impose conditions on a general development plan.

10.802.6. Demolition Permit

10.802.6.1 Intent

Development Services staff will review demolition permits to ensure work will take place according to applicable rules.

10.802.6.2 Applicability

A demolition permit is required to tear down any structure.

10.802.6.3 Criteria

Demolition permit requests are evaluated using the following criteria:

(a) No government agency has designated the structure or site as a historic structure. If it is designated, it shall be shown that the building cannot be saved and that the demolition was authorized subject to federal, state, county or local agency processes and rules.

(b) The fire department shall review the structure or site to ensure compliance with the Fire Code.

10.802.6.4 Process

Refer to development application.

10.802.6.5 Conditions

(a) Development Services staff shall observe the site before demolition starts. Utilities shall be disconnected and properly capped, meter sizes notated, with utility company verification given.

(b) Demolition of buildings shall follow and be regulated by the Texas Asbestos Health Protection Act (TAHPA) EXCEPT single-family dwelling or an apartment complex of 4 units or less that will continue to be used as a residence or apartment complex of 4 or fewer units.

(c) Hazardous materials (including asbestos) shall be removed and disposed of properly. If excessive amounts of asbestos are removed, TCEQ notification is required.

(d) Fugitive dust mitigation is required at demolition sites.

(e) Debris shall be removed from the site and recycled or disposed of at a landfill.

(f) A demolition permit is valid for 90 days from the time of approval. Demolition shall take place over a 30-day period, or 90 days for "green demolition," in which the building is carefully deconstructed, and the bulk of materials are recycled and/or reused.

10.802.7. Plan Amendment

10.802.7.1 Intent

Community, neighborhood and other applicable land use and development plans and other plans are subject to change and revision, to reflect changing conditions in the City and region, good planning practice, and the vision of the City's leaders and citizens.

10.802.7.2 Applicability

A plan amendment is required to change, add to or delete any part of a community, neighborhood or other applicable land use and development plan adopted by the City. A plan amendment may be requested by a property owner or representative if it is more than 12 months since they were last involved in a request before the Zoning Board of Adjustment or Planning and Zoning Commission.

10.802.7.3 Criteria

Plan amendments are evaluated using the following criteria:

(a) The amendment is consistent with Hutto SOAR 2040.

(b) The text, map or chart is in need of the amendment.

(c) The amendment is not contrary to the intent and purpose of the subject plan.

(d) The amendment is consistent with generally accepted principles of good planning practice.

10.802.7.4 Process

Refer to development application.

10.802.8. Future Land Use Map Amendment

10.802.8.1 Intent

The future land use map designation for a parcel might not permit a use most appropriate for the site, given the goals of community, neighborhood and other applicable land use and development plans, and good land use practice, and is subject to change periodically.

10.802.8.2 Applicability

A future land use map amendment is required to consider a request to change the future land use designation of a parcel. The City may request a future land use map amendment at any time.

10.802.8.3 Criteria

Future land use map amendments are evaluated using all the following criteria:

(a) The proposed future land use is consistent with, and will not conflict with, the goals of community, neighborhood and other applicable land use and development plans.

(b) The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use or zoning maps.

(c) There is enough physical and social infrastructure to serve the proposed future land use.

(d) The site and its conditions are suited for and appropriate to the proposed future land use.

(e) The proposed future land use does not threaten public health, safety, and welfare.

(f) The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment.

(g) The proposed future land use does not threaten scenic, natural or historic resources.

(h) The proposed future land use addresses a community need.

(i) The proposed future land use corrects a clerical or administrative error on the future land use map.

(j) The proposed future land use results in a logical and orderly development pattern.

(k) The proposed future land use is not merely intended to confer a benefit to the property owner.

(l) The site is a legal building lot.

10.802.8.4 Process

Refer to development application.

10.802.8.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a future land use map amendment.

10.802.9. Planned Unit Development (PUD)

10.802.9.1 Intent

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel, that would result in a project more appropriate and desirable than what would result from strict application of this UDC.

10.802.9.2 Applicability

A PUD plan and PUD development standards are required for a parcel that will be developed as a PUD.

10.802.9.3 Criteria

PUD plans and development standards are evaluated using the following criteria:

(a) 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.

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

(c) 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.

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

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

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

(g) 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.

(h) PUD architectural design, landscaping, hardscaping and signage parameters shall give evidence of compatibility with adjacent development, internal consistency of design, and conformance to City design standards.

10.802.9.4 Process

Refer to development application.

10.802.9.5 Approval Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on the PUD request.

10.802.9.6 Amendments

(a) Technical or Engineering considerations may call for minor deviations from the approved PUD. Development Services staff may approve minor deviations if they conform to this UDC, and are consistent with the intent of the original PUD approval.

(b) Changes to approved PUD plans that Development Services staff finds are not minor deviations, including changes to density, permitted use, provision of parks and open space, and imposed conditions, require a new application and approval through the PUD process.

10.802.10. Right-of-Way Construction Permit

10.802.10.1 Intent

A right-of-way construction permit allows the construction of certain improvements in the public right-of-way.

10.802.10.2 Applicability

A right-of-way constriction permit is required for the construction of improvements in the public right-of-way.

10.802.10.3 Criteria

Right-of-way construction permit requests are evaluated using the following criteria:

(a) Conformance to this UDC and applicable building codes and design standards.

(b) Proof of adequate insurance coverage and provision of a performance bond, as specified in the construction specifications of the City on the date when it is granted.

(c) Evidence that the contractor who will perform the construction meets the standards of this subsection.

(d) The City Engineer administers design and material standards for the placement or replacement of pavements, curbs, gutters, sidewalks, inlets, water lines, wastewater lines or other public facilities included in or disturbed by construction.

10.802.10.4 Process

Refer to development application.

10.802.10.5 Conditions

(a) The City Engineer may impose conditions on a right-of-way construction permit, including:

(1) Restrictions on construction timing that, in their opinion, are reasonable measures to protect the safety and convenience of the general public.

(2) Placement of traffic control devices that are, in their opinion, reasonable measures to protect the safety of the general public and workers performing the construction.

(b) An application for a public-right-of-way construction permit may be denied for the following reasons, which are not subject to appeal:

(1) Contents of the application do not fulfill the standards outlined in this article and/or as prescribed in the City right-of-way construction policies and procedures as administered by the City Engineer.

(2) The design and/or materials proposed for execution of the construction do not meet the City's design and construction standards.

10.802.11. Easement and Right-of-Way Vacation

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.802.11.1 Intent

An easement or right-of-way vacation permits the vacation of easements and rights-of-way that are no longer needed.

10.802.11.2 Applicability

Subject to review criteria, the City Engineer may grant an easement or right-of-way vacation for an easement or right-of-way of record over which the city has jurisdiction. A right-of-way vacation results in a new lot configuration and requires an amended plat.

10.802.11.3 Criteria

Easement and right-of-way vacation requests are evaluated using all of the following criteria:

(a) Approval of the vacation request will not leave land adjoining the right-of-way or easement without an established public street or private access easement connecting the land with another public street, or without utility or drainage services.

(b) Appropriate agencies were notified of the proposed vacation, and none have objected.

(c) The easement or right-of-way will be divided equally between the lots on each side unless it can be proved that the entire easement or right-of-way was originally taken from one parcel. In that case, the easement or right-of-way will be returned to that parcel. Property owners on each side of the easement or right-of-way may agree to divide the vacated easement or right-of-way differently but shall sign deeds to transfer ownership after the City Engineer approves the vacation.

10.802.11.4 Process

Refer to development application.

10.802.11.5 Conditions

(a) The Planning and Zoning Commission and/or City Council may impose conditions on an easement or right-of-way vacation.

(b) A right-of-way vacation necessitates updating the current and future land use maps for the community, neighborhood, and other relevant development plans affected by the vacated right-of-way. New land use designations will be

assigned based on the established rules for interpreting zoning district boundaries.

10.802.12. Major Subdivision (Final Plat)

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.802.12.1 Intent

A major subdivision permits the division of a parcel into two or more lots and/or tracts where public improvements, such as streets, will be required.

10.802.12.2 Applicability

The major subdivision process is used to subdivide legal lots if the subdivision is not eligible for the short-form subdivision process in Section 10.802.14. A Subdivision Plat is required under Texas Local Government Code Section 212.004.

10.802.12.3 Criteria

Major subdivision requests are evaluated using the following criteria:

(a) The newly created parcels will meet minimum lot size standards for uses with a significant public benefit, such as a fire station; the Planning and Zoning Commission may waive the minimum lot size and minimum lot width standards if the proposed use meets minimum setbacks and sewage disposal standards.

(b) The newly created parcels meet minimum access standards.

(c) The subdivision does not “cut away” a non-conforming use from an adjacent lot to increase its lifespan.

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

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

(f) A conceptual plan or preliminary plat is approved for the parcel, if applicable.

10.802.12.4 Process

Refer to development application.

10.802.12.5 Extension

The Director of Development Services may grant up to two 1-year extensions of the expiration date for major subdivisions.

10.802.13. Major Subdivision (Preliminary Plat)

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.802.13.1 Intent

A major subdivision permits the division of a parcel into two or more lots and/or tracts where public improvements, such as streets, will be required.

10.802.13.2 Applicability

The major subdivision process is used to subdivide legal lots if the subdivision is not eligible for the short-form subdivision process in Section 10.802.14. A Subdivision Plat is required under Texas Local Government Code Section 212.004.

10.802.13.3 Criteria

Major subdivision requests are evaluated using the following criteria:

(a) The newly created parcels will meet minimum lot size standards. for uses with a significant public benefit, such as a fire station, the Planning and Zoning Commission may waive the minimum lot size and width standards if the proposed use meets minimum setbacks and sewage disposal standards.

(b) The newly created parcels meet minimum access standards.

(c) The subdivision does not "cut away" a non-conforming use from an adjacent lot to increase its lifespan.

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

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

(f) A conceptual plan or preliminary plat is approved for the parcel, if applicable.

10.802.13.4 Process

Refer to development application.

10.802.14. Short Form Subdivision (Short Form Final Plat, Minor Subdivision, Amended Plats)

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.802.14.1 Intent

A short form subdivision provides for timely review of proposed land division not discernibly impacting surrounding properties, environmental resources, City character or public facilities; and simple resubdivisions, lot splits, and the platting of existing development and of land proposed for site development where public improvements are not required.

10.802.14.2 Applicability

The short-form subdivision process is used for the following land divisions in the City and its extraterritorial jurisdiction:

(a) Division of existing legal uses with separate utilities, except nonconforming uses. This process cannot be used to divide accessory uses from principal uses or create an opportunity for more principal uses.

(b) Division of an unplatted parcel into four lots or less, with no new improvements and in conformance to the Mobility Master Plan and Trails Master Plan, may qualify for the short-form subdivision process. Any further subdivision shall be approved through the major subdivision process.

(c) Divisions of land for schools, public utilities, open space, or other public uses.

10.802.14.3 Criteria

Short-form subdivision requests are evaluated using all of the following criteria:

(a) No new public street will be necessary for each lot to access a public street.

(b) No off-site improvements to the City's infrastructure will be necessary (except division of land for schools, public utilities, open space, or other public uses).

(c) No drainage improvements will be necessary.

(d) The newly created parcels will meet minimum lot size standards in the underlying zoning district. For uses resulting in a significant public benefit, the Planning and Zoning Commission may waive the minimum lot size and minimum lot width standards if the proposed use meets minimum setbacks and sewage disposal standards.

(e) The newly-created parcels meet minimum access standards.

(f) Approval will not result in impacts greater than those of existing uses. Impacts from increased traffic to a public use may be offset by the public benefit derived from the use.

(g) The subdivision does not "cut away" a non-conforming use from an adjacent lot to increase its lifespan.

10.802.14.4 Process

Refer to development application.

10.802.14.5 Extension

The Director of Development Services may grant up to two 1-year extensions of the expiration date for short-form subdivisions.

10.802.15. Sign Permit

Sign standards are detailed in Chapter 3.

10.802.15.1 Intent

A sign permit ensures signs conform to this UDC, and provides a record of signage built in the City.

10.802.15.2 Applicability

Sign permits are required for signs outlined in Chapter 4 in the City and extraterritorial jurisdiction.

10.802.15.3 Review Criteria

Sign permit applications are evaluated using the following criteria:

(a) Proposed signage conforms to this UDC and other applicable codes, and the underlying approved site plan if applicable.

(b) The parcel does not have any Unified Development Code violations.

(c) The site is a legal building lot.

10.802.15.4 Process

Refer to development application.

10.802.15.5 Conditions

A sign permit will not be issued for businesses or locations where any signs are displayed in violation of this ordinance, except to replace an illegal sign with a legal sign.

10.802.16. Site Plan Review

Site planning and architectural standards are detailed in Chapter 4.

10.802.16.1 Intent

Formal site plan review ensures that proposed structures, modifications and uses conform to this UDC, and are compatible with nearby properties and consistent with the spirit of any applicable plans.

10.802.16.2 Applicability

(a) Site plan review is required for:

(1) New modular housing.

(2) Manufactured home parks.

(3) Multiple household development in the MF district.

(4) New non-residential structures, or major additions to non-residential structures, unless noted.

(5) Freestanding wireless facilities unless noted.

(6) Utility substations.

(7) Development of perimeter walls.

(8) Other uses designated as requiring site plan approval.

(b) Formal site plan review is not required for:

(1) New single household and two household dwellings.

(2) Additions to single household and two household dwellings.

(3) Establishment of an initial site plan for an existing multi-household or non-residential use legally established without a site plan.

(4) Non-habitable structures with no significant external effects on surrounding properties.

(5) Attached wireless facilities unless noted.

(6) Other projects requiring a building permit, but not requiring formal site plan approval.

10.802.16.3 Criteria

Site plan requests are evaluated using all of the following criteria:

(a) Consistency with Unified Development Code and Applicable Plans

All aspects of the proposed development are consistent with this UDC and the spirit of any applicable plans, it would not adversely affect property near the site, and it achieves the benefits of improved design.

(b) Aesthetics

Architectural design, landscaping, and signage conform to this UDC and complement adjacent development.

(c) Compatibility with Surrounding Uses

The proposed development is compatible with the character of adjacent development uses (compatibility includes but is not limited to size, scale, mass, architectural design, landscaping, and external effects).

(d) Impact on Existing Infrastructure and Public Improvements

The proposed development does not adversely affect the City's existing infrastructure and public improvements, or that arrangements are made to mitigate impacts.

(e) Internal Efficiency of Design

The proposed design achieves internal efficiency for its residents and/or visitors, adequacy of recreation, public access, safety and other factors, including but not limited to storm drainage, sewer and water, grades, dust control and matters relating directly to public health and convenience.

(f) Control of External Effects

The proposed development controls external effects on nearby land uses, movement and congestion of traffic, noise generated, arrangement of signs and lighting to prevent nuisances, landscaping, features to prevent littering or accumulation of trash, and other factors affecting public health, welfare, safety and convenience.

(g) Adequacy of Traffic and Circulation Plans

Designs and efficiency of the traffic plan, vehicular and pedestrian circulation, adequacy and convenience of parking, design of streets, and linkage of collector streets to the arterial street system are adequate.

(h) The Site is a Legal Building Lot

10.802.16.4 Process

Refer to development application.

10.802.16.5 Conditions

Development Services staff or the Planning and Zoning Commission may impose conditions on a site plan to ensure conformance to this UDC and resolve existing violations.

10.802.16.6 Amendments

(a) Technical or engineering considerations may call for minor deviations from approved site plans. Development Services staff may approve minor deviations if they conform to this UDC, and are consistent with the intent of the original site plan approval. Deviations include minor changes in architectural façade treatments, landscaping, hardscaping, signage and other elements that do not alter the character or intensity of the development and do not affect conformance to this UDC.

(b) Changes to approved site plans not considered minor require a new application and approval through the formal site plan review process.

(c) Changes to existing structures and sites lawfully established without a site plan require the establishment of an initial site plan.

10.802.17. Site Plan: Initial

Site planning and architectural standards are detailed in Chapter 4.

10.802.17.1 Intent

An initial site plan establishes a site plan for a site lawfully developed without a site plan.

10.802.17.2 Applicability

An initial site plan is required when a proposed use is limited to existing structures lawfully constructed without a site plan, or when changes are proposed to structures and sites lawfully developed without a site plan.

10.802.17.3 Criteria

Initial site plan requests are evaluated using the following criteria:

(a) The site shall be consistent with this UDC, and meet the criteria for legal nonconforming uses and structures if applicable.

(b) The site does not have any Unified Development Code violations.

(c) The site is a legal building lot.

10.802.17.4 Process

Refer to development application.

10.802.17.5 Conditions

Development Services staff may impose conditions on an initial site plan to ensure conformance to this UDC and resolve existing violations.

10.802.17.6 Amendments

(a) Development Services staff may approve minor deviations if they conform to this UDC, and are consistent with the intent of the original approval. Deviations include minor changes in architectural façade treatments, landscaping, hardscaping, signage and other elements that do not alter the character or intensity of the development and do not affect conformance to this UDC.

(b) Changes to approved initial site plans that are not considered minor deviations require approval through the formal site plan process and a new application.

10.802.18. Specific Use Permit

Permitted use and location standards are detailed in Chapter 3 (Land Use Standards).

10.802.18.1 Intent

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

10.802.18.2 Applicability

Specific use permit approval is required for uses this UDC designates as considered subject to special review in a certain zoning district. Designation of a use as a specific use permit does not guarantee that a request will be approved. Expansion of a previously approved specific use permit also requires specific use permit review and approval.

10.802.18.3 Criteria

Specific use permit requests are evaluated using the following criteria:

(a) The proposed use conforms to this UDC and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.

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

(c) The site is a legal building lot.

10.802.18.4 Process

Refer to development application.

10.802.18.5 Conditions

(a) The Planning and Zoning Commission and/or City Council may impose conditions on a specific use permit.

(b) Specific use permit approval does not run with the land and expires with the end of the approved use.

10.802.18.6 Amendments

(a) Technical or Engineering considerations during construction may call for minor deviations from approved specific use permits. Development Services staff may approve minor deviations if they conform to this UDC and are consistent with the intent of the original specific use permit approval.

(b) Changes to approved specific use permits that Development Services staff find are not minor deviations, including Planning and Zoning Commission imposed conditions, require approval through the specific use permit process and a new application.

10.802.19. Street Name Change

Street naming standards are detailed in Chapter 6 (Subdivision standards).

10.802.19.1 Intent

Some street names may be confusing or inconvenient, or cannot reflect local history or values. The street name change process offers a way to update street names to improve public safety or recognize people or events that played an important role in shaping local history.

10.802.19.2 Applicability

The street name change process is used to change the name of a public or private street.

10.802.19.3 Criteria

(a) Street name change requests are evaluated using all the following criteria:

(1) The existing street name is confusing or inconvenient, or warrants change to acknowledge a person or event that played an important role in the City's history.

(2) The proposed street name does not duplicate or cause confusion with other street names in Williamson County and areas of Travis County within 10 miles of the outer extent of the extraterritorial jurisdiction boundary.

(b) Williamson County 911 Addressing approved the proposed street name.

10.802.19.4 Process

Refer to development application.

10.802.19.5 Conditions

The party initiating the street name request is responsible for the cost of changing street signs.

10.802.20. Unified Development Code Amendment

10.802.20.1 Intent

This UDC is subject to change, to stay in conformance with community, neighborhood and other applicable land use and development plans, good planning practice, and the vision of the City's leaders and citizens.

10.802.20.2 Applicability

(a) A Unified Development Code amendment is required to change, add or delete rules or language in this UDC.

(b) Addition of graphics, illustrations, photos and notes intended to describe and clarify concepts presented by this UDC does not require a formal amendment unless they are referenced in this UDC body.

10.802.20.3 Criteria

Unified Development Code amendments are evaluated using the following criteria:

(a) The text is in need of the amendment.

(b) The amendment is not contrary to the intent and purpose of this UDC.

(c) The amendment is consistent with the comprehensive, neighborhood and other applicable land use and development plans.

(d) The amendment reflects good contemporary planning practice.

(e) The amendment is integrated into the organizational structure of this UDC.

(f) The amendment is not solely intended to benefit an individual property owner.

10.802.20.4 Process

Refer to development application.

10.802.21. Variance

10.802.21.1 Intent

An exceptional condition on a parcel, such as topography, shape or other physical properties, may pose practical difficulty to its development. A property owner may request a variance to certain

Unified Development Code standards when there are exceptional practical difficulties or an unnecessary non-financial hardship in carrying out the strict application of a dimensional or numerical requirement.

10.802.21.2 Applicability

The Zoning Board of Adjustment may grant variances to numerical or dimensional standards in the land use standards and site design standards of this UDC, subject to review criteria in this subsection. The Zoning Board of Adjustment may also consider appeals of Development Services staff decisions or UDC interpretations. The City Council may grant variances to numerical or dimensional standards in the subdivision standards of this UDC, subject to review criteria in this subsection.

10.802.21.3 Criteria

(a) A variance may be granted if all the following findings are made:

(1) There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

(2) Strict application of this UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.

(3) The variance is in harmony with the spirit of this UDC and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.

(4) Conditions resulting in the request are not self-created by disregard or ignorance of this UDC.

(5) The variance does not confer special privilege that this UDC does not permit on other lands, structures or buildings in the same zoning district.

(6) The variance is the minimum necessary to grant relief.

(b) The following types of variances will not be considered.

(1) Requests to permit uses normally prohibited or not specifically permitted in a zoning district development plan. A variance is not a substitute for a zone change, special exception approval, or UDC amendment.

(2) Requests to change the application of standards approved as conditions of an approved site plan, subdivision, or development plan.

(c) Reasons that are not grounds for a variance include, but are not limited to, the following:

(1) Personal and/or economic hardship.

(2) Misrepresentation of property conditions or permitted uses by a seller or agent.

(3) Errors made by a surveyor, contractor or builder.

(4) Desire to increase visibility; or compensate for a poorly chosen, less trafficked, less accessible or less visible site.

(5) Accommodation of corporate, franchise, personal or cultural standards, preferences, policies or traditions.

(6) Lowering site development costs.

(7) Increasing the profit, income or competitive advantage of the applicant.

(8) Additional expense needed to comply with this UDC.

(9) Longevity of residence or business operation in the City, or participation in local government, civic organizations, places of worship, or charitable groups.

(10) Increase in property value or profit if a variance is approved or decrease if denied.

(11) Promise of an increase to the City tax base if a variance is granted.

(12) Threats to locate or relocate outside of the City or cancel or scale back a project if a variance is denied.

10.802.21.4 Process

Refer to development application.

10.802.21.5 Conditions

(a) The Zoning Board of Adjustment and/or the Planning and Zoning Commission may impose conditions on a variance.

(b) Approved variances run with the land unless there are special approval conditions.

(c) Variance approval does not set a precedent for future approval of similar variances.

10.802.22. Zoning Map Amendment (Rezoning/Zoning Change/Zoning Change Request)

Zoning standards are detailed in Chapter 3 (Land Use Standards).

10.802.22.1 Intent

The zoning designation for a parcel does not always permit the most appropriate use for the site. A property owner may request a zoning map amendment, to change the zoning designation of a parcel.

10.802.22.2 Applicability

A zoning map amendment is required to consider a request to change the zoning of a parcel. A property owner or representative may request a zoning map amendment if it is more than 12 months since they were last involved in a request before the Zoning Board of Adjustment or Planning and Zoning Commission.

10.802.22.3 Criteria

(a) Zoning map amendment requests are evaluated using the following criteria:

(1) The proposed zoning is consistent with Hutto SOAR 2040 and any community, neighborhood and other applicable land use and development plans.

(2) The proposed zoning is compatible with existing and permitted uses on properties in the neighborhood.

(3) Conditions in the neighborhood have changed to the extent the proposed zoning is necessary.

(4) The proposed zoning does not have an adverse impact on surrounding properties or the natural environment.

(5) The proposed zoning corrects a clerical or administrative error on the zoning map.

(6) The proposed zoning results in a logical and orderly development pattern.

(7) The proposed zoning is not merely intended to confer an economic benefit to the property owner.

(8) The site is a legal building lot.

(b) Rezoning of a small parcel, intended to confer a benefit to the property owner by permitting land uses not available to, and possibly incompatible with and detrimental to surrounding properties, is prohibited.

10.802.22.4 Process

Refer to development application.

10.802.22.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a zoning map amendment. Conditional zoning or contract zoning, where the permitted land use for a lot is restricted to the use the rezoning was sought, is prohibited.

10.803. Vested Development Rights

10.803.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.803.2. Effective Date and Expiration

Vested development right establishment and expiration dates are as follows.

Table 803-1: Vest Development Rights

Process	Date Granted	Permit Expiration
Building permit	Date of complete application submittal	180 days

Certificate of Appropriateness	Date of approval by Historic Preservation Commission	180 days
Final Plat	Date of approval by Director of Development Services	2 years, unless recorded, fiscal surety has been posted, and/or extension has been granted. 1 year extension allowed administratively, then Planning and Zoning Commission approval required.
Preliminary Plat	Date of approval by Director of Development Services	1 year, unless final plat has been filed and/or extension has been granted.
Sign Permit	Date of approval by Development Services Staff	180 days
Site Plan	Date of approval by Development Services Staff, or Planning and Zoning Commission if appealed	1 year
Specific Use Permit	Date of approval by City Council	1 year
Subdivision Improvements Construction Plan	Date of approval by Engineering	1 year, unless fiscal surety has been posted
Variance	Date of approval by Zoning Board of Adjustment or Planning and Zoning Commission	1 year

If the approved development request is amended, the approval date of the original development request is considered the effective date of vesting.

10.803.3. Minor Administrative Amendments

Minor administrative amendments to approved plans for a development request do not create vested development rights.

10.803.4. Conceptual Plans

Conceptual site plans shown on an approved PUD plan or for adjacent properties on a site plan, are considered non-binding and do not create vested development rights.

10.803.5. Nonconforming Elements on Plans

Elements shown on a site plan, approved PUD plan, or concept plan not conforming with the development regulations in effect when the plan was approved are considered non-binding and do not create vested development rights.

10.804. Internal Review Procedures

10.804.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.804.2. Submittal Requirements

Refer to development applications.

10.805. Nonconforming Uses, Structures, and Lots

10.805.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes, signs only

10.805.2. General

10.805.2.1 Intent

Use and ordinary maintenance of nonconforming uses, buildings and structures may continue, subject to the provisions of this chapter. The right to maintain a nonconforming use, building or structure runs with the land and is not ended by a change in ownership. However, nonconforming uses shall eventually be phased out to meet the intent of this UDC and underlying plans.

10.805.2.2 Nonconforming Status

(a) It is the property owner's responsibility to establish the legal nonconforming status of the use, building or structure.

(b) Nonconforming uses are commonly called "grandfathered uses."

(c) A building or use can become nonconforming if:

(1) The zoning regulations change.

(2) The zoning district changes.

(3) The use or building was first established when the property was outside Hutto, and the property was later annexed.

(4) The use or building was first established before Hutto adopted zoning (1983).

(5) A street was widened, reducing the size of a lot or causing a structure to be closer to the right-of-way than setback standards permit.

10.805.3. Nonconforming Uses

10.805.3.1 Expansion

(a) At the time of application, nonconforming nonresidential uses may be expanded no more than 20% larger in gross square footage than the size when initially deemed non-conforming.

(b) Nonconforming nonresidential uses cannot be re-established on the same lot if they are discontinued for 12 consecutive months or 18 months over a three-year period. A nonconforming use cannot be replaced with a different nonconforming use.

10.805.4. Nonconforming Buildings, Structures and Improvements

10.805.4.1 Alterations in Both Form and Use

Use of a nonconforming building may be changed, and a nonconforming building may be enlarged or modified if alterations conform to this UDC and do not expand the building's nonconforming condition.

10.805.4.2 Architecture

Non-residential buildings that are nonconforming because they do not conform to Unified Development Code architectural standards shall be brought into conformance to the standards as determined by the Director of Development Services if the gross floor area is increased by at least 20%, or the extent of proposed modifications to the building is at least 20% of its assessed valuation.

10.805.4.3 Damage

Nonconforming structures damaged or destroyed by fire, the elements, or other causes to the extent of at least 50% of their assessed valuation shall be demolished or reconstructed in full conformance to this UDC.

10.805.4.4 Site Features

Nonconforming site features, including landscaping and parking, shall be brought into conformance to Unified Development Code standards to the maximum extent practicable if, from the date this UDC was adopted, the gross floor area of buildings on the site is expanded by at least 10%, or the extent of proposed modifications to the site is at least 20% of its assessed valuation.

10.805.4.5 Wireless Facilities

(a) Adding equipment for co-locating more wireless providers on an existing nonconforming antenna tower is not considered a nonconforming use expansion if tower height remains unchanged.

(b) Screening and landscaping shall be brought into conformance with this UDC when equipment is added to a nonconforming antenna tower.

10.805.5. Nonconforming Signs

10.805.5.1 General

(a) Nonconforming signs shall be brought into conformance to this UDC within 90 days of an expansion of use or building enlargement.

(b) Development Services staff may recommend removal of nonconforming signs as an approval condition for a development or land use request.

10.805.5.2 Electronic Message Centers

Electronic message center displays shall be reprogrammed so the displayed message is static with no animation and changes only once every 60 seconds or more within 30 days of this UDC's effective date.

10.805.5.3 Alteration

(a) Nonconforming signs may only be altered, changed in dimensions, moved, raised or replaced if it is brought into conformance with this UDC.

(b) Nonconforming signs cannot be altered to increase their lifespan (for example, replacement of wood poles with steel poles).

10.805.5.4 Abandoned Signs

Nonconforming signs shall be removed after 30 days of disuse.

10.805.6. Nonconforming and Substandard Lots

10.805.6.1 Development

(a) Legally created substandard lots not conforming to minimum size or dimensional standards may be developed for structures and uses permitted in the underlying zoning district. However, the development on such lots shall comply with the applicable development standards of this UDC. If the substandard lot restricts conformity with these standards, the property owner shall seek appropriate relief.

(b) Lots not conforming to minimum size or dimensional standards created illegally or without formal City review and approval are not considered legal building lots, and cannot be developed.

10.806. Enforcement

10.806.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.806.2. Enforcement Methods

This UDC is enforced through:

(a) The building permit and certificate of occupancy process.

(b) Imposition of fines, liens, and other actions as outlined in Chapter 1 of the Code of Ordinances.

(c) Compliance with current adopted ICC and IFC codes.

(d) Inspection and removal of violations at the violator's expense.

(e) Criminal liability.

(f) Injunction.

10.806.3. Inspection

(a) Development Services staff may inspect any property or structure and order the remedy of any Unified Development Code or Building Code violation.

(b) Work cannot proceed on any structure or parcel with a Unified Development Code or Building Code violation, except to correct the violation.

10.806.4. Criminal Liability

(a) Any person (including developers, owners, occupants, or trespassers) convicted of any provision of this UDC is guilty of a class C misdemeanor and shall be fined under the general penalty in Section 1.01.009 of the City of Hutto Code of Ordinances, and shall pay all costs and expenses involved in the case.

(b) Each day of a violation is considered a separate offense.

(c) The City may take other lawful action to prevent or remedy Unified Development Code or Building Code violations.

10.806.5. Injunction or Other Action

(a) The City Attorney, acting for the City Council, may file an injunction or other action to restrain a violation of this UDC.

(b) This UDC will not be construed to hold the City responsible for damage to persons or property by inspection, re-inspection, issue of a building permit, pursuing injunctive relief, or failure to pursue any of these actions.

10.806.6. Enforcement of Standards and Conditions of Development Approval

(a) These actions may also subject the responsible party to enforcement action.

(b) Failure to conform to the site plan, landscape plan, building elevations or other approved development documents receiving final approval from the City.

(c) Failure to conform to conditions on the site-specific development plan for the development.

10.807. Reviewing and Administration Parties

10.807.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)

Yes	Yes

10.807.2. Development Services Staff

(a) Duties of Development Services staff include, but are not limited to, the following:

(1) Provide ethical stewardship of Hutto's built environment and unique character.

(2) Administer, interpret and enforce this UDC, and other plans, policies and rules affecting the City's built and natural environment.

(3) Serve as a case manager for development requests.

(4) Prepare and update the City's community, neighborhood and other applicable land use and development plans, Unified Development Code, and other planning policy and regulatory documents.

(5) Provide technical help with planning and land use issues to City staff and officials.

(6) Work with other local government agencies to promote good planning practices and cooperation in regional planning efforts for the benefit of Hutto and its neighboring communities.

(7) Promote the benefits of sound land use planning to City residents.

(b) Other City officers and employees may help Development Services staff implement community, neighborhood and other applicable land use and development plans, and enforce this UDC.

(c) "Development Services staff" refers to the Development Services Director and/or their designee(s).

10.807.3. Planning and Zoning Commission

Refer to the City Charter.

10.807.4. Zoning Board of Adjustment

10.807.4.1 Intent

The Zoning Board of Adjustment will:

(a) Consider numerical variance requests for: use, site design, subdivision, and special exceptions, subject to variance approval criteria, recommendation of Development Services staff, and state law.

(b) Consider administrative appeals that allege error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this UDC.

(c) Consider special exceptions to the terms of this UDC.

(d) Consider, in specific cases, a variance from the terms of this UDC if the variance is not contrary to the public interest and, due to special conditions, a

literal enforcement of this UDC would result in unnecessary hardship, and so that the spirit of this UDC is observed and substantial justice is done.

(e) Consider appeals to Development Services staff's interpretation of this UDC.

(f) Consider other matters, as authorized by this UDC.

10.807.4.2 Organization

(a) City Council appoints the five Zoning Board of Adjustment members, each for a two-year term.

(b) Board members shall elect members to serve a one-year term as chair and vice chair.

(c) The City will designate a member of the Development Services staff to act as board secretary.

(d) Board members shall be Hutto residents, but not City employees.

10.807.4.3 Meetings and Records

(a) The Zoning Board of Adjustment shall hold regular meetings at a predefined time, or at the Chair's call for consideration of business. The Board decides the meeting time, place and order of business.

(b) The chairman or vice chairman may administer oaths and compel the attendance of witnesses.

(c) Three members make a quorum

(d) Meetings shall be posted in accordance with the Open Meetings Act and open to the public.

(e) Written records of meetings shall be kept and made available to the public, showing the action on each case.

10.807.4.4 Initiation of Requests

Development Services staff, the City Manager, the City Council, and the Planning and Zoning Commission may make a request that requires consideration by the Zoning Board of Adjustment.

10.807.4.5 Appeals

The Zoning Board of Adjustment is a quasi-judicial body. The applicant or City may appeal decisions to the District Court.

10.807.5. Historic Preservation Commission

10.807.5.1 Intent

The Historic Preservation Commission will:

(a) Adopt rules and procedures for its governance.

(b) Establish committees as needed.

(c) Consider and recommend the designation of a historic district or historic landmark.

(d) Consider and render decisions on certificates of appropriateness and demolition requests in designated historic districts.

(e) Conduct and administer historic resource surveys.

(f) Develop public outreach/education/awareness programs.

(g) Recommend acquisition of endangered historic resources to the City Council when necessary.

(h) Recommend acceptance of donations of preservation easements.

(i) Submit an annual report to the City Council and the mayor on the status of preservation in the community and on the work of the Historic Preservation Commission.

(j) Recommend tax or other financial incentives to encourage the preservation of historic resources.

(k) Prepare and promote design guidelines for historic landmark districts.

10.807.5.2 Organization

(a) City Council appoints the five Historic Preservation Commission members, each for a term of two years, except that initial appointments are as follows: three Historic Preservation Commission members for a two-year term, and two Historic Preservation Commission members for a one-year term. Afterward, Historic Preservation Commission members have a two-year term. Historic Preservation Commission member terms shall be staggered, with three members appointed one year and two members appointed the next year.

(b) Board members shall elect members to serve a one-year term as chair and vice chair.

(c) The City will designate a member of the Development Services staff to act as the liaison of the Historic Preservation Commission. The liaison may participate in discussions in an advisory capacity but has no right to vote. The liaison will also serve as the local preservation officer and fulfill all duties as may be required under any certified local government agreement with the state historical commission.

(d) The Mayor fills vacancies with a City Council majority vote to confirm.

(e) Historic Preservation Commission members shall be Hutto residents, but not City employees. Historic Preservation Commission members shall, to the extent reasonably possible, have a demonstrated outstanding interest in the historic traditions of the City and have experience in the preservation of the historic character of the City. City Council will try, to the extent reasonably possible, to appoint members from the following categories:

(1) Architect, planner, or design professional; historian.

(2) Licensed real estate broker/appraiser; attorney at law.

(3) Archaeologist or member of a related scholarly discipline.

(4) Member of the Chamber of Commerce (either the Chamber president or a member designated by the Chamber president).

(f) Texas Secretary of the Interior Standards for Rehabilitating Historic Buildings, approved by the state historical commission, serves as a guideline for decisions made by the Historic Preservation Commission.

10.807.5.3 Meetings and Records

(a) The Historic Preservation Commission shall hold regular meetings at a predefined time, or at the chair's call for consideration of business. The Commission decides meeting time, place and order of business.

(b) Three members make a quorum.

(c) Meetings shall be posted and open to the public in accordance with the Open Meetings Act.

(d) Written records of meetings shall be kept and made available to the public, showing the action on each case.

10.807.5.4 Initiation of Requests

Development Services staff, the City Manager, the City Council, and the Planning and Zoning Commission may make a request requiring consideration by the Historic Preservation Commission. If the Historic Preservation Commission is requested to consider a Minor Modification, the City Council will make the final determination.

10.807.5.5 Appeals

The Historic Preservation Commission is an administrative body. The applicant or City may appeal decisions to the City Council.

10.808. Interpretation

10.808.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

10.808.2. Interpretation Requests

(a) A formal request for an interpretation of this UDC shall be submitted in writing to Development Services staff. Development Services staff will evaluate the request, considering:

(1) The public purpose of the standard for which an interpretation is required.

(2) The impact of proposed interpretation, permitting flexibility in design but prohibiting interpretations lowering the protection given to the public.

(3) The interpretation will ensure a just balance between the rights of the landowner and all others affected by that person's land use proposal.

(4) The interpretation would not result in any identifiable loss of protection for one group to the benefit of another.

(b) Development Services staff may consult with other agencies before making an interpretation.

(c) Development Services staff will maintain a record of all interpretations. Interpretations not in writing are not valid.

(d) Interpretations do not set precedents and are limited in their application to the property, if any, identified in the interpretation. An interpretation may be appealed to the Zoning Board of Adjustment, using the variance process described in Section 10.203.21.

10.808.3. Conflicts With Other Regulations

If a requirement or process in this UDC conflicts with another applicable local, county, state or federal law, the more restrictive standard applies.

10.808.4. Particular Controls General

If a general provision conflicts with a particular provision in the same or another law, the two will be construed, if possible, so that effect may be given to both. If the conflict between the two provisions is irreconcilable, the particular provisions will prevail and be considered an exception to the general provision.

10.808.5. Metric Units

10.808.5.1 Intent

This UDC may use both English and metric (SI) unit measurements for the convenience of those using this UDC who are more familiar with metric units.

10.808.5.2 Metric vs. English Measurements

This UDC may use English measurements followed by a metric equivalent. If there is a conflict between the figures, the English measurement will control.

10.808.5.3 Rounding and Precision

(a) Where a rule sets a minimum dimensional requirement, the metric equivalents of the English measure are rounded up.

(b) Where a rule sets a maximum dimensional requirement, the metric equivalents of the English measure are rounded down.

(c) Metric equivalent measures are rounded up or down ("hard conversion") to avoid awkward precision not present in English units. Examples: minimum setback of 10 ft. = 3.1m (308.4 cm rounded up), maximum setback of 15 ft. = 4.6m (462.6 cm rounded down).

10.808.6. Illustrations and Text

(a) Photos are not considered official, adopted parts of this UDC.

(b) Photos and drawings used in the printed version of this UDC are examples intended to explain certain design concepts. Some features shown in photos and drawings may not conform to other sections of this UDC. If there is a conflict of meaning or implication between the text of this UDC and any heading, drawing, table, figure, or illustration, the text will control.

(c) Images depicting a business are not considered an official endorsement.

10.808.7. Meaning of Certain Words

(a) Words used in the present tense include the future unless the context shows otherwise.

(b) Words used in the singular number include the plural, and vice versa.

10.808.8. Mandatory and Discretionary Terms

(a) The words “will” and “shall” are the equivalent of “shall,” and imply mandatory rules and actions.

(b) The word “may” in conjunction with a value or attribute implies permission to a limit; for example, “A freestanding sign may be up to five feet tall” means the same as “A freestanding sign shall be five feet tall or less.” Otherwise, the word “may” is permissive.

10.808.9. Technical and Lay Terms

(a) Words and phrases will be interpreted according to the common usage of the term.

(b) Technical words and phrases that may have a peculiar and appropriate meaning in law, planning, and allied fields will be understood according to that meaning.

10.808.10. Lists and Examples

Lists of items or examples using terms such as ‘’including,’’ ‘’such as,’’ or similar language are intended to provide examples, not exhaustive lists of all possibilities unless stated.

10.809. Fees

10.809.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	Yes

Development review fees are determined by separate ordinances. Fees are not refundable if a request is tabled or denied.

Chapter 9. Definitions

10.901. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.902. General Provisions

(a) Usage and Interpretation Rules

For the purpose of this UDC certain terms or words herein shall be interpreted or defined as follows:

(1) Words used in the present tense include the future tense;

(2) The singular includes the plural;

(3) The word "person" includes a corporation as well as an individual;

(4) The term "shall" is always mandatory; and

(5) The term "may" is discretionary.

(b) Words and Terms not Expressly Defined

Words and terms not expressly defined herein are to be construed according to the normally accepted meaning of such words or terms or, where no definition appears, then according to their customary usage in the practice of municipal planning and engineering, as determined by the Director of Development Services.

10.903. Land Use Definitions

10.903.1. Agricultural Uses

Agricultural Use

The use of land for agricultural purposes, including husbandry and keeping of farm animals, crop production, horse stables and greenhouses, and other similar uses.

10.903.2. Residential Uses

Assisted Living/Nursing Home

A home operated by a business or non-profit organization where ill or elderly people are provided with lodging and meals, with or without nursing care.

Boarding and Rooming House

A building used to provide lodging for four or more boarders or roomers, with compensation typically taking the form of money, services, or other valuable

considerations. This arrangement does not include immediate family members of the occupant who may be occupying the building. Bed and breakfast inns are not considered boarding and rooming houses.

Dwelling

A structure or part of a structure providing complete, independent living facilities for a household, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Dwelling, Live-Work

A dwelling where limited commercial use is permitted and operated by a member of the household that lives in the dwelling unit.

Dwelling, Manufactured Home

A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. All references in this article to manufactured housing or manufactured home(s) shall be referenced to HUD-code manufactured housing unless otherwise specified. This includes mobile homes.

Dwelling, Manufactured Home Park

A parcel of land under single entity ownership that has been planned and improved for the placement of two or more manufactured houses and all streets, service drives, and community areas.

Dwelling, Modular Home

As governed by the definition within the Texas Manufactured Housing Standards Act (Article 5221f-1.), a structure or building module that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a permanent residence on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. The term does not include a Mobile Home or Manufactured Home as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.).

Dwelling, Multifamily

A building containing five or more separate dwelling units on one lot, including apartments, condominiums, lofts, and adaptive reuse of larger structures.

Dwelling, Attached Single-Family

A dwelling unit that is part of a structure with each dwelling unit attached by a common wall to another and access is from a private entrance, each designed and constructed for occupancy by one household.

Dwelling, Detached Single-Family

A single dwelling unit that is not attached to any other dwelling or building by any means, except an approved accessory dwelling unit per Section 10.204 Permitted Uses. Also called a single-family house.

Dwelling, Zero-Lot Line Single-Family

A single household detached dwelling sited where one wall is on the property boundary, but is not a shared wall with a structure on the adjacent property.

Dwelling, Duplex

A building containing two dwelling units sharing a common wall on a single lot.

Dwelling, Multiplex

A building containing three or four separate dwelling units on one lot, including triplexes and quadplexes.

Accessory Dwelling Unit

A separate dwelling unit, either detached from or attached to the principal dwelling unit. Also known as a mother-in-law apartment.

Household

The person or persons occupying a dwelling unit.

Group Home

A residence for not more than six (6) persons with disabilities and two (2) supervisors. Such entity shall be licensed and comply with Chapter 123 of the Human Resources Code.

Halfway House

Pursuant to Texas Human Resources Code § 42.002, a halfway house is a licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently. Such placement is pursuant to the authority of the State Department of Corrections.

10.903.3. Commercial and Retail Uses

Adult Oriented Uses

A business that is the offering or display of live entertainment related to "specified sexual activities" or "specified anatomical areas" as the primary attraction to the premises. This includes but is not limited to: adult bookstores, adult novelty shops, adult video rental, adult photo studios, adult cabarets, nude modeling studios, adult hotels and motels, and adult motion picture theaters.

Banks and Financial Institutions

A Texas Department of Banking charter granted establishment primarily engaged in the provision of bank and financial institution services. Typical uses include banks, savings and loans, credit unions, and similar services. Bank and Financial Institutions do not include check cashing or payday loan establishments, loan or mortgage brokers, stockbrokers, or other financial institutions without a state bank charter. An automatic teller machine is not considered a bank or financial institution.

Campground, Recreational Vehicle Park

Land to be used for temporary living accommodations for recreational, camping, and travel use including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Car Wash

A facility for the washing, waxing, or cleaning of automobiles, recreational vehicles, or light duty trucks. A car wash may be full-service or self-service.

Club/Lodge Facility

An establishment providing meeting, recreational, or social facilities for a private or nonprofit association, primarily for use by members and guests. This does not include places of worship or assembly.

Day Care, Child (1-6 Children)

Child Care Home (<6 Children) Regular care occurring in the caretaker's own residence for not more than six (6) children, excluding children who are related to the caretaker but in no case exceeding twelve (12) children at any given time. See Chapter 42 of the Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.

Day Care, Child (Greater than 6 Children)

Child Care Home (6+ Children) Regular care occurring in the caretaker's own residence for more than six (6) children, excluding children who are related to the caretaker. See Chapter 42 of the Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.

Day Care, Adult (1-4 Persons)

A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, one (1) to four (4) elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult Day Services Centers (also referred to as Adult Day Care Centers) shall be licensed by the Texas Department of Human Services.

Day Care, Adult (Greater than 4 Persons)

A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, to four (4) or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the

facility. Adult Day Services Centers (also referred to as Adult Day Care Centers) shall be licensed by the Texas Department of Human Services.

Day Care, Pet

A facility where pets are kept for all or part of a day. Secondary services at pet day care facilities may include obedience classes, training, grooming, and overnight boarding.

Entertainment Facility, Theater

A building or part of a building devoted to showing motion pictures or dramatic, musical, or live performances.

Farm Product Sales

Outdoor sale of food or plant products grown on the premises in an agricultural zoning district; or customarily involving growers from throughout a region selling food or plant products they have grown in a zoning district where the use is permitted.

Food Catering

A business where the principal use is the preparation and storage of food on the premises that is delivered and consumed by the customers off the premises.

Funeral Home

A building used for the preparation of the deceased for burial and display of the deceased and related ceremonies or services related, including cremation and the storage of caskets, funeral urns, funeral vehicles, and other funeral supplies.

Fueling Station

An establishment engaged in primarily the sale of gasoline, petroleum products, and fuels, including renewables.

Recreation Facility, Indoor

An indoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, gymnasiums, health clubs, bowling alleys, pool halls, video arcades, and shoot ranges. This does not include facilities supervised by licensed medical personnel in medical settings, athletic departments in schools, professional sports team facilities, amenity centers, or community centers.

Recreation Facility, Outdoor

A mostly outdoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, miniature golf courses, go-cart tracks, and batting cages. This does not include, amusement parks, facilities in athletic departments of schools,

professional sports teams, public parks and playgrounds, amenity center, or community centers.

Kennel

The boarding of dogs, cats, or other household pets, operating either as a business or a legitimate animal rescue operation. Kennels may also incorporate pet day care, dog training facilities, and spaces for events such as conformation shows and agility competitions.

Large Item Sales and Rental: Class 1

Use of a building, land area, or other premises for the display and sale, lease, or rental of any of the following, where most of the inventory is stored outdoors.

- Vehicles that are intended for sale to the general consumer market. This includes automobiles, vans, light trucks, and sport utility vehicles.
- Golf carts, neighborhood electric vehicles (NEVs), and similar vehicles.
- Motorcycles and dirt bikes.
- Personal watercraft, kayaks, canoes and rowboats.
- Small off-road vehicles, including all-terrain vehicles, dune buggies, and four-wheelers.
- Automobile, truck and motorcycle parts, accessories and aftermarket items (stores specializing in the sales of those items).
- Boats.
- Home spas and hot tubs (except indoor sales/display).
- Bulk lumber and bricks, in a screened storage area.
- Landscaping materials, in a screened storage area.
- Small portable buildings, sheds, garages, gazebos, decks, and other prefabricated structures (not manufactured homes and prefabricated metal buildings), as an incidental accessory use.
- Pottery, statues, fountains and similar items, displayed or stored outdoors.
- Accessories related to the above items.

Large Item Sales and Rental: Class 2

Use of a building, land area or other premises for display and sale, lease or rental of any of the following, where most of the inventory is stored outdoors.

- Large vehicles that require a commercial driver license (CDL) to operate or are generally not intended for sale to the general consumer market. This includes flatbed and workbed trucks, buses, tractor trailers, dump trucks, yard trucks, and similar vehicles. Home spas and hot tubs (except indoor sales/display).

- Trailers, tow dollies, and all equipment or machinery designed to be towed by a vehicle. Landscaping materials, in a screened storage area.
- Moving vans, trucks and trailers.
- Construction, land clearing, hauling, earth moving, drilling, aerial lift, and similar heavy equipment.
- Forklifts, bobcats, trenchers, and similar items.
- Air compressors, generators, mobile pumps, and similar items.
- Farming, agricultural and arborist equipment.
- Recreational vehicles, including motor homes, motor coaches, converted buses, travel trailers, fifth wheels, fold down trailers, camper trailers, and similar items.
- Truck caps, lids, campers, camper shells, cargo extensions, cargo covers, tonneau covers, plows, racks, bed liners, and similar items.
- Small portable buildings, sheds, garages, gazebos, decks, and other prefabricated structures (not manufactured homes).
- Prefabricated and above-ground swimming pools.
- Bulk mulch, wood chips, soil, fill dirt, peat, gravel, rocks, sand and similar items.
- Bulk construction materials.
- Scaffolding.
- Pallets.
- Accessories related to the above items.

Lodging, Hotel

A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted through enclosed, interior hallways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

Lodging, Motel

A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted from exterior balconies or pathways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

Lodging, Bed and Breakfast

An owner-occupied single household residence used as a lodging establishment.

Nightclub

A type of entertainment facility that includes a dance floor, lightshow, and/or stage for the playing of live music.

Office

A space where professionals, including but not limited to medical and dental practitioners, lawyers, engineers, accountants, and other qualified individuals, conduct professional services. This includes urgent care facilities but not emergency medical services.

Professional and Business Service

An establishment or place of business primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, barber and beauty shops, nail salons, tailors, dog grooming shops, print shop, copy shops, shoe repair shops, and services of an informational or instructional nature including driving schools, dance studios, martial arts studios, and business.

Restaurant

An establishment engaged in the sale of food and beverages to customers in a ready-to-consume state.

Bar/Tavern

An establishment that serves alcoholic beverages by the drink for on-site consumption and that derives more than seventy-five percent (75%) of the gross revenue from the on-premises sale of alcoholic beverages and does not have a TABC Food and Beverage Permit defining the establishment as a restaurant.

Retail Store (No more than 5,000 square feet)

An establishment under five thousand (5,000 square feet) in floor area engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

Retail Store (Greater than 5,000 square feet)

An establishment over five thousand (5,000 square feet) in floor area engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

Personal Loan Services

Check-cashing and personal loan services, pawn shops, and rent-to-own establishments as defined in Section 371.003 of the Texas Financial Code, as amended.

Travel Plaza, Truck Stop

An establishment engaged primarily in the fueling, servicing, repair, or parking of commercial vehicles, including the sale of accessories and equipment for such vehicles. A travel plaza or truck stop may also include, but is not limited to, overnight accommodations, showers, restaurant facilities, and other diversions intended primarily for use of truck crews and interregional travelers.

Veterinary Clinic, Small Animal

A facility, operated under the supervision of a licensed veterinarian, where domestic animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

Veterinary Clinic, Large Animal

A facility, operated under the supervision of a licensed veterinarian, where bovine, equine, swine, fowl, and similar large livestock animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

10.903.4. Industrial Uses

Data Center

An industrial facility primarily engaged in the storing, processing, and distribution of data through on-site, networked computer systems or other electronic devices; including accessory offices for employees and security personnel; either in conjunction with a business not located on the site, or for individual compensation.

Industrial Use, General

Manufacturing operations utilizing partially processed materials to create finished items or parts with a moderate to relatively high value per unit weight including, but not limited to, production of motor and transit vehicles, trailers, modular and manufactured buildings, as well as bottling plants and breweries. This does not include mining and extraction, petrochemical industries, rubber refining, primary metal or related industrial, light industrial, or heavy industrial.

Industrial Use, Heavy

Manufacturing primarily involved in the basic processing and manufacturing of materials or products from extracted or raw materials, or the storage or manufacturing processes utilizing flammable or explosive materials, as well as those with the potential for hazardous conditions. Heavy industrial also includes work processes involving solvents, sanitary waste transfer stations, recycling establishments, junkyards, and transport terminals, such as truck and rail terminals and container storage.

Industrial Use, Light

Manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, or distribution including, but not limited to, the manufacture of electronic instruments, preparation of food products, microbrewing, musical instruments, and pharmaceuticals. This does not include mining and extraction, petrochemical industries, rubber refining, motor vehicle and heavy equipment manufacturing, primary metal or related industries.

Research Laboratory

A facility for scientific research, investigation, testing, or experimentation that does not involve the manufacture or sale of products except as incidental to the main purpose of the laboratory.

Self-Storage Facility

A controlled access and fenced facility containing individual storage units or spaces of varying sizes that are leased for the storage of items (excluding vehicles) and other non-hazardous, non-perishable durable goods.

Trade Use

A business or occupation requiring specialized training in manual or mechanical skills, including, but not limited to, carpentry, plumbing, electrical, heating,

ventilation and air conditioning, and furniture upholstery. A trade use also includes small custom industry, where goods are produced or repaired by hand, using hand tools or small-scale equipment.

Vehicle Minor Repair Facility

A facility where light vehicle maintenance activities such as engine tune-ups, lubrication, brake repair, air conditioning service, tire sales and installation, car washing, detailing, and polishing are conducted.

Vehicle Major Repair Facility

A facility where heavy maintenance activities such as engine overhauls, vehicle painting, body or fender work, and welding are conducted, without the sales of fuel.

Vehicle Storage Facility

A facility that includes secured indoor or outdoor areas, intended for short or long term storage of automobiles, light trucks, motorcycles, recreational vehicles, boats, camper trailers, commercial vehicles and commercial trailers; either in conjunction with a business not located on the site, for compensation.

Warehouse and Distribution Facility

A facility for storage, wholesale, and distribution of manufactured products; including accessory offices, showrooms, or incidental retail sales (no more than 10% of the building gross floor area) but excluding bulk storage of materials that are inflammable, explosive, or that create hazardous or commonly recognized offensive conditions; and where the products, supplies, or equipment that are distributed from the facility are not used or consumed on the premises.

10.903.5. Institutional and Civic Uses

Amenity Center

An establishment providing recreational and meeting facilities for exclusive use of the residents of the residential development or employees of the business or office complex where the business or office is located including, but not limited to, swimming pools, workout rooms, meeting rooms, leasing and sales offices for the development where it is located, and similar amenities.

Aquatic Facility

A facility that contains one or more swimming pools, splash pads and supporting infrastructure.

Athletic Facility

An area, field, building or combination thereof, that is constructed and equipped for use in participatory and/or spectator-oriented sports and athletics. This use includes, but is not limited to, facilities intended for the instruction, practice, and competitive events associated with basketball, volleyball, soccer, tennis, gymnastics, swimming, baseball or football. Accessory uses may include offices, snack bars, limited sales, and locker rooms.

Cemetery

A place or ground used or intended to be used for the burial or entombment of the dead, whether human or animal, including a mausoleum. This does not include crematories or mortuaries.

Community Facility

Publicly owned facility or building primarily intended to serve the community's recreational, educational, cultural, administrative, and entertainment needs including, but not limited to, police and fire stations, government administration buildings, community centers, maintenance facilities, and related accessory uses.

Golf Course

A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. Golf courses may also include a clubhouse with a restaurant, bar, practice area, driving range, and other related accessory structures. This does not include a miniature golf course.

Hospital

A facility, whether or not licensed or required to be licensed by the State of Texas, providing primary health services and medical or surgical care to the persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and related facilities.

Park

An open recreation facility or tract of land available to the general public.

Park and Ride Lot (as Principal Use)

Parking facility provided for users of a public transit facility located on the site.

Public Utility Substation

A facility used for collecting, processing, or distributing a public utility commodity. Public utility substations include electrical substations and high-tension power distribution lines, water tanks and pumps, telephone switching offices and exchanges, and similar uses; but not wireless service facilities, storage and equipment yards, and business offices.

Religious Land Use or Assembly

A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, offices, counseling programs, private school, youth programs, parking, child and adult daycare facilities, summer camps, recreational facilities, caretaker’s quarters, temporary food bank, thrift shop, sale of religious items, and cemeteries.

School

A public or private educational facility serving at least six students offering instruction at the elementary, junior, middle, and high school levels in the branches of learning and study required to be taught in the schools of Texas. This also includes colleges and universities. This does not include home schooling of children by parents or tutors at their residence.

10.903.6. Temporary Uses

Construction Equipment Storage Lot

Temporary use where vehicles, materials, equipment, sorted debris intended for recycling, and fill material accessory to a construction project is kept.

Construction Field Office

Site and structure, usually a portable building, used for temporary offices related to construction activity.

Garage Sale

The sale of used or secondhand items of personal property at a dwelling unit. This term also includes "yard sales," "tag sales," "porch sales," "lawn sales," "rummage sales," "estate sales" or similar sales of tangible personal property at a dwelling unit.

Mobile Food Vendor

A business that operates or sells food for human consumption from a cart, trailer or kitchen mounted on a chassis, with an engine for propulsion, or that remains connected to a vehicle with an engine for propulsion or disconnected from an engine for propulsion.

Model Home / Lot Sales

A dwelling unit temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the city. Model homes may also incorporate sales or rental offices for dwellings within the development.

Portable Storage Container

A container designed for temporary storage of personal property, usually delivered and removed by truck or trailer.

Temporary Building

A building or structure intended to provide basic shelter from the elements, usually fabricated away from the site where it is located, designed for placement where there is no permanent foundation, and intended for removal after a short time.

10.903.7. Accessory Uses

Antenna, Radio Hobbyist

Exterior transmitting or receiving device, and its support structure, used in telecommunications that radiates and captures radio signals on frequencies allocated by the Federal Communications Commission for amateur (ham) radio, Citizens Band (CB), and General Mobile Radio Service (GMRS) use; or captures radio signals as part of a hobby. This does not include roof mounted whip antennas or simple wire antennas not supported by a dedicated antenna tower.

Antenna, Non-Residential Use

Exterior transmitting or receiving device, and its supporting structure, used in telecommunications that radiates and captures radio signals used in the day-to-day operation of a non-residential use such as a business, government agency, or other organization. This does not include wireless facilities, speculative towers leased to businesses and services located off-site, and broadcasting.

Donation Drop-Off Box

A container or structure located outside of an enclosed building, used for collection of charitable or for-profit donated items.

Drive-Through Facility

Element of a business where goods or services are passed through exterior windows or mechanical devices to patrons in queued motor vehicles.

Free-Standing Cisterns

A reservoir or tank for storing rainwater.

Home Occupation

An occupation or business activity that results in a product or service for financial gain and is conducted in whole or part in the dwelling unit or accessory building and is clearly an accessory or incidental use and subordinate to the residential use of the dwelling unit. Home occupations do not include businesses conducted in designated live- work residence.

Residential Accessory Structure

Structures such as a shed, carport, or garage that is detached from and incidental to a residential host structure. This does not include accessory dwelling units.

Satellite Dish

Earth station antenna at least two (2) feet in diameter, used for satellite communication services.

Swimming Pool

Manmade water body designed for swimming and bathing. This does not include wading pools (no more than thirty (30) inches deep), spas and hot tubs, or pool sales.

Vending Machine (Outdoors)

Machine with a footprint of at least four (4) square feet located outside of an enclosed building, which dispenses products stored in the machine by insertion of cash, credit or debit card, tokens, or similar objects. This does not include newspaper boxes.

Wind Energy System

A wind-driven turbine (whether roof or tower mounted), and associated control or conversion electronics for the purpose of providing electrical power to a privately owned lot or parcel.

Wireless Facility: Attached

Wireless facility incorporating an antenna mounted on an existing building, silo, smokestack, water tower, utility or power pole, or support structure other than an antenna tower.

Wireless Facility: Concealed

Wireless facility incorporating an antenna with a support structure that screens or camouflages the presence of antennas and/or towers from public view, in a way appropriate to the site's context and surrounding environment including, but not limited to, manmade trees, clock towers, flagpoles, light structures, steeples, and similar objects.

Wireless Facility: Freestanding

Equipment, physical plant and area of the property and/or building used to provide wireless services, including cables and wires, conduits, pedestals, antennas, towers, concealed structures, electronic devices, equipment buildings and cabinets, landscaping, fencing and screening, and parking areas. Also known as a cellular tower, cell site, or CMRS facility.

10.904. General Definitions

Abandonment

The intentional cease of use by the owner or lessee without resuming operation of any utility after ninety (90) days.

Abutting

Adjoined borders that are only separated by common property lines or other public utility.

Access

A method of approaching or entering a property.

Adjacent

Properties that are near each other but not necessarily sharing a direct dividing line. These properties are separated by streets, alleys, or other public use.

Alley

Minor right-of-way, dedicated to public use, giving secondary access to the back or side of abutting properties, and not intended for general traffic circulation.

Anchor Store

Major store in a shopping center, such as a department store, supermarket, or other retail store, prominently located to attract customers who are then expected to patronize other shops in the center.

Antenna Tower

Any freestanding structure primarily designed to support antennas and transmitting and receiving equipment. Examples include but are not limited to monopole, guyed, and lattice towers.

Antenna

Any structure designed for transmitting or receiving radio signals used in telecommunications. Examples include but are not limited to television, radio, data, and communication.

Arcade

A frontage type that is a street facing façade that is contiguous to a street or plaza and is open and unobstructed supporting habitable space. The façade at the sidewalk level remains at the property line.

Arch

A curved structure built where parts support each other by mutual pressure and can sustain (or visually appear to sustain) a load, of the foot, the part from head to toes of the body structure, normally having an upward curve.

Arterial Street

A street designed to provide connections between municipalities or major highways.

Art

An object created primarily for aesthetic purposes and valued for its beauty or expressiveness; specifically, painting, sculpture, drawing, watercolor, graphics, or architecture.

Attic

The interior part of a building contained within a pitched roof structure.

Awning

A roof-like cover that projects from the wall, usually of canvas, mounted outside of a door or window.

Balcony

Platform projecting from the wall of an upper-story wall of the building enclosed by a railing or balustrade, with an entrance from the building and supported by brackets, columns or cantilevered out.

Base Flood

Flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Berm

Earthen mound designed to provide visual interest, screen undesirable views, decrease noise, and control or manage surface drainage.

Block

An area of land entirely bounded and surrounded by streets.

Block Face

The aggregate of all the building Facades on one side of a Block.

Block Length

Distance measured along rear property lines between intersecting streets.

Block Perimeter

A measurement of the linear distance of land around the outside edge of a block, which is a total of the Block Faces for each block. For measurement, the point of origin and end point are the same location

Bond

Form of security including a cash deposit, surety bond, collateral, property or instrument of credit in an amount and form satisfactory to City Council.

Buffer

Open spaces, landscaped areas, fences, walls, berms, or any combination used to physically separate or screen one use or property from another to visually shield or block noise, lights, or other nuisances.

Building

Structure enclosed in exterior walls, built, erected and framed of a combination of materials, whether portable or fixed, having a roof, to form a structure for shelter of persons, animals, or property.

Building Coverage

Area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than open porches, fire escapes, canopy areas and the first two (2) feet of a roof overhang.

Building Envelope

Area on a lot where a building may be built, enclosed by the minimum required front yard, side yard and rear yard.

Building Front

Exterior wall of a building facing an adjacent street right-of-way.

Building Form

Shape and structure of a building as distinguished from its substance or material.

Building Lot

Platted and deeded parcel of land legally approved for development.

Building Mass

Three-dimensional bulk of a building height, width, and depth.

Built Environment

Natural elements of the environment that are changed, built, or made by people.

By-Right

Characterizing an application or use permitted outright and processed administratively, without public hearing.

Canopy Tree

Tree in a grouping or (urban) forest forming a canopy.

Ceiling

Inside lining of a room or canopy overhead.

Central Business District

Blocks 3, 4, 5, and 6 of the Railroad Addition of the City of Hutto Official Revised Map, as approved and adopted April 6, 1954.

Certificate of Appropriateness

Document approving work on local landmarks or properties in historic districts based on consistency with applicable design guidelines or standards.

Character

Attributes, qualities and features making up and distinguishing a place or development project and give it a sense of purpose, function, definition and uniqueness.

Circulation

Systems, structures, and physical improvements for movement of people and goods by streets, highways, sidewalks, and other paved improvements.

City

City of Hutto, Texas.

City Council

City Council of the City of Hutto, Texas.

Civic

The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building

A building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the City Council.

Co-Development

Two or more wireless service providers working together to develop a single wireless facility.

Co-Location

Locating wireless communications equipment for two or more wireless providers on one structure.

Collector Street

A local street that provides the most direct route to an arterial street.

Commercial

Any activity with the intention of financial profit involving goods or services

Commercial Center or Shopping Center

Development having common ownership, management, maintenance, parking, landscaping, signage, loading areas, access aisles and/or other related improvements, with three or more separate businesses, retail establishments and/or tenant spaces.

Colonnade

Series of columns at regular intervals.

Column

Upright support in a building, usually with a decorated base and capital.

Commercial Development

Land development activity, except that intended only for residential, civic, industrial and/or light industrial use.

Compatibility

Characteristics of different uses or activities or design allowing them to be placed near or next to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Landscaping, lighting, noise, odor and architecture are other important characteristics affecting compatibility. Compatibility does not mean "the same as," but rather refers to the sensitivity of development proposals in maintaining the character of existing development.

Comprehensive Plan

The City's Comprehensive Plan, adopted in accordance with Chapter 213 of the Texas Local Government Code (TLGC), includes all associated studies, recommendations, and maps—most notably the Future Land Use Map— known as Hutto SOAR 2040.

Concept Plan

Generalized plan showing boundaries of a parcel under common ownership, and identifying proposed land use, general lot or parcel layout, community use or public areas, land use intensity, and street alignments.

Condominium

Form of real property ownership combining separate ownership of individual apartments or units with common ownership of other elements such as land or accessory buildings.

Connecting Walkway

Sidewalk or walkway directly connecting a main entrance of a building to a street sidewalk without requiring pedestrians to walk across parking lots, driveways, around buildings, and or around parking lot outlines not aligned to a logical route.

Concrete Masonry Unit (CMU)

Manufactured masonry type known to the industry as CMU, architectural concrete masonry, split face block, split scored block, fluted block, ribbed masonry units and ground face masonry units. These units are manufactured under controlled conditions in a variety of colors and combinations.

Construction Plan

Maps, drawings, plans and specifications showing the proposed location and design of installed subdivision improvements.

Contributing Structure or Site

Structure or site adding to the historical integrity or architectural qualities making a historic district significant. A contributing structure or site helps make a historic district “historic”.

Contiguous

Adjacent property whose property lines is shared or separated by only a street, alley, easement or right-of-way.

Corbel

Bracket supporting a superincumbent object, or receiving the spring of an arch. A common form of corbel consists of courses of stones or bricks, each projecting slightly beyond the next below it.

Cornice

Decorative overhang or molding located at the junction where a roof overhangs exterior walls.

County

Williamson County, Texas or where applicable, Travis County, Texas.

Coverage

Lot area covered by principal and accessory buildings, including the area covered by hanging roofs.

Cul-De-Sac

Street with only one point of access, usually with a circular area or “bulb” at the end to allow vehicles to turn around.

Curb

The edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.

Dedication

Transfer of property interests from private to public ownership for a public purpose.

Density

The number of dwelling units within a standard measure of land area.

Demolition By Neglect

Neglect in maintaining, repairing, or securing a building or structure which results in deterioration of an exterior feature, or loss of structural integrity.

Design Guidelines

Guidelines recommended by the Historic Preservation Commission applying to property in an historic landmark district, meant to protect and enhance the historical, cultural, architectural, or archeological character of the district.

Design, Street

Street location, street alignment, street width and grades, easement alignment, easement grades and widths, drainage and sanitary sewer alignment and right-of-way, and designation of minimum lot area, width and length.

Developer

Legal owner of the land to be improved and/or subdivided, or authorized representative of the owner.

Development

Division of a parcel into two or more parcels; construction, reconstruction, conversion, structural alternation, relocation, or enlargement of buildings or structures; use or change in use of buildings or land; and/or extension of use of land or clearing, grading, excavation or other movement of land, for which permission may be required under this code. Includes reconstruction, alteration of the size, or material change in the external appearance of a structure; changes in intensity of land use; alteration of shores or banks of ponds, lakes, creeks or streams; and excavation for construction, moving, alteration, or repair, except ordinary repairs, of any building or other structure, including an accessory structure, greater than 100 sq. ft. in area.

District

Traditional zoning district, special purpose district, or overlay district

Downtown

Area inside the boundaries of the 1911 original incorporated City of Hutto.

Dripline

Outermost limit of branches on a tree, extended straight down to the ground.

Drive

A Thoroughfare that creates a transition between a neighborhood and a natural area, usually along a waterfront, park, or promontory. One side has the neighborhood character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Drive Aisle

Lane in a parking lot devoted to the passage of vehicles, as opposed to the parking stalls. This term excludes lanes used only or primarily for queuing and stacking.

Driveway

Private street providing vehicular access to a parking space, garage, dwelling, or other structure.

Dumpster

Large container designed to receive and transport waste. The term encompasses front loader and rear loader containers, and roll-off debris containers. The term is a genericized trademark of the Dumpster brand.

Dwelling Unit

Residential unit designed to accommodate one household.

Easement

Grant by the property owner of a strip of land for stated purposes.

Eave

Roof edge that extends out past the exterior wall line.

Elevation

External faces of a building; also a mechanically accurate, “head-on” drawing of any face (or elevation) of a building or object, without allowance for the effect of the laws of perspective.

Encroach

To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment

Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Environment

Aggregate of social and physical conditions that influence the life of the individual and/or community.

Erected

Includes the terms “constructed,” “moved,” “located,” or “relocated.”

Extraterritorial jurisdiction (ETJ)

Limits of the city's extra-territorial jurisdiction now or in the future as granted under Chapter 43, Local Government Code, as amended.

Facade

Sides of a building that face a street, drive or other open space.

Fascia

Vertical surface that spans across the top of columns or across the top of a wall.

Fence

Barrier built to enclose or screen a certain area.

Fenestration

Arrangement and design of windows and doors in a building.

Final Plat

Map of a land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets, alleys, public areas and other dimensions of land.

Flex Space Building

Building designed to be versatile, which may be used in combination with office, research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses.

Flood Protection System

Physical structural works intended to modify flooding to reduce the extent of areas in a community subject to a “special flood hazard” and the extent of the depths of associated flooding. Such a system usually includes hurricane tidal barriers, dams, reservoirs, levees or dikes. Specialized flood-modifying works are those constructed in conformance to sound engineering standards.

Floodplain Management

Program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floor Area Ratio

The amount of gross floor area of principal buildings on a lot or block divided by the total area of the lot or block where the buildings are placed.

Footprint

Ground area covered by a structure, including the foundation and areas enclosed by exterior walls and footings.

Forecourt

A Private Frontage wherein a portion of the Facade is close to the property line and the central portion of the building is set back.

Frontage

Width of a lot or parcel abutting a public right-of-way measured at the property line.

Frontage Line

A lot or property line bordering a Public Frontage (right-of-way). Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

Gable

Portion at the end of a building between the eaves and the peak of the roof. Roof type determines the gable shape. A typical gable roof forms a triangular shape.

Gallery

A Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

Garage

Accessory building or part of a main building primarily used for motor vehicle storage. A garage differs from a carport by being enclosed on more than three sides, so a stored or parked vehicle is located entirely inside the building.

Gated Community

Residential neighborhood, subdivision, street or area with controlled entrances for pedestrians, bicycles, and automobiles, usually characterized by a closed perimeter of gates, walls and fences.

Grade (As related to adjacent ground elevation only)

Lowest point of elevation of the existing surface of the ground, in the area between the building and a line 5 ft. from the building.

Grade (As related to slope only)

Slope of a street, other public way or utility line given in percentage; the topographic relief of a parcel of land.

Grading

Disturbing, moving, removing, transferring, or redistributing soil or earthen surfaces.

Green

A Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages.

Greenlink

Small park that provides a pedestrian connection through the middle or end of a block.

Greenway

An Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Green Roof

Roof that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.

Gross Floor Area (GFA)

Total floor area designed for tenant occupancy and exclusive use, including mezzanines and upper floors (if any), measured from centerlines of joint partitions and exteriors of outside walls.

Groundcover

Plants such as grasses and/or other low-growing plants grown for ornamental value and ability to protect soils from eroding. This term excludes weeds or invasive plant species.

Hedge

A row of closely planted shrubs, bushes, or any kind of plant forming a boundary.

Height, Building

Vertical distance from the average grade level adjoining the building to either the top of a flat roof, the deck lines for a mansard roof, or the average height between eaves and ridge for gable, hip and gambrel roofs.

Height, Antenna Tower

Distance from the finished grade at the antenna tower base to its highest point. Overall antenna tower height includes the base pad, mounting structures and panel antennas, but excludes lightning rods and whip antennas.

Highway

A rural and suburban Thoroughfare of high vehicular speed and capacity.

Historic Landmark

Place with outstanding historical and cultural significance in the state, region, or community. The designation recognizes the historic place, or the buildings, structures, accessory buildings, fences or other appurtenances are of basic and vital importance for cultural preservation and tourism development.

Historic Preservation Officer

City staff member appointed by City Council to serve as staff liaison to the Historic Preservation Commission (HPC).

Historic Significance

Importance given a property or district evaluated to meet designation criteria. Property with a principal structure classified as “noncontributing” is not considered to have historical significance.

Historic Structure

Structure that is:

- Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior) or found by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily found by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district found by the Secretary to qualify as a registered historic district;

- Individually listed on a state inventory of historic places in states with historic preservation programs approved by the Secretary of the Interior; or
- Individually listed on a local inventory or historic places in communities with historic preservation programs that are certified either by an approved state program as decided by the Secretary of the Interior; or the Directly by the Secretary of the Interior in states without approved programs.

Host Structure

Dominant building on a site, in context to an accessory use or structure, or site amenity.

Impervious Cover

Surface or area that does not allow the passage of water through the surface and into the ground.

Improvement

Man-made, immovable item that becomes part of, is placed on or is added to real estate.

Improvement (Context of Subdivision)

Street, alley, barricade, sidewalk, bikeway, pedestrian way, water line system, wastewater system, storm drainage network, public park land, landscaping, or other facility for which the local government may ultimately assume responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

Infrastructure

Man-made structures that serve the common needs of the population, such as potable water systems; wastewater disposal systems; solid waste disposal sites or retention areas; storm drainage systems; electric, gas or other utilities; bridges; streets; bicycle paths or trails; pedestrian sidewalks, paths or trails; and transit stops.

Irrigation System

Permanent, automatic, underground water system designed to transport and distribute water to landscape plants.

Junk

Scrap, waste, worn-out discarded material, goods or debris collected or stored for destruction, disposal, or some other use. This includes but is not limited to scrap metal, inoperable vehicles and parts, construction material, household wastes, garbage, discarded appliances and furniture, and yard debris.

Landmark

Structure of unusual historical and usually aesthetic interest.

Landscape

Area of land with its component landforms, geology, aquatic features, atmosphere and associated biodiversity, affected by continuing natural processes and often modified by human activities.

Landscaping

Combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses, and structural features such as walkways, fences, benches, works of art, reflective pools, fountains or the like. Landscaping also includes irrigation systems, mulches, topsoil use, soil preparation, re-vegetation or the preservation, protection and replacement of existing trees.

Landscape Area

Areas on the site that are not covered by buildings, structures, paving or impervious surface. Landscape areas consist of only landscaping.

Legal Lot

Lot recorded in the official county records pursuant to and in conformance to the subdivision regulations in effect when it was created.

Letter of Credit

Letter from a bank or other reputable creditor acceptable to the city that guarantees that if a subdivider or developer fails to fulfill any improvement requirements, at the city's request funds will be provided to the city to complete the specified improvements.

Living Screen Material

Composed of plantings, typically hedges, capable of establishing an opaque effect to screen the desired use/object from view.

Loading Space

Off-street space for parking of a vehicle while loading or unloading merchandise or materials.

Local Street

Minor street designed only to provide access.

Loggia

Gallery open or with a colonnade along one side.

Lot

Designated parcel having fixed boundaries, legally established by plat or subdivision, abutting a dedicated right-of-way, private street or private drive.

Lot Line

Recorded boundary line defining a lot or parcel.

Masonry

Construction composed of small units of bricks or blocks made from stone, clay, concrete, tile and similar materials, and stone and cement-based products that match the appearance of natural stone. Masonry units are usually joined by cement mortar mixture. In the context of this code, masonry does not include EIFS and tilt-up/precast concrete panels, but does include cement stucco and fiber-cement siding (hardy board).

Master Sign Plan

Means a unified sign plan that a developer or property owner creates for a specific area or development that establishes unique sign standards for all sign types and elements including design and area specifications in lieu of the standards in Chapter 3 of this UDC.

Mechanical Commercial Use

Any of these uses:

- Class 1and 2 large item sales, as defined in Chapter 2.
- Businesses whose primary function is the sale, rental, servicing, repair, cleaning, fueling and modification of motorized vehicles and/or items powered by liquid and gas fuel powered engines, and related parts and accessories.
- Businesses whose primary function is the sale, rental, servicing, repair, cleaning, and modification of products and raw materials primarily intended for use by the construction industry, landscape contractors and skilled mechanical trades.
- Wholesale businesses not catering to the public.
- Retail businesses where 20% or more of the business trading or floor area is outdoors or not in a fully enclosed building.

Mixed Use

A building that contains residential in addition to non-residential uses permitted by right.

Mobile Food Vendor

A vendor who operates or sells food for human consumption from a cart, trailer or kitchen mounted chassis, with an engine for propulsion, or that remains connected to a vehicle with an engine for propulsion or while disconnected from an engine for propulsion.

Natural Features

Trees, springs, water bodies, view corridors, open spaces, and other regions of key environmental importance.

Natural State

Substantially the same conditions of the land that existed before development, including but not limited to the same type, quality, quantity and distribution of soils, ground cover, vegetation and topographic features.

Neighborhood

Area of the city characterized by residential land uses bounded by physical (such as river, major street, back of access) and/or political features (such as voting districts, subdivision boundaries).

Nonconforming Use

Use, building or structure established legally but now not conforming to this code.

Nuisance

A use or operation that produces noise, vibration, glare, emissions, or other harmful effect upon neighboring properties in excess of the limits allowed.

Off-Site Improvement

Required improvement outside of the property being developed.

On-Street Parking

Designated permanent parking areas in the public right-of-way.

Open Space

Land intended to remain undeveloped; it may be for Civic Space.

Ordinary Maintenance and Repair

Work intended to correct deterioration, decay, or damage, including repair or damage caused by fire or other disaster and does not result in a change in the existing appearance and materials of a property, nor significantly extends its lifespan. Examples of this work include, but are not limited to

- Caulking or reglazing windows.
- Minor repairs to windows, doors, siding, gutters, trim, and similar features.
- Replacement of existing mechanical equipment.
- Repairing or repaving of flat concrete work in side and rear yards.
- Repairing or repaving of existing front yard paving, concrete work and walkways, if the material is the same or similar in appearance.
- Roofing, foundation and/or chimney work, if no change in appearance occurs.

Orient

To bring in relation to, or adjust to, the surroundings, situation or environment; to place with the most important parts facing in certain directions; to set or arrange in a determinate position.

Owner

Person having the right of legal title or beneficial interest in or a contractual right to buy a parcel of land. For providing notices required by this code, the owner is

the person who last paid taxes on any parcel as identified by county property tax records.

Parapet

Low wall or railing built along the edge or roof or a floor.

Parcel

Legally described area of land consisting of one or more lots, depending on the context where the term is used.

Park

A Civic Space type that is a natural preserve available for unstructured recreation.

Parking Lot

Off-street parking area or vehicular use area.

Paved Area

Area surfaced with asphalt, concrete or similar all-weather surface, not including gravel.

Pedestrian Shed

An area that is approximately ¼ mile in radius which translates into a comfortable 5-minute walk for most pedestrians. It is generally used as a neighborhood unit size to provide access to most daily needs and may be centered on a Common Destination.

Pedestrian Way

Right-of-way dedicated to public use that cuts across a block to allow pedestrian access to adjacent streets and properties.

Permanent Foundation

Exterior wall and necessary support columns or piers designed to support a building for the usable life of that structure. The exterior wall of a permanent foundation shall conform to foundation standards of the building code.

Person

Includes the words individual, partnership, firm, corporation, association, governmental body and other legal entities, or their agent.

Pilaster

Square column, partly built into, but partly projecting from a wall.

Planned Unit Development (PUD)

Residential, manufactured housing, or commercial subdivision, guided by a total design plan where certain zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in conformance to general guidelines.

Planning and Zoning Commission

Planning and Zoning Commission of the City of Hutto, Texas.

Planter

The element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza

A Civic Space type designed for Civic purposes and Commercial activities, generally paved and spatially defined by building Frontages.

Porous Pavement

Durable surface allowing easy passage of water through interstices or pores. Porous pavement includes segmental unit pavers, Turfstone™, Turfblock™, and similar concrete products.

Portico

Colonnade or covered ambulatory at the entrance to a building.

Preliminary Plat

Map of a proposed land subdivision showing the character and proposed layout of the property in sufficient detail to show the subdivision's suitability.

Primary Building

Building or structure on a lot used to accommodate the primary permitted use, the use possibly occurring in more than one building or structure.

Principal Building

The main building on a Lot, usually located toward the Frontage. (See building form standards).

Principal Entrance

The main point of access for pedestrians into a building.

Private Frontage

The privately held area between the Frontage Line (property line) and the Principal Building Facade.

Property Line

Line bounding a parcel that divides one parcel from another or from a street or other public or private space (same as "lot line").

Public Facilities

Transportation systems or facilities, parks and recreation and/or natural area program systems or facilities, water systems, wastewater systems, storm drainage systems, fire, police and emergency systems or facilities, electric utilities, gas utilities, cable facilities or other public utilities.

Public Frontage

The area between the Curb of the vehicular lanes and the Frontage Line.

Public Use

Uses intended to be conducted in a facility or on land owned by and operated for public use by a public agency or by city, county, state or federal governments.

Public Way

The surface of, and the space above and below, a public street, road, highway, freeway, land path, right-of-way or place, alley court, boulevard, parkway, or other easement now or hereafter held by the City (including any street as defined, which is acquired by eminent domain) for the purpose of public travel and shall include other easements or rights-of-way now or hereafter held by the City or in which the City has an interest including any easements or rights-of-way acquired by eminent domain) which shall, with their proper use and meaning, entitle the City and a utility to use thereof for the purpose of installing facilities, and other property as may ordinarily be necessary and pertinent to a utility system.

Quoin

Selected pieces of material marking the building corner. In stone, the quoins consist of blocks larger than those used in the rest of the building, and cut to dimension. In brickwork, quoins consist of groups or masses of brick laid together, and in a certain imitation of quoins of stone. With EIFS (Exterior Insulation Finish System), quoins are trim details with the appearance of corner stones.

Rearage Road

Minor street or access road next to an arterial route, at the rear of a parcel, intended to control access to an arterial route, connect contiguous parcels, and give access to parcels without curb cuts on the arterial route.

Reconstruction

The reproduction of a building to the extent it completely replaces the previously existing structure.

Reflective Surface

Material or device with the effect of intensifying reflected light, such as highly polished metal, scotch light, day glow, glass beads, and luminous paint.

Regulating Plan

A Map or set of maps that shows the details of the , Civic/open spaces, and Special Requirements if any, including lots and blocks and street designations within the Old Town District or any Smart Code District.

Restoration

Restoring a building as closely as possible to its original site during a specific time in history.

Reveal

Side of an opening for a window, doorway, or the like, between the door frame or window frame and the outer surface of the wall, or where the opening is not filled with a door.

Right-Of-Way

Strip of land occupied or intended for occupancy by street, walkway, railroad, electric transmission line, or oil or gas pipeline, water main, sanitary or storm sewer main, or for other similar purpose or use.

Right-Of-Way, Public

Right of way permitting the public to travel over it, such as a street, sidewalk, or footpath.

Roof Pitch

The amount of slope of the roof in terms of angle or other numerical measures.

Sash

Window framework where glass panes are set.

Sense Of Place

Collection of elements in the built and natural environment adding up to a feeling that a certain geographic area or community is a special place, distinct from anywhere else. Sense of place is a factor making an environment familiar and psychologically comfortable.

Services

Programs and employees necessary to provide adequate operation and maintenance of its public facilities and infrastructure, including educational, health care, social and other programs necessary to support the programs, public facilities and infrastructure required by this code, the Code of Ordinances, policies and administrative manuals, or state or federal law.

Setback

Distance measured perpendicular (90°) from a property line or right-of-way line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of permitted Encroachments. A setback is separate and distinct from, but is usually included within, a yard, as that term is defined in this Code.

Shopfront

A Private Frontage conventional for commercial use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Shopping Center

See “Commercial center or shopping center”.

Sidewalk

The paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sign

Device or structure used to advertise, identify or direct attention to an object, person, institution, business, product, service, event or location by any way; including words, designs, symbols, fixtures, colors, illumination, images and forms.

Sign, Attached

Sign partially or wholly supported by a building wall or roof.

Sign Face Area

Area of the smallest rectangle enclosing the extreme limits of the sign message, frame, box, and other areas intended to highlight or draw attention to the sign message. Back-to-back faces separated by at least a 30° angle are counted separately in measuring sign area.

Sign Height

Distance from the sidewalk grade to the top of the sign.

Slope

Vertical change in grade divided by the horizontal distance over where that vertical change occurred. Slope is usually given as a percentage.

Solar Power

The conversion of sunlight into electricity or energy either directly through photovoltaics or indirectly through concentrated solar power.

Special Requirements

Provisions in the OT and FBC Districts and/or the associated designations on a Regulating Plan or other map for those provisions.

Stoop

A Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance.

Story

A habitable level within a building, excluding an Attic or raised basement. The part of a building from one floor to the next floor above or to the ceiling if there is no floor above.

Street Line

Line limiting the right-of-way of the street with the property line of lots fronting on the streets.

Street Tree

Tree in the public right-of-way or tree lawn bordering the streets or trails of the city.

Structure

Combination of materials forming a construction for use, occupancy or ornamentation.

Subdivision (Noun)

Parcel divided or proposed for division into two or more lots, tracts, or parcels.

Subdivision (Verb)

Legally dividing a parcel of land into two or more smaller lots, tracts, or parcels.

Swale

A low or slightly depressed natural area for drainage.

Textured Pavement

Pavement in the form of brick, paver blocks, or textured and colored concrete.

Thoroughfare

A way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage.

Time Of Significance

Time when a property attained the significance for which it now meets the designation criteria for an historic landmark district designation.

Tract

Parcel not indented for residential, commercial, or industrial occupancy. Tracts are intended as sites for subdivision entry features, commonly owned landscape areas, commonly owned private open space, utility substations, detention and retention ponds, and similar features.

Transparency

Building wall length occupied by functioning doors and/or windows.

Tree

Self-supporting woody plant species which normally grows to an overall height of at least 15 ft.

Tree Lawn

Area between the street and the sidewalk, or where no sidewalk exists, the area inside a 10 ft. distance away from the edge of the street. Also known as a “grass plot,” “boulevard strip”, “planting strip”, “nature strip” or “devil’s strip”.

Urbanism

Collective term for the condition of a compact, Mixed-Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

Vested Development Right

Right to undertake and complete development and use of property.

Waterway

Natural or man-made channel conducting storm water from a two-year storm event at a depth of 8" or more and at a rate of at least 15 cu. ft. per second or more. Street pavement is not considered a waterway.

Watershed

Area from which stormwater drains into a given basin, river or creek.

Wayfinding Sign

Refers to non-commercial directional signs and information systems that are usually created by local government entities to guide people through a city or a region to major destinations, districts, and locations. Signs may be placed on private property or in the right-of-way.

Where Possible

That the proposal shall conform to a rule unless the applicant shows it is not physically possible because of topography, sight line rules, existing trees, utilities, drainage standards, access standards or other physical constraints.

Wireless Service

Telecommunications services including cellular telephone, personal communications service (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, wireless broadband Internet service (excluding Wi-Fi), and similar services.

Xeriscape

Plants not requiring supplemental irrigation for survival once established.

Yard

Open area on a building lot along the lot lines. A yard shall be unobstructed from the lowest level to the sky, except certain permitted obstructions.

Yard, Front

Area on a parcel between a structure and the right-of-way or private street boundary line. For a comer lot, any yard extending along the full length of a street line is considered the front yard.

Yard, Rear

Area on a parcel between a structure and the property boundary opposite of the front lot line. For a corner lot, there is only one rear yard, placed to the rear of the building.

Yard, Side

Area on a parcel between a structure, front yard and rear yard. For a corner lot, there is only one side yard, placed to the side of the building perpendicular to the building front façade, which is next to another property and not the right-of-way or private street.

Chapter 2. Land Use Standards

10.201. Intent

The zoning regulations and districts established in this Chapter are intended to conform with Hutto SOAR 2040 and promote the health, safety, and general welfare of the City of Hutto.

10.202. Zoning Map

10.202.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.202.2. Zoning Map Established

(a) Zoning district boundaries are shown on the official map titled "City of Hutto Official Zoning Map," as amended. The map is adopted as a part of this UDC by reference. Development Services staff will maintain and update the zoning map to reflect zoning amendments, annexation, updated property boundaries and street alignments and error correction.

(b) The official zoning map has the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City of Hutto under the following words:

This is to certify that this is the official zoning map for the City of Hutto, Texas.

(c) Regardless of the existence of other zoning maps that may be published, the City of Hutto Official Zoning Map is the final authority of the current zoning status of all property in the City of Hutto. The official zoning map shall be filed in the Office of the City Seretary and shall be made available to the public when City Hall is open.

10.202.3. Zoning Map Amendments

(a) The Director of Development Services is responsible for amending the official zoning map to reflect zoning amendments as soon as possible after the effective date of zoning map amendments.

(b) No unauthorized person may alter or modify the official zoning map.

(c) The Director of Development Services may authorize printed copies of the official zoning map to be produced, and maintain digital or printed copies of superseded versions of the official zoning map for historical reference.

10.202.4. Zoning Map Replacement

(a) If the official zoning map becomes damaged, destroyed, lost or difficult to interpret because of the nature and/or number of changes and additions, City Council may adopt a new official zoning map to supersede the previous map.

The new official zoning map shall correct drafting or other errors or omissions in the previous map, but no correction will have the effect of amending the original map or any amendments. The new official zoning map will have the signature of the Mayor, attested by the City Secretary, and bearing the Seal of the City of Hutto under the following words:

This is to certify that this official zoning map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as part of Ordinance No, (ordinance number) of the City of Hutto, Texas.

(b) The previous map or significant parts remaining shall be preserved, along with available records related to its adoption or amendment, unless the map was destroyed or lost.

10.202.5. Zoning Map Interpretation

(a) A boundary shown following a street, highway, alley, right-of-way, trail, easement or watercourse is considered to follow the feature's centerline.

(b) A boundary shown roughly parallel to a street, highway, alley, right-of-way or other straight feature is considered as parallel. If the zoning map does not show a distance, the map scale determines the boundary location.

(c) A boundary shown running to but not extending into a body of water is considered to run in a straight line until it intersects with another boundary or the city limits.

(d) A boundary shown following an approximate lot or municipal boundary line is considered to be following the line.

(e) A boundary shown following a shoreline is considered to follow property lines along the shoreline, or the high-water mark, whatever is more encompassing.

(f) Zoning map scale determines boundary location when a boundary is shown crossing a lot or parcel.

(g) Where a street, property line or other physical feature varies from the zoning map or other uncertainties exist, City Council will fix the exact district boundary location.

10.203. Zoning Districts

10.203.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.203.2. Equivalency Table for Zoning Districts

The table below identifies zoning districts adopted in previous ordinances and the regulations that now apply to those districts.

<table>
<tr><th colspan="2">Previous Zoning District</th><th colspan="2">Current Zoning Districts (2025)</th></tr>
<tr><td colspan="4">Traditional Zoning Districts</td></tr>
<tr><td colspan="2">SF-R Single Household Rural Estate</td><td colspan="2">AR Agriculture and Rural Residential District</td></tr>
<tr><td rowspan="4">SF-1 Single Household Medium Density</td><td>SF-1 Base</td><td colspan="2">R-1 Legacy Single-Family District</td></tr>
<tr><td>SF-1 Alley loaded, Cul-de-sac, or Detached Garage</td><td colspan="2">R-1 Legacy Single-Family District</td></tr>
<tr><td>SF-1 Zero Lot Line</td><td>N-1 Neighborhood Hamlet District</td><td>N-1 Single-family, Detached</td></tr>
<tr><td>SF-1 Village</td><td>N-1 Neighborhood Hamlet District</td><td>N-1 Zero Lot Line</td></tr>
<tr><td colspan="2" rowspan="3">SF-2 Two to Four Household</td><td rowspan="3">N-1 Neighborhood Hamlet District</td><td>N-1 Single-family, Attached</td></tr>
<tr><td>N-1 Duplex</td></tr>
<tr><td>N-1 Multiplex</td></tr>
<tr><td colspan="2">MF Multiple Household</td><td colspan="2">N/A</td></tr>
<tr><td colspan="2">MH Manufactured Home</td><td colspan="2">N/A</td></tr>
<tr><td colspan="2" rowspan="7">B-1 Local/Neighborhood</td><td rowspan="7">N-2 Neighborhood Village District</td><td>N-2 Single-family, Detached</td></tr>
<tr><td>N-2 Zero Lot Line</td></tr>
<tr><td>N-2 Single-family, Attached</td></tr>
<tr><td>N-2 Duplex</td></tr>
<tr><td>N-2 Multiplex</td></tr>
<tr><td>N-2 Multifamily</td></tr>
<tr><td>N-2 Commercial and Institutional</td></tr>
<tr><td colspan="2">B-2 General</td><td colspan="2">CC Commerce Corridor District</td></tr>
<tr><td colspan="2">LI Light Industry</td><td colspan="2">B Business and Light Industrial District</td></tr>
<tr><td colspan="2">I General Industry</td><td colspan="2">M Manufacturing and Industrial District</td></tr>
<tr><td colspan="4">Special Purpose Districts</td></tr>
<tr><td colspan="2">REC Recreation</td><td colspan="2">PR Public and Recreational District</td></tr>
</table>

PUD Planned Unit Development		PUD Planned Unit Development	
Overlay Districts			
H Historic District Overlay		H Historic District Overlay	
G Gateway Overlay		N/A	
Form Based Code			
FBC	T-1	AR Agriculture and Rural Residential District	
	T-2	AR Agriculture and Rural Residential District	
	T-3	N-1 Neighborhood Hamlet District	
	T-4	N-2 Neighborhood Village District	
	T-5	N-3 Neighborhood Town District	
OT	OT-3	N-1 Neighborhood Hamlet District	
	OT-4R	N-2 Neighborhood Village District	
	OT-4T	N-2 Neighborhood Village District	
	OT-5H	N-3 Neighborhood Town District	
	OT-5C	N-3 Neighborhood Town District	
	SD-A	N-3 Neighborhood Town District	
New Zoning Districts			
N/A		MU-1 Mixed-Use Commercial District	
N/A		MU-2 Mixed-Use Regional District	
N/A		Neighborhood Village District (Historic)	Single-Family, Detached
			Zero Lot Line
			Single-Family, Attached
			Duplex
			Multiplex
			Commercial and Mixed Use
N/A		ID Innovation District Overlay	

10.203.3. Traditional Zoning Districts

Traditional Zone Prefixes:

Zoning District		
Traditional Zone Prefixes		
AR	Agriculture and Rural Residential District	
R-1	Legacy Single-Family	
N-1	Neighborhood Hamlet District	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
N-2	Neighborhood Village District	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
		Multifamily
		Commercial and Institutional
N-2(H)	Neighborhood Village District (Historic)	Single-Family, Detached
		Zero Lot Line
		Single-Family, Attached
		Duplex
		Multiplex
		Commercial and Mixed Use
N-3	Neighborhood Town District	
MU-1	Mixed-Use Community District	
MU-2	Mixed-Use Regional District	
CC	Commerce Corridor District	
B	Business and Light Industrial District	
M	Manufacturing and Industrial District	

10.203.3.1 AR Agriculture and Rural Residential District

(a) General Purpose and Description

The AR District provides for estate-style single-family dwellings and agricultural uses, including farming, ranching, and crop cultivation.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	200 ft
Size of Yards	
Minimum Front Yard	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

10.203.3.2 R-1 Legacy Single-Family District

(a) General Purpose and Description

The R-1 District is for existing neighborhoods and shall not be used to zone new areas. This district shall encompass suburban-style single-family dwellings, typically served by front-loaded garage configurations.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	5,500 sf
Minimum Lot Width	50 ft
Size of Yards	
Minimum Front Yard	25ft
Minimum Side Yard	5 ft
Minimum Rear Yard	20 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.203.3.3 N-1 Neighborhood Hamlet District

(a) General Purpose and Description

The N-1 District primarily provides for the creation or redevelopment of residential land uses, with building types in accordance with the International Residential Code for one- and two-family dwellings, including detached and attached single-family dwellings, zero-lot line configurations, duplexes, and multiplexes with three to four dwelling units.

(b) Sub-Districts

(1) Single-Family, Detached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,500 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(2) Zero Lot Line

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(3) Single-Family, Attached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		2,000 sf
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	Prohibited
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		Prohibited
Maximum Building Height		25 ft

(4) Duplex

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	25 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(5) Multiplex

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	8,000 sf
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft
Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.203.3.4 N-2 Neighborhood Village District

(a) General Purpose and Description

The N-2 District primarily provides for residential land uses, with appropriately scaled neighborhood-serving nonresidential uses, such as commercial or retail nodes, and small-scale multifamily buildings with no more than fifteen (15) dwelling units.

(b) Sub-Districts

(1) Single-Family, Detached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,500 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

Commented [CS1]:
Joe R Wyman Feb 14 2025 at 1:25PM Suggestion
Shouldn't this district also allow mix
remove edit reply 0 0

Commented [CS2]:
Joe R Wyman Feb 14 2025 at 1:26PM Suggestion
Shouldn't mixed use projects be allo
accommodate residential above a cc
remove edit reply 0 0

(2) Zero Lot Line

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(3) Single-Family, Attached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		2,000 sf
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	Prohibited
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		Prohibited
Maximum Building Height		25 ft Prohibited

(4) Duplex

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		4,000 sf
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	25 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(5) Multiplex

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	8,000 sf
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft
Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

(6) Multifamily

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	20,000 sf
Minimum Lot Width	100 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	15 ft
Minimum Rear Yard	15 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	15 ft
Maximum Building Height	25 ft

(7) Commercial and Institutional

(A) Dimensional Standards

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses The lesser of 20 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses 20 ft when adjacent to residential uses
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.203.3.5 N-2(H) Neighborhood Village District (Historic)

(a) General Purpose and Description

The N-2(H) District provides for a neighborhood district consisting of a mix of appropriately scaled commercial, institutional and residential uses set in the City's historic center. The N-2(H) District is intended to accommodate mixed-use buildings with residential dwellings above the ground floor and commercial and residential uses complimenting the area's historic character. The District shall include "active use open space" which is open to and intended for users of the development and the general public.

(b) Subdistricts

(1) Single-Family, Detached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		5 ft
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(2) Zero Lot Line

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	50 ft
	Front Entry, side-facing or pass-through garage/carport	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Overall: 20 ft Garage Door: 24 ft
Minimum Side Yard		0 ft along passive façade lot line 10 ft along active façade lot line
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(3) Single-Family, Attached

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	20 ft
	Front Entry	Prohibited
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along shared walls 7.5 ft for endcap lots
Minimum Rear Yard	Rear Entry	20 ft
	Front Entry	Prohibited
Height		
Maximum Building Height, Primary		45 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		Prohibited
Maximum Building Height		25 ft Prohibited

(4) Duplex

(A) Dimensional Standards

Size of Lots		
Minimum Lot Area		N/A
Minimum Lot Width	Rear Entry	40 ft
	Front Entry	Prohibited
	Front Entry, side-facing or pass-through garage/carport	50 ft
Size of Yards		
Minimum Front Yard and Corner Side Yard	Rear Entry	10 ft
	Front Entry	Prohibited
Minimum Side Yard		0 ft along interior bisect line 5 ft along exterior lot lines
Minimum Rear Yard	Rear Entry	25 ft
	Front Entry	15 ft
Height		
Maximum Building Height, Primary		35 ft
Accessory Structure Criteria		
Minimum Side and Rear Yard		5 ft
Maximum Building Height		25 ft

(5) Multiplex

(A) Dimensional Standards

Size of Lots	
Minimum Lot Area	N/A
Minimum Lot Width	80 ft
Size of Yards	
Minimum Front Yard and Corner Side Yard	10 ft
Minimum Side Yard	10 ft
Minimum Rear Yard	10 ft
Height	
Maximum Building Height, Primary	35 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

(6) Commercial and Mixed Use

(A) Dimensional Standards

Size of Yards	
Minimum Lot Area	N/A
Height	
Maximum Building Height, Primary	35 ft (Generally) 45 ft (Mixed use residential on top of commercial)
Accessory Structure Criteria	
Minimum Side and Rear Yard	5 ft
Maximum Building Height	25 ft

10.203.3.6 MU-1 Mixed-Use Community District

(a) General Purpose and Description

The MU-1 District provides for a mixed-use community district consisting of commercial, institutional and residential uses at a scale designed to serve community needs broader than those of nearby neighborhoods. The District is intended to accommodate commercial uses and development styles. The District is intended to promote storefront-style buildings, and accommodate mixed-use buildings with residential dwellings above the ground floor, while also integrating active use open space which is open to and intended for users of the development and the general public. The MU-1 District shall step down in scale and height when abutting R-1 and N-1 Districts.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	
Rear Entry	200 ft
Front Entry, Front-Facing Garage/Carport	200 ft
Front Entry, Side-Facing or Pass-Through Garage Carport	200 ft
Minimum Front Yard and Corner Side Yard	
Rear Entry	50 ft
Front Entry, Front-Facing Garage/Carport	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	
Rear Entry	50 ft
Front Entry	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

10.203.3.7 MU-2 Mixed-Use Regional District

(a) General Purpose and Description

The MU-2 District provides for a regional district consisting of a mix of commercial, institutional and residential uses, that accommodates a wide variety of commercial uses and development styles at a scale more intense than M-1. The District is intended to promote storefront-style buildings, and accommodate mixed-use buildings with residential dwellings above the ground floor, while also integrating active use open space which is intended for users of the development and the general public. The MU-2 District shall not be developed on sites abutting R-1 Districts and when abutting N-1 Districts, the MU-2 District shall step down in scale and height. The MU-2 District is appropriate for sites bordering designated or future arterial roadways identified in Hutto SOAR 2040.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Minimum Lot Width	
Rear Entry	200 ft
Front Entry, Front-Facing Garage/Carport	200 ft
Front Entry, Side-Facing or Pass-Through Garage Carport	200 ft
Minimum Front Yard and Corner Side Yard	
Rear Entry	50 ft
Front Entry, Front-Facing Garage/Carport	50 ft
Minimum Side Yard	20 ft
Minimum Rear Yard	
Rear Entry	50 ft
Front Entry	50 ft
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	20 ft
Maximum Building Height	25 ft

Commented [CS3]:

Joe R Wyman Feb 14 2025 at 1:31PM Suggestion

Shouldn't the height be taller to acc
units.

remove edit reply 0 0

10.203.3.8 CC Commerce Corridor District

(a) General Purpose and Description

The CC District provides retail, office, and personal and business services. CC-zoned land shall be grouped at the intersections of arterial streets; “strip-like” commercial zoning is discouraged.

(b) Dimensional Standards

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses The lesser of 30 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses 30 ft when adjacent to residential uses
Height	
Maximum Building Height, Primary	45 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.203.3.9 B Business and Light Industrial District

(a) General Purpose and Description

The B District is for commercial enterprises, including research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. B District zoned land shall be grouped in contiguous areas, close to transportation facilities but with minimal frontage on current and future arterials, buffered from residential areas, and in areas that are not ideal or suitable for residential or commercial uses.

(b) Dimensional Standards

Size of Yards	
Minimum Front Yard and Corner Side Yard	25 ft
Minimum Side Yard	0 ft adjacent to other nonresidential uses The greater of 50 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Minimum Rear Yard	0 ft adjacent to other nonresidential uses The greater of 50 ft or 2 ft for every 1 ft of building height when adjacent to residential uses
Height	
Maximum Building Height, Primary	60 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.203.3.10 M Manufacturing and Industrial District

(a) General Purpose and Description

The M District primarily provides higher-intensity land uses, typically devoted to industrial and manufacturing uses and vehicle repair facilities. M District zoned land shall not be designated on tracts abutting residential neighborhoods or tracts bordering designated arterial roadways or any future arterial roadways identified in Hutto SOAR 2040.

(b) Dimensional Standards

Size of Lots	
Minimum Lot Area	87,120 sf (2 ac)
Size of Yards	
Minimum Front Yard and Corner Side Yard	50 ft
Minimum Side Yard	0 ft adjacent to other industrial uses The greater of 50 ft or 2 ft of every 1 ft of building height when adjacent to non-industrial uses
Minimum Rear Yard	0 ft adjacent to other industrial uses The greater of 50 ft or 2 ft of every 1 ft of building height when adjacent to non-industrial uses
Height	
Maximum Building Height, Primary	60 ft
Accessory Structure Criteria	
Minimum Side and Rear Yard	Same as main building
Maximum Building Height	15 ft

10.203.4. Special Purpose Districts

Special Purpose Zone Prefixes

(a) PR Public and Recreational District

(b) PUD Planned Unit Development

10.203.4.1 PR Public and Recreational District

(a) General Purpose and Description

The PR District primarily provides for public and recreation uses that take advantage of the land in its natural state and encourage outdoor recreation uses that could not easily be provided in the already urbanized portions of the area.

(b) Dimensional Standards

No dimensional standards are required for this district.

10.203.4.2 PUD Planned Unit Development

(a) General Purpose and Description

The PUD District permits innovative land use concepts that are not allowed under existing zoning, encouraging flexible planning and design techniques where conventional zoning is too rigid. A PUD District may accommodate development with mixed or varied uses or allow a degree of flexibility in applying the standards and rules in this UDC to achieve superior results to development on sites that may have unusual topography, unique settings, or difficult or costly development conditions.

(b) District Standards

(1) Designated PUD Districts shall have unique standards that are described in the adopting section for that district.

(2) Standards of this UDC shall apply in every PUD district unless specifically superseded by the standards of the PUD district.

(3) PUDs cannot be used to circumvent Unified Development Code standards and permit substandard development and, uses that are otherwise not permitted in the City (for example, junkyards, high-rise pylon signs, or other unpermitted uses), or other uses and development that does not conform with the spirit and intent of this UDC.

10.203.5. Overlay Districts

Overlay Zone Prefixes

(a) H Historic District Overlay

(b) ID Innovation District Overlay

Commented [CS4]:
Joe R Wyman Feb 14 2025 at 1:36PM Suggestion

Once approved by the City, provision
be modified without approval of the

remove edit reply 0 0

10.203.5.1 H Historic District Overlay

(a) Intent

The H District Overlay preserves structures, sites or neighborhoods with outstanding historical and cultural significance.

(b) Designation Of Existing Sites

Any existing designated historic landmark, site or district in the City when this UDC is adopted is designated as an H District Overlay. Special standards for existing sites will continue to apply to the H District Overlay.

(c) District Standards

(1) Being an overlay district, regulations for the underlying zoning districts remain in effect, except as provided for within this UDC.

(2) Regulations for a specific H District Overlay, as described in Section 10.503 of this UDC, apply to properties or structures wholly included in that overlay, as well as portions of property located in the district.

(3) If there is a conflict between the overlay regulations and the underlying district, overlay regulations control, even when the applicable regulation is not the higher standard.

(4) City Council findings for a specific H District Overlay define the scope of the City's interest in protecting the historic resource and will provide guidelines used by the Historic Preservation Commission, along with applicable regulations, in considering whether to grant or deny a certificate of appropriateness.

(5) Each designated H District Overlay may have unique standards described in the adopting section. Standards for underlying districts remain in effect unless replaced by district-specific standards.

(d) Maintenance

(1) Parties responsible for an improvement on a structure or lot in an H District Overlay shall keep the following in good repair:

(A) Exterior portions of the improvement and exterior portions of a structure in the overlay that may be affected by the improvement.

(i) Interior portions of the improvement that, if not maintained, may cause or tend to cause their exterior portions to deteriorate, become damaged, or fall into disrepair.

(B) The provisions of this section supplement other laws about property maintenance, including those outlined in Ordinance Chapter 6, Division 9 Property Maintenance Code.

10.203.5.2 ID Innovation District Overlay

(a) Intent

The ID District Overlay provides for an area where commerce, education, and research thrive via a mix of applicable uses in a public realm focused on connectivity that encourages cross-industry collaboration.

(b) District Standards

(1) Being an overlay district, regulations for the underlying zoning districts remain in effect, except as provided in this UDC.

(2) Regulations for a specific ID District Overlay apply to properties or structures wholly included in that overlay, as well as portions of property located in the district.

(3) If there is a conflict between the overlay regulations and the underlying district, overlay regulations control, even if the applicable regulation is not the higher standard.

(4) Preferred uses include the below, which could be considered by City Council as permitted specific uses even if the specific uses do not meet the underlying district requirements:

(A) Educational institutions.

(B) Medium- to high-density residential.

(C) High-tech, light manufacturing and production, flex industrial and R&D businesses.

(D) Retail and commercial establishments that cater to the daily needs of businesses and residents within the district, including but not limited to groceries and day care.

(E) Retail and commercial establishments that contribute to the culture of the districts, including “third places” such as coffee shops, restaurants and bars, live music venues, and art studios/galleries. Requirements, such as noise limitations, should be in place as needed to ensure these uses don’t create nuisances for district residents (see Section 10.212).

(F) Open spaces and public facilities that encourage public gathering and social interaction.

(5) Uses that could be described as the following should be prohibited, even if they meet the underlying district requirements:

(A) Heavy industrial uses or other uses that cause pollution and nuisances.

(B) Uses that do not contribute to the culture and function of the district, including but not limited to self-storage or vehicle repair.

10.204. Permitted Uses

10.204.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.204.2. General Standards

10.204.2.1 Indoor Location

All uses shall be performed entirely inside a permanent structure conforming to this UDC and other applicable standards unless otherwise allowed in this UDC.

10.204.2.2 Principal Uses

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

10.204.2.3 PUD Uses

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

10.204.3. Permitted Use Table Abbreviations

Use Table Symbology		
Symbol	**Meaning**	**Description**
P	Permitted by Right	A “P’ in a district column indicates that a use is permitted by right, provided it meets applicable use-specific standards. These uses are subject to all other applicable regulations of this section.
C	Permitted Subject to Conditions	A “C” in a district column indicates that a use is permitted by right, subject to conditions for the use in that specific zoning district.
S	Permitted with a Specific Use Permit	An “S” in a zoning districts column indicates that a use requires a specific use review and approval by City Council.
-	Not Permitted	A “—” in a zoning district column indicates that a use is not permitted as a primary use or specific use in the zoning district.

10.204.4. Agricultural Uses

	Zoning District										
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR
Agricultural Uses	C	-	-	-	-	-	-	-	-	-	-

10.204.5. Residential Uses

	Zoning District										
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR
Residential											
Accessory dwelling unit	-	S	P	P	P	-	-	-	-	-	-
Assisted living/nursing home	-	S	C	C	-	-	-	-	S	S	-
Boarding and rooming house	-	-	-	S	-	-	-	-	-	-	-
Dwelling, attached single-family	-	-	P	P	P	-	-	-	C	C	-
Dwelling, detached single-family	P	P	P	-	-	-	-	-	C	C	-
Dwelling, duplex	-	-	P	P	-	-	-	-	C	C	-
Dwelling, live-work	-	-	S	S-C	P	-	-	-	P	P	-
Dwelling, manufactured home	-	C	C	C	-	-	-	-	-	-	-
Dwelling, manufactured home park	-	S	S	-	-	-	-	-	-	-	-
Dwelling, modular home	-	P	P	P	-	-	-	-	-	-	-

Dwelling, multifamily	-	-	-	P	P	-	-	-	P	P	-
Dwelling, multiplex	-	-	P	P	P	-	-	-	P	P	-
Dwelling, zero-lot line single-family	-	P	P	P	-	-	-	-	C	C	-
Group home	C	C	C	C	P	-	-	-	-	-	-
Halfway house	S	S	S	S	S	-	-	-	-	-	-
Independent living facility	-	-	-	P	P	-	-	-	-	-	-
Nursing home	-	-	-	S	C	P	-	-	-	-	-

10.204.6. Commercial and Retail Uses

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Commercial and Retail Uses											
Adult-oriented business	-	-	-	-	-	-	S	-	-	-	-
Banks and Financial Institutions				C	P	P	-	-	-	-	-
Campground, recreational vehicle park	P	-	S	-	-	-	-	-	-	-	S
Car wash	-	-	-	-	-	C	C	C	-	-	-
Club/lodge facility	-	-	-	-	S	P	-	-	-	-	-
Convenience store	-	-	-	C	P	P	-	-	-	-	-
Convenience store: with gasoline sales	-	-	-	S	S	P	-	-	-	-	-

Day care, child (1-6 children)	P	P	P	P	P	P	-	-	C	C	-
Day care, child (greater than 6 children)	S	S	S	C	C	S	-	-	S	S	-
Day care, adult (1-4 persons)	S	S	S	C	C	P	-	-	S	S	-
Day care, adult (greater than 4 persons)	-	-	-	C	C	P	-	-	-	-	-
Day care, pet	-	-	-	S	S	P	P		S	S	
Entertainment facility, theater	-	-	-	-	S	P	-	-	-	-	-
Farm product sales	C	C	C	C	C	C	-	-	-	-	-
Food catering	-	-	-	C	P	P	-	-	-	-	-
Funeral home	-	-	-		S	P	-	-	-	-	-
Kennel	S	-	-	-	S	-	S	-	-	-	S
Large item sales and rental: class 1	-	-	-	-	-	S	P	P	-	-	-
Large item sales and rental: class 2	-	-	-	-	-	-	S	P	-	-	-
Lodging, hotel	-	-	-	S	P	P	P	-	S	S	S
Lodging, motel	-	-	-	S		S	S	-			-
Lodging, bed and breakfast	S	S	S	C	P	P	-	-	S	S	-
Nightclub	-	-	-		S	P	-	-			-
Office	-	-	-	C	P	P	-	-	P	P	-
Personal and business service	-	-	-	C	P	P	P	P	C	C	-

Recreation facility, indoor	-	-	-	S	S	P	P	-	-	-	-
Recreation facility, outdoor	-	-	-	S	S	S	-	-	-	-	P
Restaurant, bar	-	-	-	C	C	P	-	-	C	C	-
Retail store (no more than 5,000 sq. ft.)	-	-	-	C	C	P	-	-	P	P	-
Retail store (greater than 5,000 sq. ft.)	-	-	-	S	P	P	-	-	S	S	-
Personal loan services	-	-	-	-	-	-	P	P	-	-	-
Travel plaza, truck stop	-	-	-	-	-	-	-	S	-	-	-
Veterinary Clinic	-	-	-	S	C	P	P	-	-	-	-

10.204.7. Industrial Uses

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Industrial Uses											
Data Center	-	-	-	-	-	-	-	P	-	-	-
Industrial use, general	-	-	-	-	-	-	-	P	-	-	-
Industrial use, heavy	-	-	-	-	-	-	-	S	-	-	-
Industrial use, light	-	-	-	-	-	-	P	P	-	-	-
Research laboratory	-	-	-	-	-	-	P	P	-	-	-
Self-storage facility	-	-	-	-	-	S	S		-	-	-
Trade use	-	-	-	C	C	C	P	P	-	-	-

Vehicle minor repair facility	-	-	-	S	S	C	P	P	-	-	-
Vehicle major repair facility	-	-	-	-	-	-	C	P	-	-	-
Vehicle storage facility	-	-	-	-	-	-	P	P	-	-	-
Warehouse & distribution facility	-	-	-	-	-	S	P	P	-	-	-

10.204.8. Institutional and Civic Uses

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Institutional & Civic Uses											
Amenity center	C	C	C	C	P	C	-	-	C	C	C
Aquatic facility	P	P	P	P	P	P	P	P	P	P	P
Athletic facility	S	S	S	C	C	P	-	-	S	S	P
Cemetery	S	S	-	-	-	-	-	-	-	-	S
Community facility	P	P	P	P	P	P	P	P	P	P	P
Golf course	S	S	S	S	-	-	-	-	-	-	S
Hospital	-	-	-	-	S	P	-	-	-	-	-
Park	P	P	P	P	P	P	P	P	P	P	P
Park and ride lot (as principal use)	-	-	-	C	C	C	C	-	S	S	-
Public utility substation	P	P	P	P	P	P	P	P	P	P	P
Religious land use or assembly	P	P	P	P	P	P	P	P	P	P	P

School: no more than 5 students	-	P	P	P	P	P	-	-	P	P	-
School: at least 6 students	-	C	C	C	C	C	-	-	C	C	-

10.204.9. Temporary Uses

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Temporary Uses											
Construction equipment storage lot	S	S	S	S	S	S	S	S	S	S	S
Construction field office	P	P	P	P	P	P	P	P	P	P	P
Garage sale	P	P	P	P	P	-	-	-	-	-	-
Mobile Food Vendor	-	-	-	P	P	P	-	-	P	P	-
Model home / lot sales	P	P	P	P	P	-	-	-	C		-
Portable storage container	P	P	P	P	P	P	P	P	P	P	P
Temporary building	S	S	S	S	S	S	S	S	S	S	S

10.204.10. Accessory Uses

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

	Zoning District										
	AR	**R-1**	**N-1**	**N-2**	**N-2(H)**	**CC**	**B**	**M**	**MU-1**	**MU-2**	**PR**
Accessory Uses											
Antenna, radio hobbyist	C	C	C	C	C	C	C	C	C	C	C

(no more than max hgt in district)											
Antenna, radio hobbyist (greater than max hgt in district)	S	S	S	S	S	S	S	S	S	S	S
Antenna, non-residential use: no more than 15 ft. above roofline	-	-	-	C	C	C	C	C	-	-	C
Antenna, non-residential use: other	-	-	-	S	S	S	S	S	-	-	-
Fueling station	S	-	-	S	S	C	C	C	-	-	-
Wireless facility: attached	S	S	S	P	S	P	P	P	S	S	S
Wireless facility: concealed	S	S	S	P	P	P	P	P	S	S	S
Wireless facility: freestanding	-	-	-	-	-	S	S	S	-	-	S
Donation drop-off box	-	-	-	S	C	S	S		-	-	S
Drive through facility	-	-	-	-	S	P	-	-	-	-	S
Home occupation	P	P	P	P	P	-	-	-	P	P	-
Residential accessory structure	P	P	P	P	P	-	-	-	P	P	-
Satellite dish	C	C	C	C	C	C	C	C	C	C	C
Swimming pool	P	P	P	P	P	S	P	P	-	P	P

Vending machine (outdoor)	-	-	-	P	P	P	P	P	-	-	-
Free-standing cisterns	C	C	C	P	S	P	P	P	C	C	C
Wind energy system	C	C	C	C	C	C	P	P	C	C	C

10.204.11. Applicability and Enforcement

10.204.11.1 Excluded Uses

If a use is not expressly permitted in a zoning district, it is prohibited. Prohibited uses in all zoning districts may include uses not explicitly listed as prohibited in this code.

10.204.11.2 New and Undefined Uses

(a) As commerce and technology evolve, new types of land use may develop, and forms of land use not anticipated may seek locations in the City. To provide for unanticipated uses, the Director of Development Services will consider the appropriateness of an undefined use in a particular zoning district. Approval criteria include:

(1) Impacts of the use, including externalities and use of public services and infrastructure.

(2) The use is similar in nature and impact to a use listed and defined as a permitted use in that zoning district or PUD.

(3) The use is not similar in nature and impact to a use defined and listed as a prohibited use in that zoning district or PUD, or prohibited in the district but permitted in a different district.

(4) The use conforms to the intent of the zoning district and applicable plans.

(5) The interpretation does not lower the protection given to the public by this UDC.

(6) The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas.

(7) General interpretation standards in Section 10.808.

(b) Performance standards and conditions for uses similar in nature and impact are considered.

(c) If Development Services staff finds the proposed land use inappropriate for the district, the applicant may appeal the decision to the Zoning Board of Adjustment within thirty (30) days of the determination.

10.204.12. Nonconforming Uses

Nonconforming uses are addressed in Section 10.805.

10.205. Agricultural Uses

10.205.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.205.2. Agricultural Use

10.205.2.1 Definition

Agricultural Use: The use of land for agricultural purposes, including husbandry and keeping of farm animals, crop production, horse stables and greenhouses, and other similar uses.

10.205.2.2 Permitted Locations

(a) Agricultural uses are conditionally permitted in the AR district.

10.205.2.3 Conditions

(a) Intensive agricultural uses are prohibited. This includes factory farming, hog farms, dairy farms, feed lots, slaughtering, manure and compost storage and processing, silage fermentation, and keeping more than two animal units (animal unit as defined by Texas Cooperative Extension) per acre of land dedicated to agricultural uses.

Small vegetable and fruit gardens are not considered “crop production” and are permitted in all zoning districts.

10.206. Residential Uses

10.206.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.206.2. Assisted Living/Nursing Home

10.206.2.1 Definition

Assisted Living/Nursing Home: A home operated by a business or non-profit organization where ill or elderly people are provided with lodging and meals, with or without nursing care.

10.206.2.2 Permitted Locations

(a) Assisted living facilities are subject to specific use permit review in R-1, MU-1 and MU-2 districts.

(b) Assisted living facilities are conditionally permitted in N-1 and N-2 districts.

(c) Independent living facilities are permitted by right in N-2 and N-2(H) districts, subject to applicable use-specific standards.

(d) Nursing homes are subject to specific use permit review in the N-2 zoning district.

(e) Nursing homes are conditionally permitted in the N-2(H) zoning district and permitted by right in the CC zoning district subject to applicable use-specific standards.

10.206.2.3 Conditions

(a) Assisted and independent living facilities shall have direct access from a collector or higher street.

(b) Nursing homes shall have direct access from a collector or higher street.

(c) The following conditions shall be met when nursing homes are adjacent to Single-Family Residential (SF-1):

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property

10.206.3. Boarding and Rooming House

10.206.3.1 Definition

Boarding and Rooming House: A building used to provide lodging for four or more boarders or roomers, with compensation typically taking the form of money, services, or other valuable

considerations. This arrangement does not include immediate family members of the occupant who may be occupying the building. Bed and breakfast inns are not considered boarding and rooming houses.

10.206.3.2 Permitted Locations

(a) Boarding and rooming houses are subject to specific use permit review in the N-2 district.

10.206.4. Dwelling

10.206.4.1 Definition

A structure or part of a structure providing complete, independent living facilities for a household, including permanent provisions for living, sleeping, eating, cooking and sanitation.

10.206.4.2 Permitted Locations

(a) Refer to the permitted use table to identify the locations of dwelling subcategory uses.

10.206.5. Dwelling, Accessory Unit

10.206.5.1 Definition

Dwelling, Accessory Unit: A separate dwelling unit, either detached from or attached to the principal dwelling unit. Also known as a mother-in-law apartment.

10.206.5.2 Permitted Locations

(a) Accessory dwelling units are permitted subject to specific use permit review in the R-1 district.

(b) Accessory dwelling units are permitted by right in N-1, N-2 and N-2(H) districts subject to applicable use-specific standards.

10.206.5.3 Conditions

(a) Only one accessory dwelling unit is permitted on a lot.

(b) The Lot size for single-family dwellings where an accessory dwelling unit may be added shall be at least seven thousand eight hundred (7,800) square feet.

(c) Accessory dwelling units shall be attached to the rear of the main house or incorporated into a detached garage without eliminating the garage's parking spaces. Complete conversion of a detached garage into an accessory dwelling unit is prohibited.

(d) The floor area for accessory dwelling units shall be four hundred (400) square feet to eight hundred (800) square feet, or four hundred (400) square feet to thirty-three percent (33%) of the total living area of the host structure, whatever is smaller.

(e) Accessory dwelling units shall have a separate entrance from the outdoors, oriented to the side or rear of the lot if the unit is attached to the main house.

(f) Recreational vehicles, mobile homes, and shipping containers are prohibited as accessory dwelling units.

10.206.6. Dwelling, Live-Work

10.206.6.1 Definition

Dwelling, Live-Work: A dwelling where limited commercial use is permitted and operated by a member of the household that lives in the dwelling unit.

10.206.6.2 Permitted Locations

(a) Live-work dwellings are subject to specific use permit review in the N-1 and N-2 districts.

(b) Live-work dwellings are permitted by right in N-2(H), MU-1 and MU-2 districts subject to applicable use-specific standards.

10.206.6.3 Conditions

(a) The live-work designation applies to an entire multiple-household development or a designated portion, rather than to individual units separately.

(b) Commercial uses in live-work dwellings are limited to offices, studios, personal service establishments and home occupations.

(c) Commercial uses in a live-work dwelling may occupy no more than 50% of the ground floor area for an individual dwelling unit.

(d) Live-work designation when adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Landscape Buffer

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across from a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be set back a minimum of one (1) foot for each foot of height from adjacent single-family detached dwellings.

(4) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.206.7. Dwelling, Manufactured Home

10.206.7.1 Definition

Dwelling, Manufactured Home: A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. All references in this article to manufactured housing or manufactured home(s) shall be referenced to HUD-code manufactured housing unless otherwise specified. This includes mobile homes.

10.206.7.2 Permitted Locations

(a) Manufactured home dwellings are conditionally permitted in R-1, N-1 and N-2 districts.

10.206.8. Dwelling, Manufactured Home Park

10.206.8.1 Definition

Dwelling, Manufactured Home Park: A parcel of land under single entity ownership that has been planned and improved for the placement of two or more manufactured homes and all streets, service drives, and community areas.

10.206.8.2 Permitted Locations

(a) Manufactured home parks are subject to specific use permit review in R-1 and N-1 districts.

10.206.8.3 Conditions

(a) Permitted uses include one manufactured home on each approved space or lot, accessory buildings for use by the occupant of the structure on that lot, amenity centers, accessory buildings for use by the owner or manager of the manufactured home park, and one single household dwelling on at least six thousand (6,000) square feet lot for the owner's or manager's residence.

(b) Manufactured home parks shall meet the open space standards of Chapters 3 (Development Standards) and 4 (Subdivision Standards). The development shall include amenities and be designed only for the renting or leasing of manufactured home sites.

(c) Manufactured home parks can only be converted to manufactured home subdivisions after first conforming to all subdivision standards and rezoning from MH.

(d) A six (6) foot-tall perimeter fence is required, conforming to fencing and screening standards in Section 10.307.

10.206.9. Dwelling, Modular Home

10.206.9.1 Definition

Dwelling, Modular Home: As governed by the definition within the Texas Manufactured Housing Standards Act (Article 5221f-1.), a structure or building module that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a permanent residence on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. The term does not include a Mobile Home or Manufactured Home as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.).

10.206.9.2 Permitted Locations

(a) Modular home dwellings are permitted in R-1, N-1 and N-2 districts.

10.206.9.3 Conditions

(a) Modular Homes shall meet the site design standards of Section 10.304.4.

10.206.10. Dwelling, Multifamily

10.206.10.1 Definition

Dwelling, Multifamily: A building containing five or more separate dwelling units on one lot, including apartments, condominiums, lofts, and adaptive reuse of larger structures.

10.206.10.2 Permitted Locations

(a) Multifamily dwellings are permitted by right in N-2, N-2(H), MU-1 and MU-2 districts, subject to applicable use-specific standards.

10.206.10.3 Conditions

(a) Developing a mix of housing types creates more housing choices for residents, and opportunities for more diversity in the community. Multiple household developments are encouraged to provide a range of housing types to promote a diverse community of mixed ages, family types, and incomes.

10.206.11. Dwelling, Attached Single-Family

10.206.11.1 Definition

Dwelling, Attached Single-Family: A dwelling unit that is part of a structure with each dwelling unit attached by a common wall to another and access is from a private entrance, each designed and constructed for occupancy by one household.

10.206.11.2 Permitted Locations

(a) Single-family attached dwellings are permitted by right in N-1, N-2 and N-2(H) districts subject to applicable use-specific standards.

(b) Single-family attached dwellings are conditionally permitted in MU-1 and MU-2 districts.

10.206.12. Dwelling, Detached Single-Family

10.206.12.1 Definition

Dwelling, Detached Single-Family: A single dwelling unit that is not attached to any other dwelling or building by any means, except an approved accessory dwelling unit per Section 0 Permitted Uses. Also called a single-family house.

10.206.12.2 Permitted Locations

(a) Single-family detached dwellings are permitted by right in AR, R-1 and N-1 districts subject to applicable use-specific standards.

(b) Single-family detached dwellings are conditionally permitted in MU-1 and MU-2 districts.

10.206.13. Dwelling, Zero Lot Line Single-Family

10.206.13.1 Definition

Dwelling, Zero Lot Line Single-Family: A single household detached dwelling sited where one wall is on the property boundary but is not a shared wall with a structure on the adjacent property.

10.206.13.2 Permitted Locations

(a) Single-family zero lot line dwellings are permitted by right in R-1, N-1 and N-2 districts subject to applicable use-specific standards.

(b) Single-family zero lot line dwellings are conditionally permitted in MU-1 and MU-2 districts.

10.206.14. Dwelling, Duplex

10.206.14.1 Definition

A building containing two dwelling units sharing a common wall on a single lot.

10.206.14.2 Permitted Locations

(a) Duplex dwellings are permitted by right in N-1 and N-2 districts subject to applicable use-specific standards.

(b) Duplex dwellings are conditionally permitted in MU-1 and MU-2 districts.

10.206.15. Dwelling, Multiplex

10.206.15.1 Definition

A building containing three or four separate dwelling units on one lot, including triplexes and quadplexes.

10.206.15.2 Permitted Locations

(a) Multiplex dwellings are permitted by right in N-1, N-2, N-2(H), MU-1 and MU-2 districts subject to applicable use-specific standards.

10.206.16. Group Home

10.206.16.1 Intent

Group homes are a necessary use serving a vital function in the community, but their concentration in certain areas can have a perceived adverse affect on an area. A careful review of proposed group

homes is necessary to verify that they are compatible with the residential character of the surrounding area and are a welcome addition to the city.

10.206.16.2 Definition

Group Home: A residence for not more than six (6) persons with disabilities and two (2) supervisors. Such an entity shall be licensed and comply with Chapter 123 of the Human Resources Code.

10.206.16.3 Permitted Locations

(a) Group homes of up to six (6) residents, excluding supervisors, are permitted by right in the N-2(H) district subject to applicable use-specific standards.

(b) Group homes of up to six (6) residents, excluding supervisors, are conditionally permitted in AR, R-1, N-1 and N-2 districts.

(c) New group homes shall be placed at least seven hundred fifty (750) feet from other established group homes.

10.206.16.4 Conditions

(a) Appearance and residential character of the structure cannot be altered, either through the use of colors, materials, construction (except provisions for the physically handicapped) and lighting; emission of sound, noise, vibration and electromagnetic interference; or outdoor storage.

(b) Signs identifying the property as a group home are prohibited.

(c) Safehouses and shelters for victims of domestic violence are exempt from review and spacing standards for group homes.

10.206.17. Halfway House

10.206.17.1 Intent

Halfway Houses serve a vital function in the community, but the concentration of Halfway Houses in certain areas may have a perceived adverse effect on an area. Careful review of proposed Halfway House developments is necessary to verify that they are compatible with the surrounding area's residential character.

10.206.17.2 Definition

Halfway House: Pursuant to Texas Human Resources Code § 42.002, a halfway house is a licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling the residents to live independently. Such placement is pursuant to the authority of the Texas State Department of Corrections.

10.206.17.3 Permitted Locations

(a) Halfway houses are subject to specific use permit review in AR, R-1, N-1, N-2 and N-2(H) districts.

(b) New halfway houses shall be placed at least two thousand (2,000) feet from other established halfway houses, and at least seven hundred fifty (750) feet from other established group homes.

(c) Halfway houses housing moderate and high risk (level 2 and 3), and civil commitment sex offenders are subject to the same spacing standards from schools, places of worship, and other landmarks as required for individual offenders under city, county and state law.

10.206.17.4 Conditions

(a) Appearance and residential character of the structure cannot be altered, either through the use of colors, materials, construction (except provisions for the physically handicapped) and lighting; emission of sound, noise, vibration and electromagnetic interference; or outdoor storage.

(b) Signs identifying the property as a halfway house are prohibited.

10.207. Commercial and Retail Uses

10.207.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.207.2. Adult Oriented Use

10.207.2.1 Intent

(a) The right to possess and distribute sexually oriented materials, such as pornography and sex toys, and the right to present and see sexually oriented entertainment, such as erotic or nude dancing, is protected by the First Amendment of the U.S. Constitution. However, the clustering, inappropriate placement or inadequate regulation of adult uses can affect the mix of people and businesses attracted to an area, creating a de facto “red light district” and an area where criminals can find easy prey and harm the public health, safety and welfare.

(b) Considering Hutto’s geographical constraints, an adult-oriented business would have a disproportionately large impact on the City compared to a larger community with few geographical constraints for expansion and a large supply of land ideal for commercial development.

(c) These standards intend to:

(1) Regulate adult-oriented uses to promote the health, safety, morals, and general welfare of the City.

(2) Protect Hutto's small-city character and the potential to attract high-quality commercial development that is not sexually oriented.

(3) Prevent the creation of an environment that could potentially affect the reputation and small-city character of Hutto and thus discourage residents and non-adult-oriented businesses from locating in the City.

(4) Apply fair, uniform standards that allow sexually oriented businesses in locations where their presence will cause no detrimental secondary effects.

(d) These standards are not intended to:

(1) Impose limitations or restrictions on the content of communicative materials, including sexually oriented materials.

(2) Restrict or deny access by adults to sexually oriented materials protected by the First Amendment.

(3) Deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market.

(4) Condone or legitimize the presentation and distribution of sexually oriented entertainment and material.

10.207.2.2 Definitions

(a) *Adult-Oriented Use:* A business that is offering or display of live entertainment related to "specified sexual activities" or "specified anatomical areas" as the primary attraction to the premises. This includes but is not limited to: adult bookstores, adult novelty shops, adult video rentals, adult photo studios, adult cabarets, nude modeling studios, adult hotels and motels, and adult motion picture theaters.

(b) Specified anatomical areas includes:

(1) Human genitals, pubic region, buttocks, anus, area between genitals and anus, or female breast below a point immediately above the top of the areola; or

(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(c) Specified sexual activities includes:

(1) Fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts;

(2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;

(3) Masturbation, actual or simulated;

(4) Human genitals in a state of sexual stimulation, arousal or tumescence;

(5) Excretory functions as part of or with activities in this subsection.

10.207.2.3 Permitted Locations

(a) Adult-oriented uses are subject to specific use permit review in the B district.

(b) Adult-oriented uses shall be at least two hundred fifty (250) feet from the boundary of any residential zone district (inside and outside the City), structure occupied as a residence, public park or playground, child day care center, place of worship or assembly, or school; and at least two thousand (2,000) feet from another adult-oriented use.

10.207.2.4 Conditions

(a) Adult-oriented uses shall conform to site planning, architectural design, landscaping and signage rules that are applicable to other businesses in the underlying zoning and overlay district, regardless of tradition or the proprietor's preferences.

(b) Adult-oriented uses may display only one sign attached to the building exterior with the establishment name only. Signs or displays depicting specified anatomical areas or specific sexual activities cannot be displayed on the building or inside the building where they would be visible outside.

(c) Entries and windows shall be placed or screened to prevent the interior from being viewed from outside the establishment.

(d) Improvements to the site and any parts of the building, including signage, awnings, and other exterior embellishments, cannot be in fluorescent or high-intensity colors.

(e) Adult-oriented uses, including viewing rooms of at least one hundred fifty (150) square feet of floor space for film or video display of specified sexual activities or specified anatomical areas, shall conform to the following standards:

(1) A manager's station shall have at least thirty-two (32) square feet of floor area.

(2) Alteration in the configuration or location of a manager's station may be made only with an amendment to the specific use permit approval.

(3) More than one employee is on duty and situated in each manager's station at times a patron is present inside the premise.

(4) The interior of the premises shall be configured so there is an unobstructed view from a manager's station of every area of the premises where any patron is permitted access for any purpose, excluding restrooms. Restrooms cannot have video reproduction equipment. If the premises have two or more manager's stations designated, then the interior of the premises shall be configured so there is an unobstructed view of each area of the premises where any patron is permitted access for any purpose from at least one of the manager's stations. The view required in this subsection shall be by direct line of sight from the manager's station.

(5) The view area specified in the above subsection shall be unobstructed by doors, walls, merchandise, display racks or other materials.

(6) Only one person may occupy a viewing room at a time.

(7) The premise shall be equipped with overhead lighting fixtures that illuminate at least one (1) footcandle as measured at the floor level to areas where patrons have permitted access. The illumination shall be maintained during business hours.

(f) Exemption: a person appearing in a state of nudity in a modeling class operated by a proprietary school, licensed by the State of Texas; a college, junior college, or university supported entirely or partly by taxation; by a private college or

university that maintains and operates educational programs where credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure with no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, to participate in a class a student shall enroll at least three days in advance of the class; and where no more than one nude model is on the premises at any time.

10.207.3. Bank and Financial Institutions

10.207.3.1 Definition

Bank and Financial Institutions: A Texas Department of Banking charter granted establishment primarily engaged in the provision of bank and financial institution services. Typical uses include banks, savings and loans, credit unions, and similar services. Bank and Financial Institutions do not include check cashing or payday loan establishments, loan or mortgage brokers, stockbrokers, or other financial institutions without a state bank charter. An automatic teller machine is not considered a bank or financial institution.

10.207.3.2 Permitted Locations

(a) Banks are permitted by right in N-2(H) and CC districts subject to applicable use-specific standards.

(b) Banks are conditionally permitted in the N-2 district.

10.207.3.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless approved by a specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.4. Campground, Recreational Vehicle Park

10.207.4.1 Definition

Campground, Recreational Vehicle Park: Land to be used for temporary living accommodations for recreational, camping, and travel use, including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

10.207.4.2 Permitted Locations

(a) Campgrounds and recreational vehicle parks are permitted by right in the AR district subject to applicable use-specific standards.

(b) Campgrounds and recreational vehicle parks are subject to specific use permit review in the N-1 and PR districts.

10.207.5. Car Wash

10.207.5.1 Definition

Car Wash: A facility for the washing, waxing, or cleaning of automobiles, recreational vehicles, or light-duty trucks. A car wash may be full-service or self-service.

10.207.5.2 Permitted Locations

(a) Car washes are conditionally permitted in CC, B and M districts.

10.207.5.3 Conditions

(a) Structures or equipment related to cleaning vehicles (car wash bays, vacuums, vending machines) shall be located at least fifty (50) feet from the boundary of any residential zoning district, places of residence such as nursing homes and extended care facilities, or lodging establishments. Vacuums cannot be located in the street yard.

(b) Washing facilities shall occur under a roofed area with at least two walls.

(c) Car wash facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:

(1) Shall be screened and buffered to minimize impact on residential properties.

(2) May operate only between 7:00 AM and 9:00 PM.

(3) Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

10.207.6. Club/Lodge Facility

10.207.6.1 Definition

Club/Lodge Facility: An establishment providing meeting, recreational, or social facilities for a private or nonprofit association, primarily for use by members and guests. This does not include places of worship or assembly.

10.207.6.2 Permitted Locations

(a) Club/lodge facilities are permitted by right in the CC district subject to applicable use-specific standards.

(b) Club/lodge facilities are subject to specific use permit review in the N-2(H) district.

10.207.6.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.7. Day Care, Child (1-6 Children)

10.207.7.1 Definition

Day Care, Child (1-6 Children): Child Care Home (<6 Children) Regular care occurring in the caretaker's own residence for not more than six (6) children, excluding children who are related to the caretaker but in no case exceeding twelve (12) children at any given time. See Chapter 42 of the Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.

10.207.7.2 Permitted Locations

(a) Day care hosting up to six (6) children less than sixteen (16) years old is permitted by right in the AR, R-1, N-1, N-2, N-2(H) and CC districts subject to applicable use-specific standards.

(b) Day care hosting up to six (6) children less than sixteen (16) years old is conditionally permitted in the MU-1 and MU-2 districts.

10.207.7.3 Conditions

(a) Day care facilities in the N-2 district shall be no more than two thousand five hundred (2,500) square feet.

(b) Outdoor play areas shall be enclosed by a four (4) foot to six (6) foot high fence.

10.207.8. Day Care, Child (Greater than 6 Children)

10.207.8.1 Definition

Day Care, Child (Greater than 6 Children): Child Care Home (6+ Children) Regular care occurring in the caretaker's own residence for more than six (6) children, excluding children who are related to the caretaker. See Chapter 42 of the Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.

10.207.8.2 Permitted Locations

(a) Day care hosting more than six (6) children less than sixteen (16) years old is conditionally permitted in the N-2 and N-2(H) districts.

(b) Day care hosting more than six (6) children less than sixteen (16) years old is subject to specific use permit review in the AR, R-1, N-1, CC, MU-1 and MU-2 districts.

10.207.8.3 Conditions

(a) Day care facilities in the N-2 district shall be no more than two thousand five hundred (2,500) square feet.

(b) Outdoor play areas shall be enclosed by a four (4) foot to six (6) foot high fence.

10.207.9. Day Care, Adult (1-4 Persons)

10.207.9.1 Definition

Day Care, Adult (1-4 Persons): A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, one (1) to four (4) elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult Day Services Centers (also referred to as Adult Day Care Centers) shall be licensed by the Texas Department of Human Services.

10.207.9.2 Permitted Locations

(a) Adult day care centers that can accommodate up to four(4) persons are permitted by right in the CC district, subject to applicable use-specific standards.

(b) Adult day care centers hosting up to four (4) persons are subject to specific use permit review in AR, R-1, N-1, MU-1 and MU-2 districts.

(c) Adult day care centers that can accommodate up to four (4) persons are conditionally permitted in N-2 and N-2(H) districts.

10.207.10. Day Care, Adult (Greater than 4 Persons)

10.207.10.1 Definition

Day Care, Adult (Greater than 4 Persons): A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, to four (4) or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult Day Services Centers (also referred to as Adult Day Care Centers) shall be licensed by the Texas Department of Human Services.

10.207.10.2 Permitted Locations

(a) Adult day care centers providing services to four (4) or more persons are permitted by right in the CC district subject to applicable use-specific standards.

(b) Adult day care centers providing services to four (4) or more persons are conditionally permitted in N-2 and N-2(H) districts.

10.207.11. Day Care, Pet

10.207.11.1 Definition

Day Care, Pet: A facility where pets are kept for all or part of a day. Secondary services at pet day care facilities may include obedience classes, training, grooming, and overnight boarding.

10.207.11.2 Permitted Locations

(a) Pet day care facilities are permitted by right in the CC and B districts subject to applicable use-specific standards.

(b) Pet day care facilities are subject to specific use permit review in N-2, N-2(H), MU-1 and MU-2 districts.

10.207.11.3 Conditions

(a) Buildings used for pet day care and boarding services shall be completely enclosed and soundproof.

(b) Outdoor play yards shall be at least one hundred (100) feet from a residential zone district and completely screened by a solid screening material six (6) feet to eight (8) feet high.

(c) Potentially offensive odors cannot be detectable off the site.

10.207.12. Entertainment Facility, Theater

10.207.12.1 Definition

Entertainment Facility, Theater: A building or part of a building devoted to showing motion pictures or dramatic, musical, or live performances.

10.207.12.2 Permitted Locations

(a) Entertainment facilities and theaters are permitted by right in the CC district.

(b) Entertainment facilities and theaters are subject to specific use permit review in the N-2(H) district.

10.207.13. Farm Product Sales

10.207.13.1 Definition

Farm Product Sales: Outdoor sale of food or plant products grown on the premises in an agricultural zoning district; or customarily involving growers from throughout a region selling food or plant products they have grown in a zoning district where the use is permitted.

10.207.13.2 Permitted Locations and Duration

(a) Farm product sales of food or plant products grown on the premises are conditionally permitted in AR, R-1, N-1, N-2, N-2(H) and CC districts.

10.207.14. Food Catering

10.207.14.1 Definition

Food Catering: A business where the principal use is the preparation and storage of food on the premises that is delivered and consumed by the customers off the premises.

10.207.14.2 Permitted Locations

(a) Food catering is permitted by right in the N-2(H) and CC districts.

(b) Food catering is conditionally permitted in the N-2 district.

10.207.14.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.15. Funeral Home

10.207.15.1 Definition

Funeral Home: A building used for the preparation of the deceased for burial and display of the deceased and related ceremonies or services, including cremation and the storage of caskets, funeral urns, funeral vehicles, and other funeral supplies.

10.207.15.2 Permitted Locations

(a) Funeral homes are permitted by right in the CC district.

(b) Funeral homes are subject to specific use permit review in the N-2(H) district.

10.207.16. Fueling Station

10.207.16.1 Definitions

Fueling Station: An establishment engaged primarily in the sale of gasoline, petroleum products, electric energy, and fuels, including renewables.

10.207.16.2 Permitted Locations

(a) Fuel stations are conditionally permitted in CC, B and M districts.

(b) Fuel stations are subject to specific use permit review in AR, N-2 and N-2(H) districts.

10.207.16.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.17. Recreation Facility, Indoor

10.207.17.1 Definition

Recreation Facility, Indoor: An indoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, gymnasiums, health clubs, bowling alleys, pool halls, video arcades, and shoot ranges. Indoor recreation facilities do not include facilities supervised by licensed medical personnel in medical settings, athletic departments in schools, professional sports team facilities, amenity centers, or community centers.

10.207.17.2 Permitted Locations

(a) Indoor recreation facilities are permitted by-right in the CC and B districts.

(b) Indoor recreation facilities are subject to specific use permit review in N-2 and N-2(H) districts.

10.207.17.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.18. Recreation Facility, Outdoor

10.207.18.1 Definition

Recreation Facility, Outdoor: A mostly outdoor establishment for exercise, relaxation, amusement or sport, and amenities that are secondary to the recreational use, including but not limited to, miniature golf courses, go-cart tracks, and batting cages. This does not include amusement parks, facilities in athletic departments of schools, professional sports teams, public parks and playgrounds, amenity or community centers.

10.207.18.2 Permitted Locations

(a) Outdoor recreation facilities are permitted by right in the PR district.

(b) Outdoor recreation facilities are subject to specific use permit review in N-2, N-2(H) and CC districts.

10.207.18.3 Conditions

(a) Improvements or activity areas shall be located at least one hundred (100) feet from the boundary of any residential zoning district or lodging establishment.

(b) Outdoor recreation facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:

(c) Shall be screened and buffered with masonry (stone, brick, decorative CMU, similar materials) walls to minimize their impact.

(d) May operate only between 9:00 AM and 9:00 PM.

(e) Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

10.207.19. Kennel

10.207.19.1 Definition

Kennel: The boarding of dogs, cats, or other household pets, operating as a business or a legitimate animal rescue operation. Kennels may also incorporate pet day care, dog training facilities, and spaces for events such as conformation shows and agility competitions.

10.207.19.2 Permitted Locations

(a) Kennels are subject to specific use permit review in AR, N-2(H), B and PR districts. Keeping a large number of pets will require special attention to determine whether they will adversely affect the surrounding area and whether the pets are kept in a humane environment.

10.207.19.3 Conditions

(a) Animals shall be kept in a clean, safe and humane environment.

(b) Boarding and activity areas shall be located where they will have minimal impact on nearby residential areas.

(c) Noise and odor cannot be more significant than what would be expected for a typical resident with a companion animal.

(d) Puppy and cat mills, where pets are bred in large numbers solely for profit, are prohibited.

10.207.20. Large Item Sales And Rental: Class 1

10.207.20.1 Definition

Large Item Sales and Rental: Class 1: Use of a building, land area, or other premises for the display and sale, lease, or rental of any of the following, where most of the inventory is stored outdoors.

(a) Vehicles that are intended for sale to the general consumer market. This includes automobiles, vans, light trucks, and sport utility vehicles.

(b) Golf carts, neighborhood electric vehicles (NEVs), and similar vehicles.

(c) Motorcycles and dirt bikes.

(d) Personal watercraft, kayaks, canoes and rowboats.

(e) Small off-road vehicles, including all-terrain vehicles, dune buggies, and four-wheelers.

(f) Automobile, truck and motorcycle parts, accessories and aftermarket items (stores specializing in the sales of those items).

(g) Boats.

(h) Home spas and hot tubs (except indoor sales/display).

(i) Bulk lumber and bricks, in a screened storage area.

(j) Landscaping materials, in a screened storage area.

(k) Small portable buildings, sheds, garages, gazebos, decks, and other prefabricated structures (not manufactured homes and prefabricated metal buildings), as an incidental accessory use.

(l) Pottery, statues, fountains and similar items, displayed or stored outdoors.

(m) Accessories related to the above items.

10.207.20.2 Permitted Locations

(a) Class 1 large item sales and rental uses are permitted by-right in B and M districts.

(b) Class 1 large item sales and rental uses are subject to specific use permit review in the CC district.

(c) Outdoor storage of inventory, repair work, or other repair service conducted for accessory use is considered subject to the site plan review process.

(d) The unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental is prohibited in any district.

10.207.20.3 Conditions

(a) Outdoor storage of class 1 large items is subject to general performance standards for outdoor storage and display.

10.207.21. Large Item Sales And Rental: Class 2

10.207.21.1 Definition

Large Item Sales and Rental: Class 2: Use of a building, land area or other premises for display and sale, lease or rental of any of the following, where most of the inventory is stored outdoors.

(a) Large vehicles that require a commercial driver's license (CDL) to operate and are not intended for sale to the general consumer market. This includes flatbed and work bed trucks, buses, tractor-trailers, dump trucks, yard trucks, and similar vehicles.

(b) Trailers, tow dollies, and all equipment or machinery designed to be towed by a vehicle.

(c) Moving vans, trucks and trailers.

(d) Construction, land clearing, hauling, earth moving, drilling, aerial lift, and similar heavy equipment.

(e) Forklifts, bobcats, trenchers, and similar items.

(f) Air compressors, generators, mobile pumps, and similar items.

(g) Farming, agricultural and arborist equipment.

(h) Recreational vehicles, including motor homes, motor coaches, converted buses, travel trailers, fifth wheels, fold-down trailers, camper trailers, and similar items.

(i) Truck caps, lids, campers, camper shells, cargo extensions, cargo covers, tonneau covers, plows, racks, bed liners, and similar items.

(j) Small portable buildings, sheds, garages, gazebos, decks, and other prefabricated structures (not manufactured homes).

(k) Prefabricated and above-ground swimming pools.

(l) Bulk mulch, wood chips, soil, fill dirt, peat, gravel, rocks, sand and similar items.

(m) Bulk construction materials.

(n) Scaffolding.

(o) Pallets.

(p) Accessories related to the above items.

10.207.21.2 Permitted Locations

(a) Class 2 large item sales and rental uses are permitted by-right in the M district.

(b) Class 2 large item sales and rental uses are subject to specific use permit review in the B district.

(c) Outdoor storage of inventory, and repair work or other repair service conducted as an accessory use, is considered subject to the site plan review process.

(d) Unattended display of large items for sale in the public right-of-way, undeveloped parcels, or other private property not approved for large item sales and rental is prohibited in all zoning districts.

10.207.21.3 Conditions

(a) Outdoor storage of class 2 large items is subject to general performance standards for outdoor storage and display.

(b) Class 2 items shall be presented and stored to minimize their visual impact. Extending vertical elements on lifts, cranes, telehandlers, truck-mounted cement pumps and other equipment shall be kept lowered.

10.207.22. Lodging, Hotel

10.207.22.1 Definition

Lodging, Hotel: A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted through enclosed, interior hallways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

10.207.22.2 Permitted Locations

(a) Hotels are permitted by right in N-2(H), CC and B districts subject to applicable use-specific standards.

(b) Hotel establishments are subject to specific use permit review in P, MU-1, MU-2 and PR districts.

10.207.22.3 Conditions

(a) Hotel establishments are not intended for hourly or long-term residence. Guests may stay no more than sixty (60) consecutive days and cannot stay on the premises for at least fifty percent (50%) of a one-year period.

(b) A room cannot be rented out more than once in a 24-hour period.

(c) When adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent single-family detached dwellings.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.23. Lodging, Motel

10.207.23.1 Definition

Lodging, Motel: A facility providing transient accommodations to the public, where access to overnight-stay rooms is granted from exterior balconies or pathways. Accessory uses may include restaurants, swimming pools, workout rooms, and other amenities.

10.207.23.2 Permitted Locations

(a) Motels are subject to specific use permit review in N-2, CC and B districts.

10.207.23.3 Conditions

(a) Motel establishments are not intended for hourly or long-term residence. Guests may stay no more than sixty (60) consecutive days and cannot stay on the premises for at least fifty percent (50%) of a one-year period.

(b) A room cannot be rented out more than once in a 24 hour period.

(c) When adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent single-family detached dwellings.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.24. Lodging, Bed And Breakfast

10.207.24.1 Definition

Lodging, Bed and Breakfast: An owner-occupied single household residence used as a lodging establishment.

10.207.24.2 Permitted Locations

(a) Bed and breakfasts are permitted by right in N-2(H) and CC districts subject to applicable use-specific standards.

(b) Bed and breakfast inns are conditionally permitted in the N-2 district.

(c) Bed and breakfast inns are subject to specific use permit review in AR, R-1, N-1, MU-1 and MU-2 districts.

10.207.24.3 Conditions

(a) Bed and breakfast inns are not intended for long-term residence. Guests may stay no more than thirty consecutive days and cannot stay on the premises for at least twenty (20%) of a one-year period.

(b) Six or fewer rooms at bed and breakfast inns may be rented for overnight accommodation.

(c) One or two people who do not live at the home may be employed at the bed and breakfast inn.

(d) Food service at bed and breakfast inns is limited to breakfast, brunch and lunch for paying guests only. Provisions for food preparation, such as cooktops, are prohibited in guest rooms.

(e) The time and frequency of receptions, private parties and similar events at bed and breakfast inns are considered in the specific use permit review process based on the inn's location and size.

(f) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.25. Nightclub

10.207.25.1 Definition

Nightclub: A type of entertainment facility that includes a dance floor, lightshow, and/or stage for the playing of live music.

10.207.25.2 Permitted Locations

(a) Nightclubs are permitted by right in the CC district.

(b) Nightclubs are subject to specific use permit review in the N-2(H) district.

10.207.26. Office

10.207.26.1 Definition

Office: A space where professionals, including but not limited to medical and dental practitioners, lawyers, engineers, accountants, and other qualified individuals, conduct professional services. This includes urgent care facilities but not emergency medical services.

10.207.26.2 Permitted Locations

(a) Offices are permitted by right in the N-2(H), CC, MU-1 and MU-2 districts subject to applicable use-specific standards.

(b) Offices are conditionally permitted in the N-2 district.

10.207.26.3 Conditions

(a) Medical offices are not hospitals and are not intended for emergency medical services, inpatient treatment and overnight stays.

(b) When adjacent to single-family detached dwellings, the following conditions shall be met:

(1) Landscape Buffer

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a 6-foot-tall wall

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent single-family detached dwellings.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.27. Personal and Business Service

10.207.27.1 Definition

Personal and Business Service: An establishment or place of business primarily engaged in the provision of services of a personal nature. Typical uses include but are not limited to, barber and beauty shops, nail salons, tailors, dog grooming shops, print shops, copy shops, shoe repair shops, and services of an informational or instructional nature, including driving schools, dance studios, martial arts studios, and business.

10.207.27.2 Permitted Locations

(a) Personal and business service establishments are permitted by right N-2(H), CC, B and M districts.

(b) Personal and business service establishments are conditionally permitted in N-2, MU-1 and MU-2 districts.

10.207.27.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.28. Restaurant

10.207.28.1 Definition

Restaurant: An establishment engaged in the sale of food and beverages to customers in a ready-to-consume state.

10.207.28.2 Permitted Locations

(a) Restaurants are permitted by right in the CC zoning district.

(b) Restaurants are conditionally permitted in N-2, N-2(H), MU-1 and MU-2 districts.

10.207.28.3 Conditions

(a) Fermented malt beverages may be produced for consumption on the premises, and limited distribution off the premises, as an accessory use (brewpubs, picobreweries). Brewing capacity may be no more than one thousand five hundred (1,500) gallons per week.

(b) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the

residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.29. Bar/Tavern

10.207.29.1 Definition

Bar/Tavern: An establishment that serves alcoholic beverages by the drink for on-site consumption and that derives more than seventy-five percent (75%) of the gross revenue from the on-premises sale of alcoholic beverages and does not have a TABC Food and Beverage Permit defining the establishment as a restaurant.

10.207.29.2 Permitted Locations

(a) Bars or Taverns are permitted by right in the CC zoning district.

(b) Bars or Taverns are conditionally permitted in N-2, N-2(H), MU-1 and MU-2 districts.

10.207.29.3 Conditions

(a) Fermented malt beverages may be produced for consumption on the premises, and limited distribution off the premises, as an accessory use (brewpubs, picobreweries). Brewing capacity may be no more than one thousand five hundred (1,500) gallons per week.

(b) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.30. Retail Store (No more than 5,000 square feet)

10.207.30.1 Definition

Retail Store (No more than 5,000 square feet): An establishment under five thousand (5,000) square feet in floor area engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

10.207.30.2 Permitted Locations

(a) Retail stores of no more than five thousand (5,000) square feet are permitted by right in CC, MU-1 and MU-2 districts.

(b) Retail stores of no more than five thousand (5,000) square feet are conditionally permitted in N-2 and N-2(H) districts.

10.207.30.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.31. Retail Store (Greater than 5,000 square feet)

10.207.31.1 Definition

Retail Store (Greater than 5,000 square feet.): An establishment over five thousand (5,000) square feet in floor area engaged in the retail sales or rental of goods or merchandise to the public for personal or household consumption or to services incidental to their sale or rental.

10.207.31.2 Permitted Locations

(a) Retail stores of greater than five thousand (5,000) square feet are permitted by right in N-2(H) and CC districts.

(b) Retail stores of greater than five thousand (5,000) square feet are subject to specific use permit review in N-2, MU-1 and MU-2 districts.

10.207.31.3 Conditions

(a) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.32. Personal Loan Services

10.207.32.1 Definition

Personal Loan Services: Check-cashing and personal loan services, pawn shops, and rent-to-own establishments as defined in Section 371.003 of the Texas Financial Code, as amended.

10.207.32.2 Permitted Locations

(a) Personal loan service establishments are permitted by right in B and M districts.

10.207.33. Travel Plaza, Truck Stop

10.207.33.1 Intent

(a) Travel plazas serve an essential role in America's well-developed transportation network. However, modern travel plazas are designed and operated in a way that is incompatible with Hutto's design regulations, desired character and long-term planning goals. Externalities generated by travel plazas cause significant disruption to the area around them, even when carefully regulated and buffered. Towering high-rise pylon signs, an undesirable blight and an unwanted intrusion into a shared visual landscape are trademarks of travel plazas. Bright lights mounted on tall poles illuminate acres of paved parking, with little or no landscaping, for idling "big rigs." The daily traffic and noise from hundreds of large trucks will be added to the already heavy traffic on US 79 and other major arterials. Travel plazas also tend to attract mechanical commercial development that, when grouped, can prevent the creation of a vibrant commercial district with a wide variety of uses.

(b) With Hutto's geographical constraints, a truck stop would have a disproportionately large impact on the City and, therefore, shall still meet all required design standards as outlined in this UDC.

10.207.33.2 Definition

Travel Plaza, Truck Stop: An establishment engaged primarily in the fueling, servicing, repair, or parking of commercial vehicles, including the sale of accessories and equipment for such vehicles. A travel plaza or truck stop may also include, but is not limited to, overnight accommodations, showers, restaurant facilities, and other diversions intended primarily for the use of truck crews and interregional travelers.

10.207.33.3 Permitted Locations

(a) Travel plazas and truck stops are subject to specific use permit review in the M district.

10.207.34. Veterinary Clinic, Small Animal

10.207.34.1 Definition

Veterinary Clinic, Small Animal: A facility operated under the supervision of a licensed veterinarian, where domestic animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

10.207.34.2 Permitted Locations

(a) Veterinary clinics serving small animals are permitted by right in B and CC districts.

(b) Veterinary clinics serving small animals are conditionally permitted in the N-2(H) district.

(c) Veterinary clinics serving small animals are subject to specific use permit review in the N-2 district.

10.207.34.3 Conditions

(a) Facilities of a veterinary clinic, including treatment rooms, cages, pens, kennels and exercise runs, shall be maintained in a completely enclosed, soundproof building.

(b) Potentially offensive odors cannot be detectable off the site.

(c) Crematoria are prohibited accessory uses to veterinary clinics.

(d) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.207.35. Veterinary Clinic, Large Animal

10.207.35.1 Definition

Veterinary Clinic, Large Animal: A facility operated under the supervision of a licensed veterinarian, where bovine, equine, swine, fowl, and similar large livestock animals and pets are admitted for examination, observation, diagnosis, and medical treatment.

10.207.35.2 Permitted Locations

(a) Veterinary clinics serving large animals are permitted by right in B and CC districts.

(a) Veterinary clinics serving large animals are conditionally permitted in the N-2(H) district.

(b) Veterinary clinics serving large animals are subject to specific use permit review in the N-2 district.

10.207.35.3 Conditions

(a) Facilities of a veterinary clinic, including treatment rooms, cages, pens, kennels and exercise runs, shall be maintained in a completely enclosed, soundproof building.

(b) Potentially offensive odors cannot be detectable off the site.

(c) Crematoria are prohibited accessory uses to veterinary clinics.

(d) When adjacent to Single-Family Residential (SF-1), the following conditions shall be met:

(1) Landscape Buffer:

(A) Minimum of twenty-five (25) feet of landscape buffer from adjacent residential; or

(B) Minimum of fifteen (15) feet of landscape buffer with a six (6) foot-tall wall.

(2) Building Signage

(A) All building signage shall face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.

(3) Height

(A) All buildings shall be setback a minimum of one (1) foot for each foot of height from adjacent SF-1 properties.

(4) Operating Hours

(A) Hours are limited to 7:00 AM to 10:00 PM, unless otherwise approved by specific use permit.

(5) Outdoor Lighting

(A) All outdoor lighting shall be fully shielded, hooded and cannot trespass onto any adjacent property.

10.208. Industrial Uses

10.208.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.208.2. Data Center

10.208.2.1 Definition

Data Center: An industrial facility primarily engaged in the storing, processing, and distribution of data through on-site, networked computer systems or other electronic devices; including accessory offices for employees and security personnel; either in conjunction with a business not located on the site, or for individual compensation.

10.208.2.2 Permitted Locations

(a) Data centers are permitted by right in the M district.

10.208.2.3 Conditions

(a) Data Centers are allowed with Planning and Zoning Commission recommendation and City Council approval. Data centers are permitted a maximum height of one hundred twenty (120) feet.

(b) Regardless of height, Data Centers shall be subject to the criteria applicable to all Industrial uses identified by this Unified Development Code.

10.208.3. Industrial Use, General

10.208.3.1 Definition

Industrial Use, General: Manufacturing operations utilizing partially processed materials to create finished items or parts with a moderate to relatively high value per unit weight, including, but not limited to, production of motor and transit vehicles, trailers, modular and manufactured buildings, as well as bottling plants and breweries. This does not include mining and extraction, petrochemical industries, rubber refining, primary metal or related industrial, light industrial, or heavy industrial.

10.208.3.2 Permitted Locations

(a) General industrial uses are permitted by right in the M district.

10.208.4. Industrial Use, Heavy

10.208.4.1 Intent

Heavy industrial uses can create significant disruption to the area around them, even when carefully regulated and buffered. Noise, odor, heavy vehicle traffic and/or unsightly conditions can be anticipated. Because of Hutto's geographical constraints, heavy industrial uses would have a disproportionately large impact on the City.

10.208.4.2 Definition

Industrial Use, Heavy: Manufacturing primarily involved in the basic processing and manufacturing of materials or products from extracted or raw materials, or the storage or manufacturing processes utilizing flammable or explosive materials, as well as those with the potential for hazardous conditions. Heavy industrial also includes work processes involving solvents, sanitary waste transfer stations, recycling establishments, junkyards, and transport terminals, such as truck and rail terminals and container storage.

10.208.4.3 Permitted Locations

(a) Heavy industrial uses are subject to specific use permit review in the M district.

10.208.5. Industrial Use, Light

10.208.5.1 Definition

Industrial Use, Light: Manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, or distribution, including, but not limited to, the manufacture of electronic instruments, preparation of food products, microbrewing, musical instruments, and pharmaceuticals. This does not include mining and extraction, petrochemical industries, rubber refining, motor vehicle and heavy equipment manufacturing, primary metal or related industries.

10.208.5.2 Permitted Locations

(a) Light industrial uses are permitted by right in the B and M districts.

10.208.6. Research Laboratory

10.208.6.1 Definition

Research Laboratory: A facility for scientific research, investigation, testing, or experimentation that does not involve the manufacture or sale of products except as incidental to the primary purpose of the laboratory.

10.208.6.2 Permitted Locations

(a) Research laboratories are permitted by right in the B and M districts.

10.208.7. Self-Storage Facility

10.208.7.1 Definition

Self-Storage Facility: A controlled access and fenced facility containing individual storage units or spaces of varying sizes that are leased for the storage of items (excluding vehicles) and other non-hazardous, non-perishable, durable goods.

10.208.7.2 Permitted Locations

(a) Self-storage facilities are subject to specific use permit review in the CC and B districts.

10.208.7.3 Conditions

(a) Uses unrelated to the short-term storage of household items and non-hazardous, non-perishable durable goods are prohibited at self-storage facilities. This includes automobile, boat, vehicle and heavy equipment storage; storage of hazardous items, perishable goods or animals; and use as a residence, office, workshop, studio, band rehearsal area or place of business.

(b) Electrical service to individual units shall be only for lighting and climate control. Electrical outlets cannot be provided in individual units.

(c) One dwelling occupied by the owner or on-site manager and their household is permitted as an accessory use to a self-storage facility.

(d) Shall not be used as a general warehouse facility.

10.208.8. Trade Use

10.208.8.1 Definition

Trade Use: A business or occupation requiring specialized training in manual or mechanical skills, including, but not limited to, carpentry, plumbing, electrical, heating, ventilation and air conditioning, and furniture upholstery. A trade use also includes small custom industry, where goods are produced or repaired by hand, using hand tools or small-scale equipment.

10.208.8.2 Permitted Locations

(a) Trade uses are permitted by right in the B and M districts.

(b) Trade uses are conditionally permitted in N-2, N-2(H) and CC districts.

10.208.9. Vehicle Minor Repair Facility

10.208.9.1 Definition

Vehicle Minor Repair Facility: A facility where light vehicle maintenance activities such as engine tune-ups, lubrication, brake repair, air conditioning service, tire sales and installation, car washing, detailing, and polishing are conducted.

10.208.9.2 Permitted Locations

(a) Vehicle minor repair facilities are permitted by right in the B and M districts.

(b) Vehicle minor repair facilities are conditionally permitted in the CC district.

(c) Vehicle minor repair facilities are subject to specific use permit review in the N-2 and N-2(H) districts.

10.208.9.3 Conditions

(a) Inoperable vehicles shall be enclosed behind a six (6) foot-tall screening wall or kept in an enclosed building.

(b) Vehicle repair shall be conducted indoors or inside the screening wall.

10.208.10. Vehicle Major Repair Facility

10.208.10.1 Definition

Vehicle Major Repair Facility: A facility where heavy maintenance activities such as engine overhauls, vehicle painting, body or fender work, and welding are conducted without the sales of fuel.

10.208.10.2 Permitted Locations

(a) Vehicle major repair establishments are permitted by right in the M district.

(b) Vehicle major repair establishments are conditionally permitted in the B district.

10.208.10.3 Conditions

(a) Inoperable vehicles shall be enclosed behind a six (6) foot-tall screening wall.

(b) Vehicle repair shall be conducted indoors or inside the screening wall.

10.208.11. Vehicle Storage Facility

10.208.11.1 Definition

Vehicle Storage Facility: A facility that includes secured indoor or outdoor areas, intended for short or long term storage of automobiles, light trucks, motorcycles, recreational vehicles, boats, camper trailers, commercial vehicles and commercial trailers; either in conjunction with a business not located on the site, for compensation.

10.208.11.2 Permitted Locations

(a) Vehicle storage facilities are permitted by right in the B and M districts.

10.208.11.3 Conditions

(a) Vehicle storage facilities cannot be used to store trucks and/or trailers weighing over seventeen thousand (17,000) pounds, construction and heavy equipment, junk, vehicles the Code of Ordinances considers junked or abandoned, or parts.

(b) Vehicle storage facilities cannot be used for general auto sales or auto auctions, although the occasional sale of unclaimed vehicles is permitted.

(c) Outdoor storage areas at vehicle storage facilities shall be screened in conformance to outdoor storage area fencing standards in Section 10.307.4.

10.208.12. Warehouse And Distribution Facility

10.208.12.1 Definition

Warehouse and Distribution Facility: A facility for storage, wholesale, and distribution of manufactured products; including accessory offices, showrooms, or incidental retail sales (no more than 10% of the building gross floor area) but excluding bulk storage of materials that are inflammable, explosive, or that create hazardous or commonly recognized offensive conditions; and where the products, supplies, or equipment that are distributed from the facility are not used or consumed on the premises.

10.208.12.2 Permitted Locations

(a) Warehouse and distribution facilities are permitted by right in the B and M districts.

(b) Warehouse and distribution facilities are subject to specific use permit review in the CC district.

10.209. Institutional and Civic Uses

10.209.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.209.2. Amenity Center

10.209.2.1 Definition

Amenity Center: An establishment providing recreational and meeting facilities for exclusive use of the residents of the residential development or employees of the business or office complex where the business or office is located including, but not limited to, swimming pools, workout rooms, meeting rooms, leasing and sales offices for the development where it is located, and similar amenities.

10.209.2.2 Permitted Locations

(a) Amenity centers are permitted by right in the N-2(H) district.

(b) Amenity centers are conditionally permitted in AR, R-1, N-1, N-2, CC, MU-1, MU-2 and PR districts.

10.209.2.3 Conditions

(a) Principal vehicular access in residential districts shall be from a collector street.

(b) Principal vehicular access in business parks shall be from an internal street.

10.209.3. Aquatic Facility

10.209.3.1 Definition

Aquatic Facility: A facility that contains one or more swimming pools, splash pads, and supporting infrastructure.

10.209.3.2 Permitted Locations

(a) Aquatic facilities are permitted by right in all zoning districts.

10.209.4. Athletic Facility

10.209.4.1 Definition

Athletic Facility: An area, field, building or combination thereof, that is constructed and equipped for use in participatory and/or spectator-oriented sports and athletics. This use includes, but is not limited to, facilities intended for the instruction, practice, and competitive events associated with

basketball, volleyball, soccer, tennis, gymnastics, swimming, baseball or football. Accessory uses may include offices, snack bars, limited sales, and locker rooms.

10.209.4.2 Permitted Locations

(a) Athletic facilities are permitted by right in CC and PR districts.

(b) Athletic facilities are conditionally permitted in N-2 and N-2(H) districts.

(c) Athletic facilities are subject to specific use permit review in AR, R-1, N-1, MU-1 and MU-2 districts.

10.209.5. Cemetery

10.209.5.1 Definition

Cemetery: A place or ground used or intended to be used for the burial or entombment of the dead, whether human or animal, including a mausoleum. This does not include crematories or mortuaries.

10.209.5.2 Permitted Locations

(a) Cemeteries are subject to specific use permit review in AR, R-1 and PR districts.

(b) Cemeteries are prohibited on parcels occupied by residences.

10.209.6. Community Facility

10.209.6.1 Definition

Community Facility: Publicly owned facility or building primarily intended to serve the community's recreational, educational, cultural, administrative, and entertainment needs including, but not limited to, police and fire stations, government administration buildings, community centers, maintenance facilities, and related accessory uses.

10.209.6.2 Permitted Locations

(a) Community facilities are permitted by right in all zoning districts.

10.209.7. Golf Course

10.209.7.1 Definition

Golf Course: A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. Golf courses may also include a clubhouse with a restaurant, bar, practice area, driving range, and other related accessory structures. This does not include a miniature golf course.

10.209.7.2 Permitted Locations

(a) Golf courses are subject to specific use permit review in AR, R-1, N-1, N-2 and PR districts.

10.209.8. Hospital

10.209.8.1 Definition

Hospital: A facility, whether or not licensed or required to be licensed by the State of Texas, providing primary health services and medical or surgical care to the persons, primarily inpatients,

suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and related facilities.

10.209.8.2 Permitted Locations

(a) Hospitals are permitted by right in the CC district.

(b) Hospitals are subject to specific use permit review in the N-2(H) district.

10.209.9. Park

10.209.9.1 Definition

Park: An open recreation facility or tract of land available to the general public.

10.209.9.2 Permitted Locations

(a) Parks are permitted by right in all zoning districts..

10.209.10. Park And Ride Lot (as Principal Use)

10.209.10.1 Definition

Park and Ride Lot: Parking facility provided for users of a public transit facility located on the site.

10.209.10.2 Permitted Locations

(a) Park and ride lots as the principal use of a parcel are conditionally permitted in N-2, N-2(H), CC and B districts.

(b) Park and ride lots as the principal use of a parcel are considered subject to specific use permit review in MU-1 and MU-2 districts.

10.209.11. Public Utility Substation

10.209.11.1 Definition

Public Utility Substation: A facility used for collecting, processing, or distributing a public utility commodity. Public utility substations include electrical substations and high-tension power distribution lines, water tanks and pumps, telephone switching offices and exchanges, and similar uses; but not wireless service facilities, storage and equipment yards, and business offices.

10.209.11.2 Permitted Locations

(a) Public utility substations are permitted in all zoning districts.

10.209.12. Religious Land-Use or Assembly

10.209.12.1 Intent

Places of religious assembly play a positive role in their host communities and shall be planned carefully, to ensure they have the same positive impact on the city's built environment as they do on the spiritual development and quality of life of its citizens.

10.209.12.2 Definition

Religious Land-Use or Assembly: A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, offices, counseling programs, private school, youth programs, parking, child and adult daycare facilities, summer camps, recreational facilities, caretaker's quarters, temporary food bank, thrift shop, sale of religious items, and cemeteries. Parochial schools are permitted per Section 10.209.13.

10.209.12.3 Permitted Locations

(a) Religious land-use or assembly is permitted by right in all zoning districts.

10.209.12.4 Conditions

(a) Conditional review criteria for places of worship or assembly include the standard review criteria in Chapter 8 (Procedures), and the following:

(1) Traffic generation, parking and circulation, and the potential impact on surrounding areas.

(2) Site design, landscaping, lighting, signage and other features.

(3) Building size and scale, and compatibility with surrounding existing and future land uses.

(4) Potential noise detectable at the property line.

(5) Accessory uses, including parsonages, schools, day care, and offices for organizations directly related to the institution.

(b) Places of worship or assembly shall have direct access from a collector or higher street.

(c) Social groups, activity groups, spiritual development groups and organizational committees related to a congregation may meet in a congregant's home without conditional approval. Likewise, small gatherings of people for ceremonies that could be described as the equivalent of a religious service do not require conditional approval.

10.209.13. School

10.209.13.1 Definition

School: A public or private educational facility serving at least six students offering instruction at the elementary, junior, middle, and high school levels in the branches of learning and study required to be taught in the schools of Texas. This also includes colleges and universities. This does not include home schooling of children by parents or tutors at their residence.

10.209.13.2 Permitted Locations

(a) Schools with five students or less are permitted by right in R-1, N-1, N-2, N-2(H), CC, MU-1 and MU-2 districts.

(b) Schools with six students or more are conditionally permitted in R-1, N-1, N-2, N-2(H), CC, MU-1 and MU-2 districts.

10.209.13.3 Conditions

(a) Specific use permit review criteria for schools include the standard review criteria in Chapter 8 (Procedures), and the following:

(1) Traffic generation, parking and circulation, and the potential impact on surrounding areas.

(2) Building and site design, including architecture, landscaping, lighting, signage and other features.

(3) Building size and scale, and compatibility with surrounding existing and future land uses.

(4) Potential noise detectable at the property line.

(5) Accessory uses, including stadiums and athletic fields.

(b) Schools shall have direct access from a collector or higher street.

10.210. Temporary Uses

10.210.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	**No**

10.210.2. Construction Equipment Storage Lot

10.210.2.1 Definition

Construction Equipment Storage Lot: Temporary use where vehicles, materials, equipment, sorted debris intended for recycling, and fill material accessory to a construction project is kept.

10.210.2.2 Permitted Locations and Duration

(a) Construction equipment storage lots are subject to specific use permit review in all zoning districts.

(b) Construction equipment storage lots may be used for up to one year. The Director of Development Services may approve an extension of six months on a written request that details reasons for the requested extension.

10.210.2.3 Conditions

(a) Sites are used only for construction equipment used for a project on that parcel, an adjacent parcel, or other parcels in the same subdivision. For street construction projects, a construction equipment storage lot shall be placed on a N-2, CC or B zoned parcel next to the street.

(b) Sites cannot be used as a staging area for off-site construction activity.

(c) Equipment is removed when construction is complete.

(d) On-site disposal of waste or scrap materials is prohibited.

(e) Sites shall be watered down as needed to prevent fugitive dust.

(f) Manufacturing activity, such as an asphalt hot-mix plant, concrete batch plant or rock crushing, are prohibited.

(g) Sites shall be maintained in a neat, orderly fashion. Sorted debris to be recycled and fill shall be covered to prevent fugitive dust and trash.

(h) Sites shall be reclaimed as close to their original condition as possible in thirty (30) days after construction is complete.

10.210.3. Construction Field Office

10.210.3.1 Definition

Construction Field Office: Site and structure, usually a portable building, used for temporary offices related to construction activity.

10.210.3.2 Permitted Locations and Duration

(a) Construction field offices are permitted by right in all zoning districts, subject to site plan approval by Development Services staff. Construction field offices may be used during the associated construction project.

10.210.3.3 Performance Standards

(a) Field offices may only be used for a project on that parcel, an adjacent parcel, or other parcels in the same subdivision. For street construction projects, a construction field office may be placed on N-2, CC and B zoned parcels no more than one thousand (1,000) feet from the street.

(b) Field offices cannot have sleeping and/or cooking facilities.

(c) Field office sites shall be maintained in a neat, orderly fashion.

(d) Field office structures shall meet setback standards in the underlying zoning district.

(e) Field office sites shall be reclaimed as close to their original condition as possible in thirty (30) days after construction is complete, or a certificate of occupancy for the associated project is complete.

10.210.4. Garage Sale

10.210.4.1 Definition

Garage Sale: The sale of used or secondhand items of personal property at a dwelling unit. This term also includes "yard sales," “tag sales,” “porch sales,” “lawn sales,” “rummage sales,” “estate sales” or similar sales of tangible personal property at a dwelling unit.

10.210.4.2 Permitted Locations and Duration

(a) Garage sales are permitted by right on the site of occupied dwelling units in AR, R-1, N-1, N-2 and N-2(H) districts.

(b) Garage sales may be up to three days long. A garage sale at an individual dwelling unit may only be held two times per year at the dwelling unit.

(c) Garage sales held by a block club, neighborhood organization, homeowners association or similar group may be held twice in a calendar year.

10.210.4.3 Conditions

(a) Garage sales cannot create a disturbance or become a nuisance in the surrounding area.

10.210.5. Mobile Food Vendors

10.210.5.1 Definitions

Mobile Food Vendors: A business that operates or sells food for human consumption from a cart, trailer or kitchen mounted on a chassis, with an engine for propulsion, or that remains connected to a vehicle with an engine for propulsion or disconnected from an engine for propulsion.

10.210.5.2 Permitted Locations

(a) Mobile food vendors are permitted by right in N-2, N-2(H), CC, MU-1 and MU-2 districts.

10.210.5.3 Conditions

(a) A mobile food vendor shall have proof of current inspections from the Fire Marshal and Williamson County and Cities Health District (WCCHD).

(b) Proof of valid registration from Texas Department of Motor Vehicles for the mobile food vendor unit.

(c) Any mobile food vendor that wishes to locate and remain stationary on a private lot within a permitted zoning district shall require approval by the Development Services Department. Approvals shall be valid for one year and are site-specific.

(d) If a mobile food vendor is stationary for a minimum of two business hours on a private lot, preparing and serving food from the mobile food unit, not serving from or within the right-of-way, and located on a private lot, the mobile food vendor shall provide a notarized agreement between the property owner the property owner's designee and the vendor stating the vendor, employees, and customers have permission to occupy the area and have access to public restrooms during all hours of operation.

(e) A mobile food vendor shall provide a scaled site plan showing the proposed food truck location in relation to the lot boundary, distance from other food trucks (if applicable), and any site amenities (seating, landscaping, improved parking area, etc.).

(f) The mobile food vendor shall show proof of contract for wastewater removal with a vendor approved by Texas Commission on Environmental Quality (TCEQ) to dispose of all wastewater from the mobile unit if there is no approved wastewater connection and grease trap on site. All mobile food vendors are required to comply with Hutto's Illicit Discharge Ordinance (City Code of Ordinances 24.08.002).

(g) The mobile food vendor shall show proof of contract for waste grease recycling and/or removal. All mobile food vendors are required to comply with Hutto's Illicit Discharge Ordinance (City Code of Ordinances 24.08.002).

(h) This section does not apply to special events and small market events. Motor vehicles in the designated vendor zone that sell food items shall be designed and intended for vending. Ordinary vehicles, vans, and pick-up trucks shall not be permitted for food vending operations. The International Property Maintenance Code, federal, state and county codes, and all other applicable

codes and ordinances adopted by the City shall apply to the designated vendor zone regarding structures and properties.

10.210.6. Model Home/Lot Sales

10.210.6.1 Definition

Model Home/Lot Sales: A dwelling unit temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the City. Model homes may also incorporate sales or rental offices for dwellings within the development.

10.210.6.2 Permitted Locations

(a) Model homes are permitted by right in AR, R-1, N-1, N-2 and N-2(H) districts.

(b) Model homes are conditionally permitted in the MU-1 district.

10.210.6.3 Conditions

(a) Model homes shall be issued a temporary certificate of occupancy. The temporary certificate of occupancy will expire in one (1) year, unless the approval condition still exists.

(b) If garage space was used as office space, it shall be converted back into a garage for vehicle parking before a permanent certificate of occupancy is issued.

(c) Once all other homes the builder plans to build in a development are sold, the model home shall be placed on the market and sold as a residence.

(d) Model homes may be used to market homes only in the development where they are placed.

10.210.7. Portable Storage Container

10.210.7.1 Definition

Portable Storage Container: A container designed for temporary storage of personal property, usually delivered and removed by truck or trailer.

10.210.7.2 Permitted Locations and Duration

(a) Portable storage containers are permitted by right in all zoning districts.

10.210.7.3 Conditions

(a) Portable storage container size shall be no more than sixteen (16) feet long, no more than eight (8) feet high and no more than eight (8) feet wide.

(b) Only one (1) portable storage container may be on a property.

(c) Portable storage containers shall be placed on a hard surfaced area, such as a driveway.

(d) Portable storage containers may be placed on a property for no more than thirty (30) consecutive days and no more than sixty (60) days in a calendar year, and only in conjunction with moving and relocation activity.

(e) Portable storage containers require a permit from the Development Services Department. A placard will be issued that prominently shows the date of placement and removal.

10.210.8. Temporary Building

10.210.8.1 Definition

Temporary Building: A building or structure intended to provide basic shelter from the elements, usually fabricated away from the site where it is located, designed for placement where there is no permanent foundation, and intended for removal after a short time.

10.210.8.2 Permitted Locations and Duration

(a) Temporary buildings are subject to specific use permit review in all zoning districts.

(b) Temporary buildings may be used for one year. After one (1) year, the building shall be removed or replaced with a permanent structure, or the specific use permit approval shall be renewed for another year. Maximum duration of a temporary building is five (5) years. A temporary building cannot be replaced with another temporary building.

10.210.8.3 Conditions

(a) Temporary buildings are subject to setback, site planning, landscaping and parking standards in the underlying zoning district or applicable to the use, and shall meet all fire code requirements.

(b) Temporary buildings cannot be placed in front of a principal building.

(c) Temporary buildings providing classrooms for schools, places of worship and assembly, and similar institutions may be permitted only where those buildings are part of an approved site plan for future development of the site.

(d) Temporary building sites shall be reclaimed as close to its original condition as possible in thirty (30) days after temporary buildings are removed, if they are not replaced with a permanent structure.

10.211. Accessory Uses

10.211.1. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.211.2. Antenna, Radio Hobbyist

10.211.2.1 Definition

Antenna, Radio Hobbyist: Exterior transmitting or receiving device, and its support structure, used in telecommunications that radiates and captures radio signals on frequencies allocated by the Federal Communications Commission for amateur (ham) radio, Citizens Band (CB), and General Mobile Radio Service (GMRS) use; or captures radio signals as part of a hobby. This does not include roof mounted whip antennas or simple wire antennas not supported by a dedicated antenna tower.

10.211.2.2 Permitted Locations

(a) Radio hobbyist antenna towers below the maximum permitted height for freestanding structures, as specified by zoning district regulations, are conditionally permitted in all zoning districts.

(b) Radio hobbyist antenna towers above the maximum permitted height for freestanding structures, as specified by zoning district regulations, are subject to specific use permit review in all zoning districts.

10.211.2.3 Conditions

(a) Towers shall be placed outside the front yard, outside of required setback areas.

(b) Towers shall be set back a distance of at least fifty percent (50%) of its height from all property lines, and set back from other on- and off-site towers and supporting structures far enough so one tower does not strike another tower, support structure or overhead utilities if a tower or support structure fails.

(c) Antenna elements cannot overhang into required setbacks.

(d) Only one (1) amateur radio antenna tower is permitted on a property. Where the main use is an amateur radio club, more than one tower is permitted if space and setbacks permit.

(e) Builders of radio hobbyist antennas shall sign a hold harmless agreement, acknowledging the City is not responsible for enforcing covenants that restrict or prohibit amateur radio towers, and is not responsible for conflicts with covenants or property owner associations.

(f) Hobby radio operations shall conform to FCC rules. Externalities resulting from illegal radio operation that affect neighboring properties are considered a zoning violation and will also be reported to appropriate law enforcement and federal government agencies.

10.211.3. Antenna, Non-Residential Use

10.211.3.1 Definition

Antenna, Non-Residential Use: Exterior transmitting or receiving device, and its supporting structure, used in telecommunications that radiates and captures radio signals used in the day-to-day operation of a non-residential use such as a business, government agency, or other organization. This does not include wireless facilities, speculative towers leased to businesses and services located off-site, and broadcasting.

10.211.3.2 Permitted Locations

(a) Non-residential antennas, no more than fifteen (15) feet above the roofline of the dominant structure on a site, are conditionally permitted in N-2, N-2(H), CC, B, M and PR districts, subject to Development Services staff review and approval.

(b) Non-residential antennas from fifteen (15) feet above the roofline of the dominant structure to one hundred (100) feet tall, or fifteen (15) feet above the surrounding tree canopy, are subject to specific use permit review in N-2, N-2(H), CC, B and M districts.

10.211.3.3 Conditions

(a) Towers shall be placed outside the front yard, and outside of required setback areas.

(b) Towers shall be set back a distance of at least fifty percent (50%) of its height from all property lines, and set back from other on- and off-site towers and supporting structures far enough so one tower does not strike another tower, support structure or overhead utilities if a tower or support structure fails.

(c) Towers shall be self-supporting. Towers cannot be supported with guy wires.

(d) Antenna elements cannot overhang into required setbacks.

10.211.4. Donation Box

10.211.4.1 Definition

Donation Box: A container or structure located outside of an enclosed building, used for collection of charitable or for-profit donated items.

10.211.4.2 Permitted Locations

(a) Donation boxes are conditionally permitted in the N-2(H) district.

(b) Donation boxes are subject to specific use permit review in N-2, CC, B and PR districts. Specific use permit approval applies for two years.

(c) After two years, the donation drop-off box shall be removed, or the specific use permit approval renewed.

10.211.4.3 Conditions

(a) One donation box may be placed on a property.

(b) Donation boxes cannot obstruct pedestrian or vehicular circulation, nor be located in public rights-of-way, required building setbacks, landscape areas, areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other unsafe location.

(c) Donation boxes may have a capacity of no more than six (6) cubic yards (162 cubic feet), and a height of no more than six and a half (6.5) feet.

(d) Donation boxes shall be clearly marked with:

(1) The specific items and materials requested for donation;

(2) The name of the operator or owners of the donation container;

(3) A local telephone number where the owner, operator or agent of the owner or operator may be reached at any time, and;

(4) A notice stating that no items or materials may be left outside of the box.

(e) Donated items shall be collected and stored in the box. Donated items cannot be left outside of boxes. Donations not fully enclosed in a donation box are considered a zoning violation and public nuisance, with the donations and box subject to removal by the City at the owner's expense.

10.211.5. Drive-Through Facility

10.211.5.1 Definition

Drive-Through Facility: Element of a business where goods or services are passed through exterior windows or mechanical devices to patrons in queued motor vehicles.

10.211.5.2 Permitted Locations

(a) Drive-through facilities are permitted by right in the CC district.

(b) Drive-through facilities are subject to specific use permit review in the N-2(H) and PR districts.

10.211.5.3 Conditions

(a) Drive-through facilities shall be greater than one hundred (100) feet from a residential zoning district.

(b) Drive-through facilities are subject to additional regulations in Chapter 3.

10.211.6. Free-Standing Cisterns

10.211.6.1 Definition

Free-Standing Cisterns: A reservoir or tank for storing rainwater.

10.211.6.2 Permitted Locations

(a) Free-standing cisterns are permitted by right in N-2, CC, B and M districts.

(b) Fee-standing cisterns are conditionally permitted in AR, R-1, N-1, MU-1, MU-2 and PR districts.

(c) Free-standing cisterns are subject to specific use permit review in the N-2(H) district.

10.211.7. Home Occupation

10.211.7.1 Definition

Home Occupation: An occupation or business activity that results in a product or service for financial gain and is conducted in whole or part in the dwelling unit or accessory building and is clearly an accessory or incidental use and subordinate to the residential use of the dwelling unit. Home occupations do not include businesses conducted in designated live- work residence.

10.211.7.2 Permitted Locations

(a) Home occupations are permitted by right in AR, R-1, N-1, N-2, N-2(H), MU-1 and MU-2 districts.

(1) Home occupations permitted by right are limited to uses that are primarily office oriented, where the residential character of the home is unchanged. Types of businesses and professions typical of home occupations include, but are not limited to: art studio; home office for telecommuting; food catering; professional office; office for insurance or real estate sales; computer consulting and desktop publishing; tutoring; music instruction; limited mail order and Internet sales; counseling, and no more than one sales party per month.

(b) Prohibited Uses

Uses that could potentially alter the residential character of the surrounding neighborhood, and uses with a pronounced tendency to grow to where the residential character of a dwelling is compromised, are prohibited as home occupations. Types of businesses and professions typical of those prohibited for home occupations include, but are not limited to: barber and beauty services, machine shop; medical, dental or veterinary office; massage therapy (on-site); vehicle repair or body work; vehicle sales, vehicle storage; vehicle restoration; private schools with scheduled or organized classes; retail sales; restaurant; welding; undertaking; and boarding houses.

10.211.7.3 Conditions

(a) Area and Location

(1) Home occupations can occupy no more than two hundred (200) square feet or no more than ten percent (10%) of a dwelling floor area. Occasional meetings can exceed the floor area standards.

(2) Home occupations are prohibited in accessory buildings. Occupied accessory dwelling units are exempted.

(b) Employees

(1) Employees of home occupations are limited to people living in the dwelling.

(c) External Effects

(1) Noise, vibration, odor, glare, smoke, and other external effects cannot be detectable off-site.

(2) Changes to the residence exterior that detract from the residential character of the neighborhood are prohibited.

(3) Outdoor storage of goods and materials are prohibited.

(d) Parking and Traffic

(1) Parking shall be off-street, except for occasional meetings.

(2) Traffic cannot exceed that typical of a residential neighborhood.

(3) Truck pick-up and delivery is prohibited, except occasional service by parcel carriers serving residential customers in the area.

(e) Sales

(1) Only incidental sales of services and products are permitted. Sales between the proprietor and the public at the residence are prohibited, excluding occasional sales parties (one per month maximum).

(f) Signage and Advertising

(1) Signage identifying the home occupation is prohibited.

(g) Vehicles

(1) Heavy equipment and commercial vehicles cannot be stored on residential properties.

(h) Visitation

(1) Home occupations can have no more than four (4) business-related visitations a day. Monthly sales parties are exempted.

(2) Visitations are restricted to the hours between 6:00 AM and 9:00 PM only.

(3) Small items for repair cannot be dropped off or picked up.

(4) Advertising shall not publicize the address, which could attract people to the home and harm the residential character of the surrounding area.

10.211.8. Residential Accessory Structure

10.211.8.1 Definition

Residential Accessory Structure: Structures such as a shed, carport, or garage that is detached from and incidental to a residential host structure. This does not include accessory dwelling units.

10.211.8.2 Permitted Locations

(a) Residential accessory structures are permitted by right as an accessory use to a residential use in AR, R-1, N-1, N-2, N-2(H), MU-1 and MU-2 districts.

10.211.8.3 Conditions

(a) Residential accessory structures cannot be the primary structure on a lot.

(b) Accessory structures cannot have separate electrical meters or kitchen facilities.

(c) Accessory structures at least two hundred (200) square feet shall be designed so they are architecturally integrated with the host structure through, architectural elements, color, roof pitch and roofing materials.

10.211.9. Satellite Dish

10.211.9.1 Definition

Satellite Dish: Earth station antenna at least two (2) feet in diameter, used for satellite communication services.

10.211.9.2 Permitted Locations

(a) Satellite dishes no more than six (6) feet tall, and no more than ten (10) feet in diameter, used for audio and video reception and high-speed Internet access at residences, or day-to-day operation of a business or service on the property, are conditionally permitted in all zoning districts.

(b) Satellite dishes at least six (6) feet tall or at least ten (10) feet in diameter, used in day-to-day operation of a business or service on the property, are conditionally permitted in all zoning districts.

(c) These standards do not apply to small (no more than two (2) feet in diameter) DBS (Dish Network, DirecTV), satellite internet, and similar dishes.

10.211.9.3 Conditions

(a) Satellite dishes shall be placed outside of the front yard, and behind the front of the house or main building, at least ten (10) feet from interior and rear property lines.

(b) Structural bases of satellite dishes shall be screened from public view and from adjoining properties by walls, fences, buildings, and/or landscape at least six (6) feet high.

(c) Wires and cables connected to the dish or supporting structures shall be placed underground, except fires and cables flush with the surface of a building or the dish structure.

(d) Satellite dishes cannot have advertising or highly reflective surfaces that are visible from adjacent properties or the public right-of-way.

10.211.10. Swimming Pool

10.211.10.1 Definition

Swimming Pool: Manmade water body designed for swimming and bathing. This does not include wading pools (no more than thirty (30) inches deep), spas and hot tubs, or pool sales.

10.211.10.2 Permitted Locations

(a) Swimming pools shall not encroach into any easements.

(b) Swimming pools are permitted by right as an accessory use in AR, R-1, N-1, N-2, N-2(H), B, M, MU-2 and PR districts and by special use permit in the CC district.

10.211.10.3 Conditions

(a) Swimming pool areas shall be enclosed by a screen or a fence four (4) to six (6) feet tall. Gates leading to the pool area from the street or adjacent properties shall be self-latching to prevent uncontrolled access.

10.211.11. Vending Machine (Outdoor)

10.211.11.1 Definition

Vending Machine (Outdoor): Machine with a footprint of at least four (4) square feet located outside of an enclosed building, which dispenses products stored in the machine by insertion of cash, credit or debit card, tokens, or similar objects. This does not include newspaper boxes.

10.211.11.2 Permitted Locations

(a) Vending machines are permitted by right in N-2, N-2(H), CC, B and M districts.

(b) Vending machines located inside an enclosed building are not regulated by this section.

10.211.11.3 Conditions

(a) One vending machine per five thousand (5,000) square feet of host structure GFA is permitted on a site, with a maximum of ten (10) vending machines for a property.

(b) Vending machines cannot obstruct pedestrian or vehicular circulation, or be located in public rights-of-way, required building setbacks, landscape areas, areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other locations that may be unsafe or create a condition detrimental to surrounding land uses and developments.

(c) Vending machines shall be at least one hundred (100) feet from residential zoning districts. Vending machines on sites next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments cannot have audible alerts or messages, and shall be positioned so illuminated parts face away from residential and lodging uses.

(d) Illumination and electronic displays for a vending machine shall be static, with no animation or intermittent lighting, intentional or not.

10.211.12. Wind Energy System

10.211.12.1 Definition

Wind Energy System: A wind-driven turbine (whether roof or tower mounted), and associated control or conversion electronics for the purpose of providing electrical power to a privately owned lot or parcel.

10.211.12.2 Permitted Locations

(a) Wind energy systems are permitted by right in B and M districts.

(b) Wind energy systems are conditionally permitted in AR, R-1, N-1. N-2, N-2(H), CC, MU-1, MU-2 and PR districts.

10.211.13. Wireless Facility

Those most likely to refer to wireless facility are zoning and leasing consultants and RF engineers representing wireless service providers. Most other land use standards are not germane to their site selection process. For ease of reference and reproduction, the design criteria for wireless facilities are included here instead of the use specific design rules in Section 10.305.

10.211.13.1 Intent

To accommodate wireless communication needs of Hutto residents, businesses and visitors, while protecting the City's public health, safety, general welfare and visual environment, these standards for wireless facilities are established to:

(a) Enhance the ability to provide wireless services to City residents, businesses and visitors.

(b) Protect the City's environmental resources and visual environment from the potential adverse visual effects of wireless facility development, through careful design and siting standards.

(c) Reduce the number of towers needed to provide communications services, by requiring placement of new facilities on existing structures wherever possible, and requiring co-location of wireless providers on existing and new towers.

(d) Use performance standards and incentives to promote the location of wireless facilities on concealed structures and existing buildings and towers.

10.211.13.2 Definitions

(a) *Wireless Facility, Attached:* Wireless facility incorporating an antenna mounted on an existing building, silo, smokestack, water tower, utility or power pole, or support structure other than an antenna tower.

(b) *Wireless Facility, Concealed:* Wireless facility incorporating an antenna with a support structure that screens or camouflages the presence of antennas and/or towers from public view, in a way appropriate to the site's context and surrounding environment including, but not limited to, manmade trees, clock towers, flagpoles, light structures, steeples, and similar objects.

(c) *Wireless Facility, Freestanding:* Equipment, physical plant and area of the property and/or building used to provide wireless services, including cables and wires, conduits, pedestals, antennas, towers, concealed structures, electronic devices, equipment buildings and cabinets, landscaping, fencing and screening, and parking areas. Also known as a cellular tower, cell site, or CMRS facility.

10.211.13.3 Permitted Locations

(a) Attached Facilities

Attached wireless facilities are permitted or considered as follows:

(1) Wireless equipment attached to or mounted on an existing building or structure (or later similar replacement structure) is permitted by right in the N-2, CC, B, and M districts, subject to design review and approval by Development Services staff.

(2) Wireless equipment attached to or mounted on an existing building or structure (or substantially similar replacement structure) is subject to specific use permit review in AR, R-1, N-1, N-2(H), MU-1, MU-2 and PR districts.

(3) Wireless equipment on residential buildings with less than four dwelling units is prohibited.

(b) Concealed Facilities

Concealed facilities are permitted or considered as follows:

(1) Concealed facilities no more than forty (40) feet high are permitted by right, subject to design review and approval by Development Services staff, in N-2, N-2(H), CC, B, and M districts.

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Vincent G Huebinger *Feb 20 2025 at 2:23PM*

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Vincent G Huebinger *Feb 20 2025 at 2:24PM*

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(2) Concealed facilities no more than forty (40) feet. high at schools, places of worship, amenity centers, community facilities and other sites not primarily occupied by residential uses are subject to specific use permit review in AR, R-1, N-1, MU-1, MU-2 and PR districts.

(c) Freestanding Facilities

Freestanding wireless facilities are permitted as follows:

(1) Freestanding wireless facilities are subject to specific use permit review in CC, B, M, and PR districts.

(2) Towers thirty-five (35) feet to one hundred (100) feet tall shall be separated from existing towers by at least two thousand five hundred (2,500) feet. Towers greater than one hundred (100) feet tall shall be separated from existing towers by at least three thousand five hundred (3,500) feet.

10.211.13.4 Conditions: Preferred Facility Types

(1) Order of preference for new permanent wireless facilities, from most preferred to least preferred, is:

(2) Co-location on existing tower or broadcast antenna towers (if not technically possible, then);

(3) Attached antennas (if not technically possible, then);

(4) Concealed/stealth antennas

(b) Freestanding antenna structures that are not concealed or "stealthed" are permitted only when no other viable options are available for the free standing facility.

10.211.13.5 Conditions: Co-Location

(a) Cooperation

(1) Wireless providers shall cooperate in good faith to achieve collocation of wireless facilities and equipment with other wireless providers.

(2) Wireless providers cannot act to exclude other providers from co-locating on the same building, structure or location when co-location is structurally, technically and otherwise possible.

(b) Provisions for Co-Location at New Facilities

(1) Freestanding wireless antenna support structures and facilities at least thirty-five (35) feet tall shall be designed to accommodate two or more carriers.

10.211.13.6 Conditions: Design

(a) Setbacks

(1) Freestanding wireless antenna towers shall be set back a minimum distance of three(3) times the tower height from limited access highways and major and minor arterials. Otherwise, freestanding wireless antenna

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Vincent G Huebinger *Feb 20 2025 at 2:35PM*

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towers shall be set back a distance equal to or more than the structure height from property lines.

(2) Ground mounted equipment setback standards are the same as for buildings in the underlying zoning district.

(b) Facility Design

(1) Wireless facilities shall be consistent with the surrounding built environment (planned or existing) considering exterior materials, roof form, scale, mass, color, texture and character. Facilities shall also be compatible with the surrounding natural environment considering landforms, topography, and other natural features.

(2) If a facility is an accessory use to an existing use, the facility shall be constructed from materials equal to or better than the materials of the principal use.

(c) Attached Antenna Design

(1) Building mounted antennae shall be mounted flush as possible to the host structure, without projecting above the parapet.

(2) Roof mounted antennae may be no more than ten (10) feet over the building height, and may exceed the maximum building height requirement in the underlying zoning district. Roof mounted antennae shall be placed as close to the center of the roof as possible.

(3) Building and roof mounted antennae and supporting structures shall be placed, painted and/or screened to be architecturally and visually compatible with the host structure, and integrated into the architectural details of the building as much as possible.

(d) Freestanding Antenna Design

(1) Wireless towers, structures and equipment shall be painted or coated with muted earth colors that provide camouflage and blend with the surrounding built and natural environment.

(2) Guyed towers are prohibited.

(e) Equipment Building and Cabinet Design

(1) Equipment buildings and screening walls shall be compatible with the surrounding built environment, considering exterior materials, roof form, scale, mass, color, texture and character.

(2) Equipment buildings and screening walls shall be constructed with materials that are equal to or better than the materials of the principal use.

(3) Equipment cabinets shall be placed, painted and/or screened to be architecturally and visually compatible with the surrounding built and natural environment.

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Vincent G Huebinger *Feb 20 2025 at 2:27PM*

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(f) Screening and Landscaping

(1) Screening and landscaping appropriate to the context of the site and in harmony with the character of the surrounding environment is required when part of a facility is visible from a public right-of-way or adjacent properties.

(2) Landscaping shall form a dense cluster at the base of the facility or screening wall. Trees spaced thirty (30) feet apart shall be planted along the street of facilities that front on a public street.

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Vincent G Huebinger Feb 20 2025 at 2:30PM

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(g) Lighting

(1) Antenna structures cannot be artificially lighted unless required by the FAA or other state or federal agency.

(2) Beacons shall be used instead of strobe lights if aviation-related safety lighting is required.

(3) Security lighting may be mounted no more than twenty (20) feet high and shall be directed toward the ground to reduce light pollution, prevent offsite light spillage, and avoid illuminating the tower.

(h) Noise

(1) Equipment cannot generate noise that may be heard beyond the site. Exceptions are generators used in emergencies where the regular power supply for a facility is temporarily interrupted, air conditioners, and noise made during regular maintenance.

10.211.13.7 Conditions: Abandonment

(a) Wireless facilities are considered abandoned if they are unused by all providers at the facility for one hundred eighty (180) consecutive days.

(b) Development Services staff may request documentation about tower or antenna usage from the facility owner.

(c) When abandoned, the facility owner shall reuse the facility in ninety (90) days, transfer the facility to another owner who will reuse it, or dismantle and remove the facility.

(d) If the facility remains ninety (90) days after abandonment, the City may remove it at the facility and/or property owner's expense. If the facility is removed, City approval of the facility will expire.

10.211.13.8 Conditions: Information Disclosure

(a) Wireless providers shall meet with Development Services staff at their request to give information about the proposed system design. Information will not be recorded and is treated as a confidential trade secret.

(b) Development Services staff may share non-confidential information with other interested parties seeking to place wireless facilities in the City, to promote co-location and co-development of facilities.

10.212. General Performance Standards

10.212.1. General

Permitted uses shall conform in operation, location, and construction to general performance standards and use-specific performance standards. Standards in this section supplement related local (Code of Ordinances), state and federal standards.

10.212.2. Applicability

This section applies in the following areas:

City of Hutto Conventional Zoned Areas	Hutto Extraterritorial Jurisdiction (ETJ)
Yes	No

10.212.3. Electrical and Radio Frequency Disturbance

Uses cannot create electrical or radio frequency disturbance that adversely affects the operation of electrical and electronic equipment in the vicinity.

10.212.4. Flammable and Explosive Materials

10.212.4.1 Manufacture and Storage of Explosive Materials

(a) Uses involving manufacture or storage of compounds or products that decompose by detonation are prohibited.

(b) Chlorates, nitrates, perchlorates, phosphorus, and similar substances and compounds in small quantities for use by industry, school laboratories, pharmacists or wholesalers may be permitted when approved by the Williamson County Emergency Services District #3 / Hutto Fire Rescue.

10.212.4.2 Storage of Flammable Materials

Storage and use of flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents, and petroleum products are permitted only when the storage or use conforms to Williamson County Emergency Services District #3 / Hutto Fire Rescue standards.

10.212.5. Hazardous and Waste Materials

Storage, use and handling of hazardous substances (as defined by the National Fire Protection Association Guide or successor publication) and/or waste, or the storage and disposal of solid, liquid, gaseous and/or sanitary waste, is prohibited.

10.212.6. Lighting and Glare

10.212.6.1 Outdoor Lighting

Outdoor lighting shall conform to lighting design standards in Section 10.308.

10.212.6.2 Glare

Uses cannot produce intense glare or direct illumination across the bounding property line. Glare or light cannot be so intense that it creates a nuisance or detracts from the use and enjoyment of nearby properties.

10.212.7. Noise

Noise nuisances shall be governed per the City of Hutto Code of Ordinances Chapter 14, Division 2, Article 14.03 Noise.

10.212.8. Odor

10.212.8.1 Offensive and Unhealthy Odors

Uses generating odors of an intensity and character detrimental to the health, safety, welfare or comfort of the public shall be removed, stopped, or modified to remove the odor. The odors shall be reasonably prevented when perceptible at the property line.

10.212.8.2 Restaurants and Food Service

Cooking odor shall be removed to the maximum extent possible using best available ventilation technology.

10.212.9. Outdoor Storage and Display

10.212.9.1 General Items and Equipment

General outdoor storage of equipment, machinery, building materials, shipping containers, pallets and similar materials is permitted only in the B district, and shall be screened in conformance to fence design standards in Section 10.307.

10.212.9.2 General Outdoor Storage Areas

Areas used for general outdoor storage as an accessory use to a commercial or industrial use shall be screened in conformance to fence design standards in Section 10.307.

10.212.9.3 Junk

Outdoor storage of junk is prohibited.

10.212.9.4 Off-Site Storage

Outdoor storage and display of items not related to a business on the property is permitted only in the B district, screened in conformance to fence design standards in Section 10.307.

10.212.9.5 Recreational Vehicles and Boat Storage

(a) Storage areas for resident-owned recreational vehicles and boats may be designated in residential developments either during the initial review of the development, or later considered subject to specific use permit review. Storage areas shall be owned and maintained by a homeowners association.

(b) Otherwise, off-site storage of recreational vehicles and boats is permitted only in the B district on a parcel approved for vehicle storage use in Section 10.208.11.

10.212.9.6 Trash Enclosures

Storage areas, solid waste dumpsters, trash compactors and large items for solid waste pick-up shall be screened in conformance to architecture and fence design standards in Chapter 3.

10.212.9.7 Vehicles for Sale

(a) Outdoor display of vehicles for sale or rent, at sites approved for that use, shall conform to the following standards.

(b) Vehicles cannot be displayed or stored in the public right-of-way, private access roads or drive aisles.

(c) Vehicles cannot be displayed or stored in landscape areas or buffers.

(d) Vehicles cannot be displayed or stored on elevated pads, ramps, or similar structures.

(e) Only automobiles, vans, light trucks, and sport utility vehicles with a gross vehicle weight of less than seven thousand five hundred (7,500) pounds intended for sale or rental to the general consumer market may be parked in the row closest to the public right-of-way. Vehicles in the parking row closest to the public right-of- way cannot display attention-getting displays and devices normally not found on vehicles owned by the general public.

(f) Inventory parking cannot cause the amount of parking available for customers, employees and general loading to decrease below the minimum amount required by Section 10.304.9.

(g) Inventory shall be screened from adjacent residential properties in conformance to fence design standards in Section 10.307. Inventory cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties.

10.212.9.8 Vehicles to be Repaired

(a) Vehicles storage for repair is permitted only on parcels approved for minor and major vehicle repair businesses.

(b) Vehicles stored for repair, and related parts, shall be placed in an area inside the building envelope, screened in conformance to fence design standards in Section 10.307.

(c) Vehicles and parts cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties or the closest rights-of-way.

(d) Vehicles and parts shall be set back at least twenty (20) feet from adjacent residential properties.

(e) Ten or less wrecked or inoperable vehicles may be stored outdoors at a major vehicle repair businesses, for active restoration projects or customer repair work. Wrecked or inoperable vehicles shall be stored inside screened areas per Section 10.307.

10.212.9.9 Other Products for Sale

(a) Outdoor sales of items not described above shall conform to the following standards.

(b) Outdoor display of items normally produced or sold in the principal structure on the property is permitted during business hours only.

(c) Inventory cannot be displayed between the principal structure and the public right-of-way, except an area ten (10) feet of the front of the building and twenty (20) feet on both sides of the entrance. Exceptions are landscaping materials, nursery stock, sidewalk sales and street fairs, farmer's markets, Christmas tree sales, and garage sales.

(d) Inventory cannot be displayed or stored in landscape areas or buffers; in the public right-of-way or on private access roads; or on elevated pads, ramps and similar structures.

(e) Inventory shall be screened from adjacent residential properties in conformance to fence design standards in Section 10.307. Inventory cannot be visible above the peak of the wall when viewed by a person of normal height standing on the ground of adjacent properties.

(f) Inventory shall be set back at least twenty (20) feet from adjacent residential properties.

10.212.9.10 Large Items

Large items shall be presented and stored in a way that minimizes their visual impact. Extending vertical elements of man lifts, cranes, truck mounted cement pumps and similar equipment shall be kept lowered. Large items may be subject to specific use permit review.

10.212.9.11 Expected Uses

Screening standards do not apply to working farm equipment used on an operating farm, or construction equipment, vehicles, building materials and field offices for use on the property while a building permit is in effect for construction.

10.212.10. Smoke and Particulate Matter

10.212.10.1 Air Pollution

Uses cannot discharge across the lot lines fly ash, dust, smoke, vapors, noxious, toxic or corrosive matter, or other air pollutants in a concentration that is detrimental to health, animals, vegetation or property, or conflicts with public air quality standards as set by the Texas Commission on Environmental Quality and Texas Open Burning Act.

10.212.10.2 Fugitive Dust

Uses generating fugitive dust and particulate matter shall be conducted so dust and particulates are not transported across the bounding property line in concentrations of four grains per one thousand (1,000) cubic feet of air or more.

10.212.10.3 Gases

Uses cannot emit gas that is injurious or destructive, harmful to person or property, or explosive.

10.212.11. Traffic Impact

Development Services or Public Works staff may require a traffic study for proposals for development projected to generate at least one hundred (100) peak hour vehicle trips. When a traffic impact study is required, the type and scope of the study will be decided during a pre-application meeting with Development Services and Public Works staff. Representatives from other agencies and departments may also be involved.

10.212.12. Toxic and Noxious Matter

Maximum concentration of toxic or noxious matter across a bounding property line is ten percent (10%) of the threshold limit for an industrial worker as determined by state or federal standards, whichever is stricter.

10.212.13. Vibration

Uses cannot generate earth borne vibration limits at the bounding property line that would be detectable without the aid of instruments.

Chapter 3. Development Standards

10.301. Intent

Site design standards establish design criteria and minimum standards for development in the city. The rules are intended to:

(a) Enhance and protect Hutto's character, built environment, quality of life and community image through clearly articulated development design goals and policies, design guidelines and minimum design standards.

(b) Protect and promote Hutto's long-term vitality through design standards that encourage and reward high-quality development while discouraging less attractive and less enduring alternatives.

(c) Minimize adverse impacts of vehicular circulation to existing neighborhoods and to the surrounding physical environment.

(d) Enhance and protect the security and health, safety and welfare of Hutto residents.

10.302. Bulk, Setbacks and Buffers

10.302.1. Intent

Bulk, setback and buffer standards regulate the placement of buildings and other improvements on a parcel. Land use regulations traditionally regulate building placement so adequate light and air can be provided to building occupants and slow the spread of fires from building to building. However, building placement can be crucial in defining a community's sense of place.

10.302.2. Applicability

This section applies in the following areas:

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

10.302.3. Setback Encroachment and Additional Setback Standards

These uses and structures may encroach into a yard or require setbacks as outlined in this section. Encroachments across property lines, into the public right-of-way, or utility, drainage access, conservation or drainage easements are prohibited. Additional standards and requirements for such encroachments are detailed within this section.

10.302.3.1 General Requirements in Addition to Zoning District Tables

In addition to requirements outlined in the Zoning District Tables in Chapter 2 (Land Use Standards), the following setback requirements apply to other structures or uses in addition to those found in Chapter 2.

Table 302-1: General Requirements

Type of structure or use	Residential uses	Non-residential uses

Air conditioning equipment	Any part of the side and rear yard	n/a
Arbors and trellises	Any yard, at least 5 feet from neighboring property lines	
Awnings	No more than 3 feet into front, side or rear setback; may hang over easements	No more than 6 feet into front, side or rear setback; may hang over easements; may hang over public ROW with approval of City Council
Backflow prevention devices	Within an easement in the front yard	Any yard on the site
Bay windows, chimneys, entry vestibules less than 8 feet wide and less than 33% of the wall length, overhanging eaves	No more than 3 feet into any setback	
Open deck greater than 5 feet above grade	At least 5 feet into the rear setback if the area underneath is left unscreened and unenclosed	n/a
Open deck no more than 5 feet above grade	Into the rear setback, at least 10 feet from a property line	n/a
Ramps and other access devices required by the ADA	Any yard on the site	
Retaining walls	Any yard on the site	
Swimming pools and spas	At least 3 feet away from any freestanding structure and at least 5 feet away from all side and rear lot lines; shall be placed in the rear yard and may not be located within any easement	

10.302.3.2 Drainage Easement Setbacks

Minimum structural setbacks from drainage easements shall be determined based on the greater of the full studied one percent (1%) floodplain, delineated wetlands or one hundred (100) feet from the centerline of the waterway. However, in no case shall setbacks be less than the following:

(a) Watercourses draining an area of at least a half (0.5) square miles with a defined bed and bank, designated one percent (1%) floodplains, and Category 3 wetlands: 25 feet.

(b) Watercourses draining an area of a half (0.5) to twenty (20) square miles and Category 2 wetlands: 75 feet.

(c) Watercourses draining an area of greater than twenty (20) square miles and Category 1 wetlands: 125 feet.

10.302.4. Bufferyard

10.302.4.1 Bufferyards Between Lots

Bufferyards are required between certain land uses to prevent or minimize potential nuisances such as noise or light and to provide a transition between uses that may not be compatible with each other.

10.302.4.2 Bufferyard Standards

(a) Bufferyards shall be landscaped in accordance with the tree and shrub standards found in Section 10.306.

(b) Bufferyards shall be measured from the property line and extend inward by the required distance unless an existing easement interferes. In such case, the Director of Development Services may authorize a variation to the bufferyard to accommodate the required planting and bufferyard width to the maximum extent practicable.

(c) No site development shall be permitted within a required bufferyard. This includes but is not limited to, parking, drive aisles, alleys, accessory buildings, dumpsters, storage, or light fixtures. Passive recreation, including pedestrian trails and seating areas, may be permitted within required bufferyards, provided that the required depth of the bufferyard and all required plantings are provided.

(d) A non-residential use developed in a residential zoning district will be required to provide a low level bufferyard adjacent to residential development, as defined in Section 10.302.4.3(a).

(e) Detention or retention ponds may be permitted within the bufferyard up to twenty-five percent (25%) if it is determined by the City Engineer that there is no other feasible option for the detention of stormwater. If detention or retention is located within the required bufferyard, the requirements of this section shall be met in full within the remaining bufferyard area, and additional screening or aesthetic treatment of the pond may be required depending on the location and circumstances of the site.

(f) The Director of Development Services may approve up to a fifty percent (50%) bufferyard reduction for properties abutting a drainage easement or other designated open space.

(g) Development within or adjacent to a PUD district shall be subject to the bufferyard requirements for the most appropriate zoning district based on the use of the property.

(h) Notwithstanding Section 10.302.4.3, Development Services staff may require a masonry wall within a required bufferyard in order to mitigate nuisances caused by light, noise, odor, or any other source.

10.302.4.3 Required Bufferyards

The table below indicates the level of bufferyard required between each zoning district or land use. Letters “a” to “c” correspond to the type of bufferyard required and the specific situations in which the bufferyard is required. A box “-“ indicates that a bufferyard is not required between those development types.

Table 302-2: Bufferyard Requirements

	Adjacent District

	PR	AR	R-1	N-1	N-2	N-2(H)	MU-1	MU-2	CC	B	M
PR	-	-	-	-	-	-	-	-	-	-	-
AR	-	-	-	-	-	-	-	-	-	-	-
R-1	a	a	-	-	-	-	-	-	-	-	-
N-1	a	a	a	-	-	-	-	-	-	-	-
N-2	b	b	b	a	a	a	-	-	-	-	-
N-2(H)	a	a	a	a	a	-	-	-	-	-	-
MU-1	a	a	a	a	a	a	-	-	-	-	-
MU-2	c	c	c	b	b	b	a	-	-	-	-
CC	b	c	c	b	b	b	b	a	-	-	-
B	c	c*	c*	c*	c*	c*	b	a	-	-	-
M	c	c*	c*	c*	c	c	c	c	b	a	-

*bufferyard C between B/M districts and residential districts have specific provisions; see below.

(a) A low level bufferyard ("a") shall consist of the following:

(1) A ten (10) foot wide planting area with a continuous landscape hedge not less than three (3) feet in height is required; or a five (5) foot wide planting area plus a masonry wall, living screen, or wrought-iron/metal fence not less than six (6) feet in height is required in accordance with Section 10.302.4.2(h).

(2) For every fifty (50) linear feet of bufferyard, a minimum of two (2) canopy trees and one (1) ornamental tree is required. These trees shall be distributed throughout the bufferyard to avoid clustering.

(3) The masonry wall, living screen, or wrought-iron/metal fence shall be positioned as the outermost element, with landscaping, such as low shrubs, provided on the exterior side facing the adjacent property or right-of-way to soften the appearance of the wall To the maximum extent practicable, the visual appearance of the wall shall be attractive with architectural details such as friezes, decorative cornices, tile work, murals, changes in materials, 3D brick patterns, moldings, offsets, reveals, protruding posts pilasters, projecting ribs, or other 3D features incorporating or suggesting architectural or structural members.

(b) A medium level bufferyard ("b") shall consist of the following:

(1) A twenty (20) foot wide planting area with a continuous landscape hedge not less than three (3) feet in height is required; or a fifteen (15) foot wide planting area plus a masonry wall, living screen with approval from the Director of Development Services, or wrought-iron/metal fence not less than six (6) feet in height is required in accordance with Section 10.302.4.2(h).

(2) For every fifty (50) linear feet of bufferyard, a minimum of two (2) canopy trees and one (1) ornamental tree is required. These trees shall be distributed throughout the bufferyard to avoid clustering. The masonry wall, living screen,

or wrought-iron/metal fence shall be positioned as the outermost element, with landscaping, such as low shrubs, provided on the exterior side facing the adjacent property or right-of-way to soften the appearance of the wall. To the maximum extent practicable, the visual appearance of the wall shall be attractive with architectural details such as friezes, decorative cornices, tile work, murals, changes in materials, 3D brick patterns, moldings, offsets, reveals, protruding posts pilasters, projecting ribs, or other 3D features incorporating or suggesting architectural or structural members

(c) A high level bufferyard ("c") shall consist of the following:

(1) A twenty-five (25) foot wide planting area with a continuous landscape hedge not less than three (3) feet in height is required; or a twenty (20) foot wide planting area plus a masonry wall, living screen with approval from the Director of Development Services, or wrought-iron/metal fence not less than six (6) feet tall in accordance with Section 10.302.4.2(h).

(2) Any B or M zoning district adjacent to a residentially zoned property shall provide a thirty (30) foot wide planting area and an eight (8) foot tall masonry wall with two (2) canopy trees and one (1) ornamental tree distributed every fifty (50) linear feet of bufferyard.

(3) For every fifty (50) linear feet of bufferyard, a minimum of two (2) canopy trees and one (1) ornamental tree is required. These trees shall be distributed throughout the bufferyard to avoid clustering.

10.302.4.4 Bufferyards Adjacent to Development Perimeter Walls

Where a development perimeter wall is provided, a bufferyard consisting of the following shall be provided between the wall and the street:

(a) A ten (10) foot wide planting area;

(b) For every fifty (50) linear feet of bufferyard, a minimum of two (2) canopy trees and one (1) ornamental tree, and;

(c) A continuous landscape hedge not less than three (3) feet in height.

10.303. Site Design

10.303.1. Applicability

This section applies in the following areas:

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

10.303.2. Siting and Orientation: Multiple Household Developments

10.303.2.1 Applicability

These standards apply to all multifamily dwelling uses.

10.303.2.2 Building Orientation

Buildings shall be oriented towards either the perimeter streets, or an internal drive or road network that recreates a traditional grid or traditional village, rather than orientation only to internal parking lots.

10.303.2.3 Common Open Space

(a) Common Open Space Required

The minimum amount of common open space (as a percentage of gross land area) is twenty percent (20%).

(b) Common Open Space Siting

(1) Common open space shall be amassed into meaningful, quality open spaces. Designated common open space may be in a natural, undisturbed state, landscaped for more formal courtyards or plazas, or developed for active or passive recreation.

(2) Common open space land shall be compact and contiguous to the maximum extent practicable, unless the land is used as a continuation of an existing greenway, trail, or other linear park, or unless specific topographic features require a different configuration.

(3) Common open space shall be reasonably accessible to all residents of the development.

(c) Areas not considered as common open space

The following do not count towards require common open space:

(1) Private lots, yards, balconies and patios dedicated for use by a specific unit.

(2) Public right-of-way or private streets and drives.

(3) Open parking areas and driveways for dwellings.

(4) Land covered by structures except ancillary structures associated with use of open space such as gazebos and picnic shelters.

(5) Designated outdoor storage areas.

(6) Land areas between buildings, and between building and parking lots or driveways, of greater than forty (40) feet.

(7) Required perimeter setbacks.

(8) Detention/retention facilities, including drainage swales, unless designed for use as accessible and useable year-round community amenities by the residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, etc.).

(9) Areas under high-tension power lines.

(10) Wetlands that are saturated for greater than fifty percent (50%) of the year.

10.303.3. Siting and Orientation: Non-Residential Sites and Structures

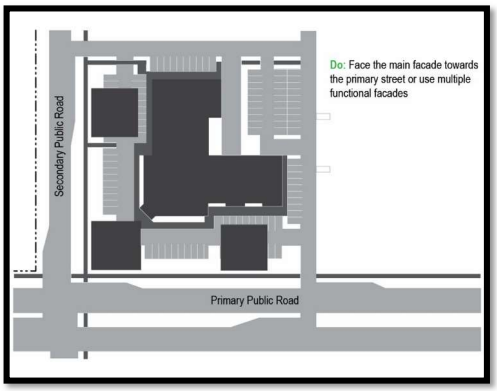
10.303.3.1 Applicability

These standards apply to all nonresidential developments.

10.303.3.2 Orientation to Streets

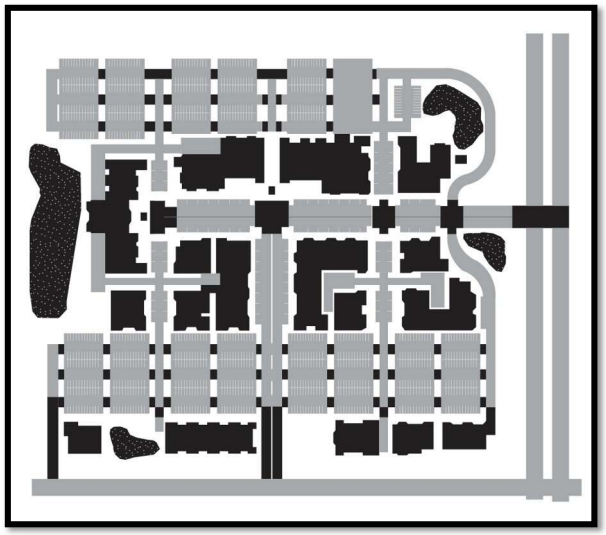
(a) The primary façade and pedestrian entrance of a building shall be oriented towards the public right-of-way when not facing an internal street. Refer to **Error! Reference source not found.** for further guidance.

Figure 303.3-1: Non-Residential Structure Orientation



(b) In shopping and commercial centers, and developments with multiple buildings, buildings shall be oriented towards either the perimeter streets, or an internal drive or road network that recreates a village street, rather than orientation only to internal parking lots. Pedestrian crossings shall be provided within the development through pedestrian tables/raised crosswalks, lit/flashing crosswalks, pedestrian sheds, chicanes, or similar design. Refer to Figure 303.3-2 for further guidance.

Figure 303.3-2: Multiple Non-Residential Structures Orientation



10.303.3.3 Orientation to Walkways

One main building entrance shall open directly onto a connecting walkway with pedestrian frontage. Sides of a principal building facing a public street shall have one or more customer entrances. When a principal building faces more than two public streets, this requirement will apply only to two sides.

10.303.3.4 Plazas

Commercial buildings shall be placed in a way that creates plazas and pedestrian gathering areas at least two hundred (200) square feet in size to buffer pedestrians from traffic and circulation areas.

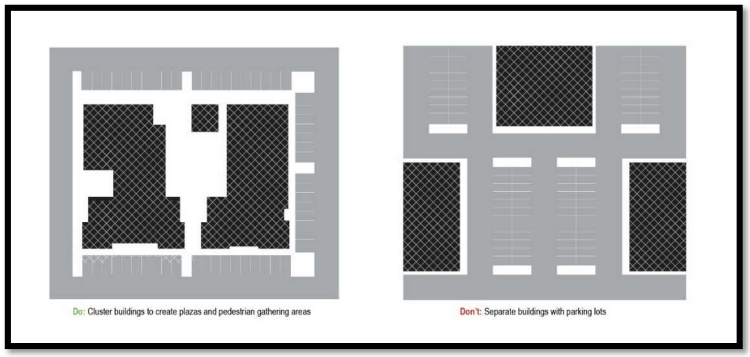
10.303.3.5 Views

Commercial buildings shall be oriented to promote views through and into each commercial development, with view corridors at least fifteen (15) feet wide between structures or landscape features.

10.303.3.6 Clustering

In larger master planned and multiple building projects, buildings shall be clustered to create defined pedestrian areas, minimize the footprint of impervious surfaces, and encourage shared amenities (see Figure 303.3-3).

Figure 303.3-3: Clustering Multiple Non-Residential Structures



10.303.4. Modular Homes

A modular home shall meet the following requirements.

(a) The modular home meets or exceeds all building code requirements that apply to other dwelling units concerning on-site construction.

(b) The modular home conforms to all applicable zoning standards for the respective zoning district.

(c) the Building Official is so notified in writing for the purpose of establishing procedures for inspection, issuing building permits, and compliance with the Texas Manufactured Housing Standards Act (Texas Occupations Code § 1201).

(d) The modular home is placed on an approved platted lot.

(e) Per the Texas Occupation Code § 1202.253, single family and duplex modular homes shall:

(1) Have a value equal to or greater than the median taxable value for each single family dwelling located within five hundred (500) feet of the lot on which the modular home is proposed to be located, as determined by the most recent county certified tax appraisal roll;

(2) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single family dwellings located within five hundred (500) feet of the lot on which the modular home is proposed to be located;

(3) Comply with applicable zoning district regulations and development standards, including setbacks, yard requirements, subdivision controls, architectural and landscaping standards, minimum square footage, and other site design requirements for single-family dwellings; and

(4) Be securely affixed to an approved permanent foundation.

(f) For purposes of above subsection e, “value” means the taxable value of the industrialized housing and the lot after installation of the housing as determined by the appraisal district.

10.303.5. Intersection Sight Distance

For sight visibility line standards refer to Division B, Section 10 of the Hutto Engineering Design Manual.

10.303.6. Sidewalks

10.303.6.1 Sidewalks Required

Sidewalks in conformance with Division B, Section 11 of the Hutto Engineering Design Manual shall be provided along public or private street frontages. A continuous internal pedestrian walkway at least 5 feet wide shall be provided from the perimeter public sidewalk to the primary public entrance of a non-residential building or multifamily residential development.

10.303.6.2 Sidewalks Required for Use Change

Sidewalks in conformance to Section 10.411 and Section 10.412 shall be constructed along the public right-of-way adjacent to any lot that changes use. A Certificate of Occupancy for new construction will not be issued until the sidewalk is constructed by the applicant and accepted by the city.

10.303.7. Internal Pedestrian Circulation

10.303.7.1 Applicability

The following standards apply to all nonresidential development.

10.303.7.2 Internal Walkways

Internal walkways extending the full length of a building shall be provided along all façades or walls featuring a customer entrance and along all façades abutting public parking areas. Internal walkways shall be placed at least 6 feet or more from the façade or wall along at least 30% of its length, to provide beds for foundation landscaping, outdoor seating and patios, and building articulation. Sidewalks are not required in service areas.

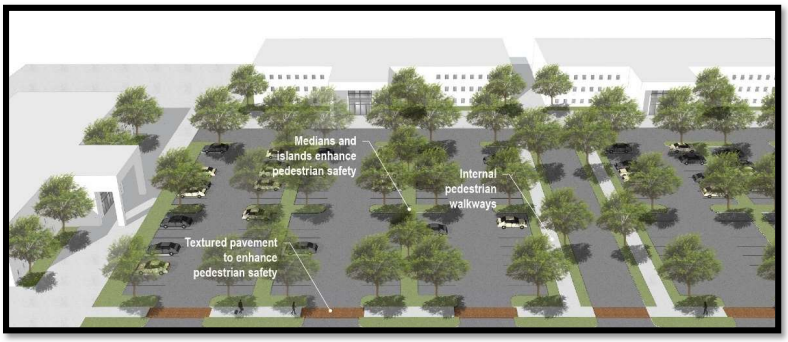
10.303.7.3 Pedestrian Connectivity

Connecting walkways, at least five (5) feet wide shall link sidewalks with building entries through parking areas, all points in the development, and buildings on adjacent parcels. Circulation patterns shall be as obvious and simple as possible. All likely pedestrian routes shall be considered in the design phase of a development to prevent shortcuts through parking and landscape areas. An internal pedestrian walkway at least 5 feet wide shall be provided from the perimeter public sidewalk to the primary public entrance.

10.303.7.4 Conflict Points

Internal pedestrian walkways within parking and vehicular areas shall be visually or physically distinguished from driving surfaces using textured pavement, pedestrian tables, bump-outs, or similar features. These elements emphasize conflict points and enhance pedestrian safety (see Figure 303.7-1).

Figure 303.7-1: Well-Defined Conflict Points



10.303.7.5 Aggregation of Plazas

Pedestrian areas and plazas shall be aggregated, and not distributed in low impact areas such as building peripheries, areas behind structures, or where they are barely visible.

10.303.7.6 Orientation of Plazas

Pedestrian areas and plazas shall be oriented to views of activities, architectural landmarks or distinctive natural land forms wherever possible.

10.303.8. Signature Elements

Primary vehicular entrances to businesses, office and industrial parks, shopping and commercial centers, on sites at least ten (10) acres, shall include one or more signature elements. A signature element should link the project design to Hutto's heritage and culture and shall be approved by the Director of Development Services. Examples of signature elements include:

(a) Public art.

Figure 303.8-1 Public Art Example



Creative features that reflect the City's branding, such as silos or hippos.

Figure 303.8-2 City Branding Example - Silos

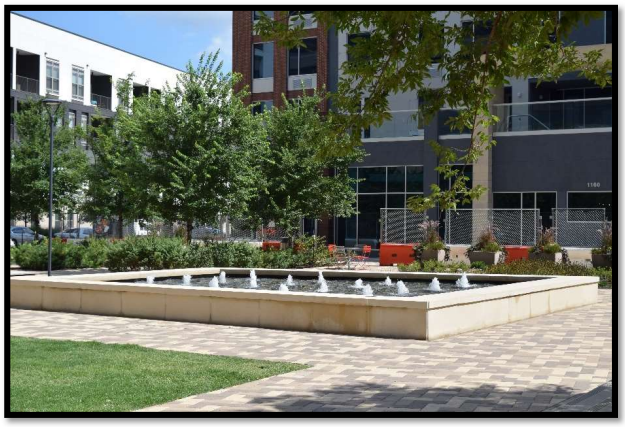


Figure 303.8-3 City Branding Example - Hippo



(b) Water features, such as a water fountain or waterfall.

Figure 303.8-4 Water Feature Example



(c) Clock or bell tower.

Figure 303.8-5 Clock Tower Example



10.303.8.2 Signature Element Design Criteria

Signature elements shall meet the following design criteria:

(a) Scale

The signature element shall be appropriately scaled to the size and height of the primary buildings on the site. It shall serve as a focal point and be clearly visible from primary vehicular entrances and adjacent streets.

(b) Material

Materials used for signature elements shall be durable and consistent with the architectural style of the development.

(c) Placement

(1) Signature elements shall be positioned at primary vehicular entrances and shall not obstruct pedestrian or vehicular circulation. Signature elements shall also integrate with the surrounding landscaping features to create a cohesive design.

(2) Signature elements shall not encroach setback requirements to the maximum extent practicable. The Director of Development Services may approve an encroachment, provided that the element is not located within any required easement.

10.303.9. Utilities

10.303.9.1 Utility Lines

For utility line standards refer to Division A, Section 1 of the Hutto Engineering Design Manual.

10.303.10. Service Areas

10.303.10.1 Applicability

These standards apply to all nonresidential developments except in the M district.

10.303.10.2 Orientation

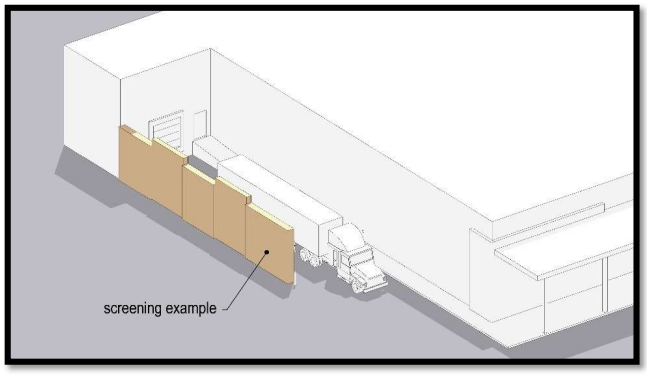
(a) Service entrances, loading docks, off-street loading areas, waste disposal areas and similar uses shall be oriented toward service roads and away from the public right-of-way and residential areas, unless fully screened.

(b) Service areas cannot be placed where they will be readily visible from adjacent buildings or where they will harm important or identified view corridors.

10.303.10.3 Screening

Service entrances, loading docks, off-street loading areas, waste disposal areas and similar uses shall be screened from view of residential districts, public rights-of-way, pedestrian gathering areas and primary entrances. Screening is also required for drive-through aisles and mechanical commercial uses located within one hundred fifty (150) ft of residential zoning districts. Acceptable screening methods include wing walls, landscape screens, building orientation changes, or fencing, all of which is compatible with the architectural theme of the main building (see Figure 303.10-1).

Figure 303.10-1: Loading Dock Screening Illustration



10.303.10.4 Dumpster Enclosures

Dumpster enclosures shall be located at least twenty-five (25) feet from residential zoning districts and fully screened from any public area and public rights-of-way. Enclosures shall be placed to the rear of the property to the extent possible and include a solid metal gate to remain closed except when in use. For dumpster enclosure design requirements, refer to Section 10.307.4 of this Chapter.

10.303.10.5 Vehicle Service Bays

Vehicle service bays and loading area garage doors shall be oriented away from all residential zoning districts, public areas, and public rights-of-way unless they are oriented perpendicularly or separated by a building or masonry screening wall at least the height of the service bays. Screening walls separating service bays from a residential district shall be of masonry material with no openings.

10.303.10.6 Coordination of Service Area Locations

Service area location shall be coordinated with adjacent developments wherever possible, so shared service drives can be used.

10.303.10.7 Access Routes

(a) Service circulation in a development shall be designed to provide safe movement for anticipated vehicles.

(b) Fire lanes and routes for service, emergency and utility access shall be clearly marked.

10.303.10.8 Gas Tank Vent Pipes

Tank vent pipes shall be screened, placed in an inconspicuous location and painted a dark color, or integrated into the building architecture.

10.303.11. Water Bodies and Retention Areas

10.303.11.1 Project Incorporation

Natural and manmade water bodies at least twenty thousand (20,000) square feet placed next to a public right-of-way shall be integrated into the overall design of a project in one of the following ways:

(a) Provide a walkway at least eight (8) feet wide, with native tall trees on average twenty-five (25) feet centers, and shaded benches or picnic tables every one hundred fifty (150) linear feet.

(b) Provide a public access pier with covered structure and seating, and appropriate pedestrian access.

(c) Provide a plaza or courtyard at least two hundred (200) square feet with shaded benches and/or picnic tables next to the water body.

10.303.11.2 Slope

(a) Retention basins shall be designed with at least 5:1 side slopes to two (2) feet below the normal water line.

(b) Fenced retention basins will only be approved in extreme situations and will be placed to the side and/or rear of the parcel as far from the public right-of-way as possible.

10.303.12. Land Disturbance

New development shall maintain the natural topography of the site to minimize water runoff. The layout shall follow the land's natural contours to the maximum extent practicable. Extensive grading or the use of large retaining walls to enforce a design that does not align with the site's natural features is not permitted. Any grading or modifications, including berms and swales, shall be designed to integrate with the natural landscape, providing smooth transitions between changes in slope. The Director of Development Services has the authority to adjust these requirements as needed for individual cases.

10.303.13. Defensible Space

(a) New development and related open space shall be designed to facilitate principles of Crime Prevention Through Environmental Design (CPTED). CPTED strategies include natural territorial reinforcement, natural surveillance, natural access control, maintenance and activity support.

(b) CPTED operates on four (4) essential principles:

(1) Natural Surveillance

People are less likely to commit a crime if they think someone will see them do it. Lighting, landscaping, and building transparency can play large roles in maximizing natural surveillance.

(2) Natural Access Control

Aim to direct the flow of people to minimize the opportunity for crime. Rather than rely strictly on keeping intruders out with fences, etc., the design of walkways, signs, and building design play important roles in this.

(3) Territorial Reinforcement

Clearly distinguishing public spaces from private spaces can enhance the public's perceived proprietorship on a space. Physical design elements such as pavement treatment, landscaping, and signage can provide this reinforcement.

(4) Maintenance

If one broken window or nuisance is allowed to exist, more will likely follow. Maintenance codes and private covenants can provide beneficial safeguards against such issues.

10.304. Parking and Access

10.304.1. Intent

The on-site vehicular circulation and parking system is a critical factor in the safety and success of a development. The parking/access/circulation system shall provide safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off site where pedestrian/bicycle/vehicle conflicts are minimized. However, site planning that considers only the convenience of drivers can result in a dysfunctional built environment centered entirely on the motor vehicle; garagescapes and large seas of parking, for example.

Parking standards are intended to ensure vehicles are accommodated in the built environment, but their presence does not dominate it.

10.304.2. Applicability

This section applies in the following areas:

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	No

10.304.3. General Standards

10.304.3.1 Applicability

Parking, access and design standards apply to all uses, unless otherwise stated. Vehicle display and storage areas at vehicle dealers, vehicle repair businesses and vehicle storage facilities, and areas intended for the storage or movement of vehicles on industrial sites are not exempt.

10.304.3.2 Large Vehicles and Equipment

Outdoor storage or overnight parking of semi-trucks, semi-trailers, and other vehicles having a gross vehicle weight rating of at least seventeen thousand (17,000) pounds is prohibited in residential and commercial districts.

(a) Exceptions are pickup trucks, personal recreational vehicles not being used for habitation, and vehicles associated with a business on a commercial site. Further regulations on large vehicles and equipment can be found in Chapter 22, Article 22.04 of the Hutto Code of Ordinances.

(b) Construction equipment may only be stored on lots in residential and commercial districts while construction is permitted.

10.304.4. Access

10.304.4.1 Shared Access

(a) Shared and master planned access, secondary roads and/or access easements across parcels will be required where considered necessary by Development Services staff and/or City Engineer to minimize potential congestion, decrease accident potential and reduce the number of curb cuts and conflict points along a street.

(b) Developments shall be designed to provide for shared access with adjacent commercial and industrial parcels with a reduction of curb cuts along public right-of-way. Provisions shall be made for connection of pedestrian and vehicle circulation systems with adjacent parcels.

(c) Property owners cannot block access to parking lot connections on adjacent parcels.

10.304.4.2 Curb Cuts

Refer to Division B, Section 13 of the Hutto Engineering Design Manual.

10.304.4.3 Driveway Throats

Refer to Division B, Section 12 of the Hutto Engineering Design Manual.

10.304.4.4 Emergency Access

Site design elements shall reasonably accommodate access standards of emergency vehicles and services. Designated fire lanes shall serve as dedicated mutual access easements, facilitating unimpeded movement between private properties for emergency vehicles.

10.304.4.5 Service Functions

Service functions shall be integrated into the circulation pattern in a way that minimizes interaction with customer vehicles and pedestrians.

10.304.4.6 Connectivity for Multifamily Residential Developments

Multifamily residential developments shall not be planned as “pods” isolated from surrounding development but instead shall be integrated into the larger grid of public streets and private access driveways. Multifamily developments shall have pedestrian and vehicular connections to adjacent residential development, and where practical, adjacent commercial development.

10.304.5. Circulation

10.304.5.1 Circulation Routes

(a) Circulation and parking areas in a development shall be designed to be safe, efficient, and attractive, considering use by all modes of transportation.

(b) Parking lots shall provide well-defined circulation routes for vehicles, bicycles and pedestrians.

(c) Circulation routes shall focus on main entries and exits and identify secondary access points.

(d) The inclusion of multiple pathways or routes for vehicles, bicycles and pedestrians within the development, cannot reduce land available for landscaping or walkways.

(e) Vehicle circulation paths shall be designed and sited to calm traffic Horizontal deflection and psychological traffic calming (traffic circles, corner neckdowns, chicanes, tapers, pedestrian tables, speed humps, landscape medians, small turn radii, decorative paving) are encouraged.

10.304.5.2 Safety and Conflict Points

(a) Circulation areas shall be designed so vehicles can proceed safely without posing a danger to pedestrians or other vehicles, and without interfering with parking areas. Standard traffic control devices and signs shall be used to direct traffic where necessary.

(b) To the maximum extent practicable, pedestrians and vehicles shall be separated through walkways or sidewalks. Where complete separation of pedestrians and vehicles is not possible, landscaping, bollards, decorative paving, lighting and other permanent methods shall be used to delineate pedestrian areas and other conflict points.

10.304.6. Parking Aisles

10.304.6.1 Aisle and Curb Cut Dimensions

(a) Access drive lanes and aisles shall have the following widths (excluding added width from curb return areas) at the property line:

(1) Residential driveway: 12 feet – 20 feet.

(2) Residential parking lot: 12 feet – 14 feet one way, 20 feet – 24 feet two way.

(3) Nonresidential parking lots to 99 spaces: 15 feet one way, 20 feet – 36 feet two way.

(b) Parking area aisles shall have these minimum widths (see Figure 304.6-1):

(1) Angle 0˚/ parallel to aisle: at least 12 feet one way, at least 20 feet two way.

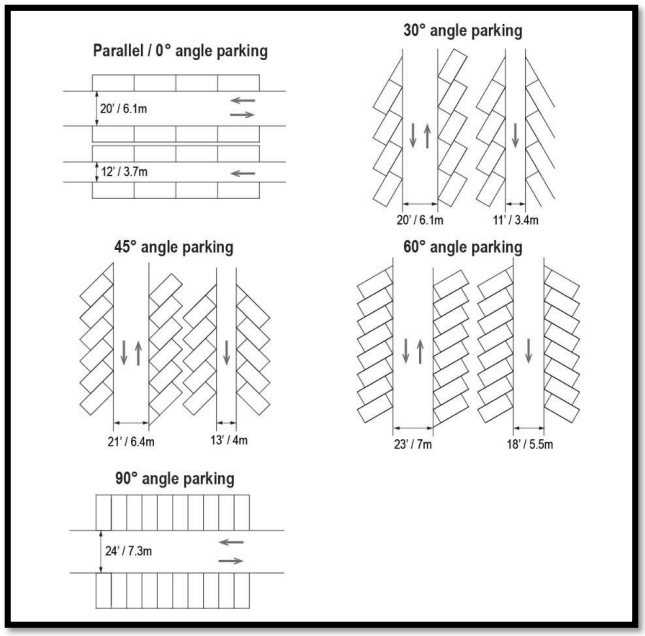
(2) Angle 30˚: at least 11 feet one way, at least 20 feet two way.

(3) Angle 45˚: at least 13 feet one way, at least 21 feet two way.

(4) Angle 60˚: at least 18 feet one way, at least 23 feet two way.

(5) Angle 90˚: at least 24 feet.

Figure 304.6-1: Parking Area Aisle Dimensional Standards

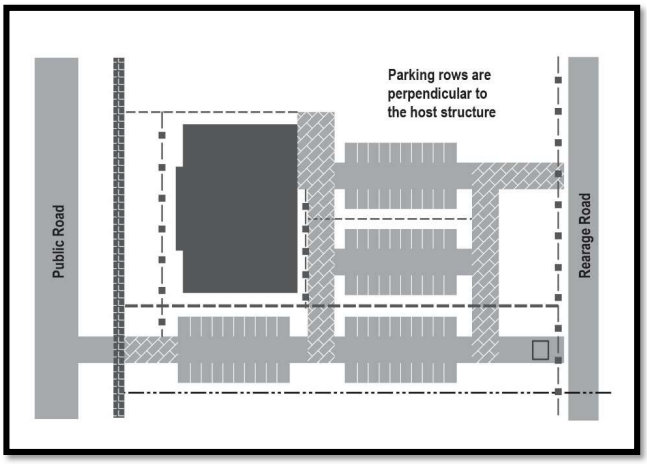


(c) Drive aisles functioning as fire lanes shall comply with the width and construction requirements of aerial fire apparatus access roads under the City's adopted fire code.

10.304.6.2 Aisle Orientation

In large parking lots, parking aisles shall be oriented perpendicular to buildings where possible in order to minimize the need for pedestrians to walk parallel to moving cars and across landscaped areas (see Figure 304.6-2).

Figure 304.6-2: Parking Aisle Orientation



10.304.6.3 Mixture of Angles and One-Way and Two-Way Aisles

Mixture of one-way and two-way parking aisles, or different degrees of angled parking in a parking area is prohibited, except when individual parking areas are separated by a landscaped buffer at least 5 feet wide, with limited access.

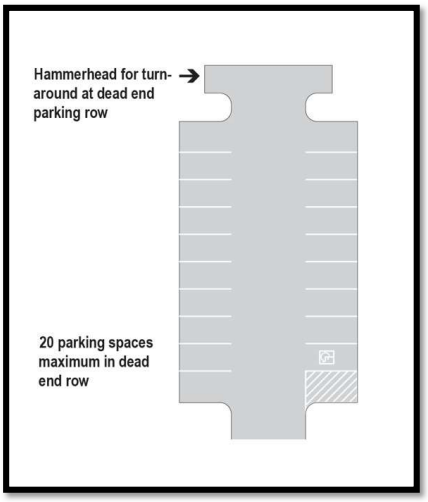
10.304.6.4 Dead End Aisles

(a) Dead end aisles shall be avoided wherever possible. Where a dead end aisle is unavoidable, adequate space for unimpeded turn-around shall be provided.

(b) Dead end aisles may not exceed 150 ft in length measured along the centerline of the aisle.

(c) Refer to Figure 304.6-3 for further guidance.

Figure 304.6-3: Dead End Parking Aisle Illustration



10.304.6.5 Head-in/Head-out and Parallel Parking from the Public Right-of-Way

Parking areas shall be designed so vehicles can leave without backing or fronting out onto a public street or having to reenter a public street to access another aisle on the same lot. Driveways for individual dwelling units are exempted.

10.304.7. Stacking/Queuing Areas

10.304.7.1 Drive-Through Aisles

(a) Off-street stacking lanes for drive-through aisles shall be provided as follows:

(1) Bank teller window, ATM: at least sixty (60) feet measured from teller, window or ATM.

(2) Restaurant drive-through: at least forty (40) feet measured from order box, at least sixty (60) feet between order box and first payment or pick-up window.

(3) Car wash: at least sixty (60) feet measured from the wash bay entrance.

(4) Other uses with drive-through windows (pharmacy, dry cleaners, etc.): at least sixty (60) feet measured from window.

~~(5)~~ A stacking space shall be an area on a site measuring nine (9) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility.

(b) Drive-through aisles shall be physically separated from parking and circulation areas, and:

(1) Cannot interfere with the on-site parking and circulation for other vehicles on the site.

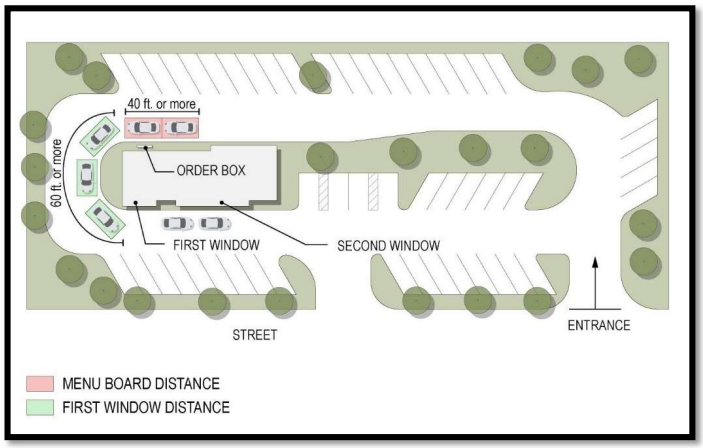
(2) Cannot interfere with on-site parking.

(3) Cannot result in traffic queuing into a drive aisle, adjacent property or street.

~~(4)~~ An escape lane shall be an area measuring a minimum of ten (10) feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.

(c) Drive-through aisles, elements and windows cannot be on a street-facing side of the building.

Figure 304.7-1 Restaurant Drive-Through Illustration



10.304.7.2 Gas Pumps and Electric Vehicle Charging (EVC) Stations

(a) Gas Pumps

There shall be at least twenty (20) feet space for one vehicle stacked behind the vehicle at the far end of a row of gas pumps, and room for other vehicles to bypass stacked vehicles at fueling areas.

(b) EVC Stations

Each charging station space shall be a minimum of nine (9) feet wide by eighteen (18) feet long, with adequate access for vehicles to maneuver without obstructing traffic flow or stacking areas for gas pumps.

10.304.8. Parking and Loading Space Bulk Standards

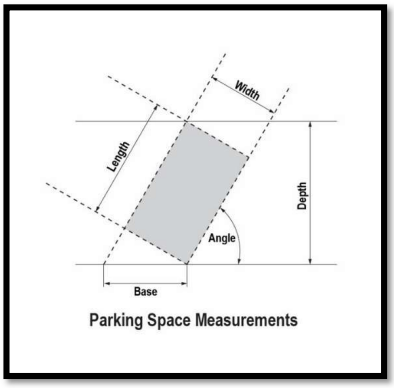
10.304.8.1 Parking Space Dimensions

Parking spaces shall have the dimensions outlined in Table 304-1 and illustrated in Figure 304.8-1.

Table 304-1: Minimum Parking Space Dimensions

Type Of Parking Space	Minimum Dimensions
Standard parking space	9 feet x 18 feet
Standard parallel parking space	7 feet x 23 feet
Motorcycle space	4.5 feet x 9 feet
Off-street loading space	12 feet x 25 feet
Bicycle space	Stationary fixture allowing users to secure both wheels and the bicycle frame using a 6 feet cable and lock. Options include: - Freestanding bicycle rack - Wall-mounted bracket - Enclosed bicycle locker - Three point bicycle rack - Fenced, covered, locked or guarded bicycle storage area

Figure 304.8-1: Parking Space Dimensional Standards

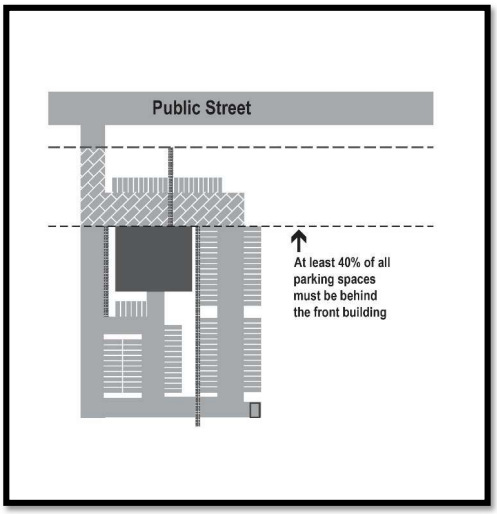


10.304.8.2 Parking Space Location

(a) Parking for non-residential uses on non-corner lots shall have at least forty percent (40%) of the parking spaces placed behind the front building line (see Figure 304.8-2).

(b) Parking for non-residential projects on corner lots shall have at least thirty percent (30%) of the parking spaces placed behind the front building line.

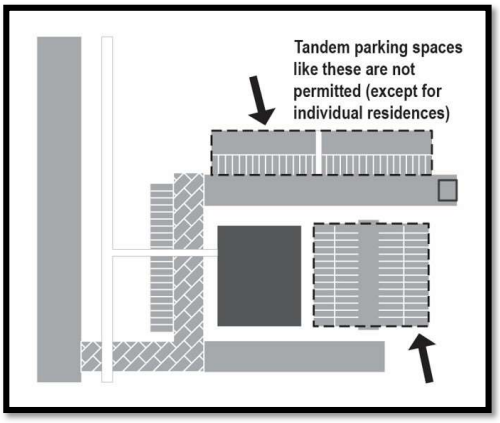
Figure 304.8-2: Parking Space Location Illustration



10.304.8.3 Tandem Parking

Tandem parking spaces, where the only access to a parking space is from another parking space, are permitted only for individual residential units. For further information see Figure 304.8-3.

Figure 304.8-3: Tandem Parking Dimensional Standards



~~10.304.8.4~~ Residential Lot Coverage

Parking and driveway areas may cover no more than thirty-three percent (33%) of the front yard or no more than fifty percent (50%) of the front yard at the end of a cul-de-sac of single-family detached, zero lot line, single family attached, duplex or multiplex uses.

10.304.9. Parking and Loading Space Number Standards

10.304.9.1 Required Parking Spaces

Uses shall offer the minimum amount of parking that is necessary to meet anticipated normal demand. The number of required off-street parking spaces for a use is found in Table 304-2.

Table 304-2: Minimum Number of Required Parking Spaces

Agricultural use classification	Required spaces (minimum)
Agricultural use	1 per dwelling

Residential use classification	Required spaces (minimum)
Accessory dwelling unit	1 per dwelling
Assisted living facility	1/10 Enrolled 1 per Employee
Boarding and rooming house	1/10 Enrolled 1 per Employee
Dwelling unit: attached single-family	2 per dwelling
Dwelling, detached single-family unit	2 per dwelling in garage, 2 in driveway
Dwelling, duplex	2 per dwelling
Dwelling, live-work	2 per dwelling
Dwelling, multifamily	1 per dwelling Visitor spaces equal to 10% of all parking spaces
Dwelling, multiplex	1 per dwelling
Dwelling, zero-lot line single-family	2 per dwelling
Group home	1/10 Enrolled 1 per Employee

Commented [CS11]: *Gini Jan 26 2025 at 12:26PM* Question

And who is enforcing these regulations as I l
left abandoned for months in residential are
streets.?

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Halfway house	1/1,000 SF GFA
Independent living facility	1/10 Enrolled 1 per Employee Visitor spaces equal to 10% of all parking spaces
Nursing home	1/10 Enrolled 1 per Employee

Commercial and retail use classification	Required spaces (minimum)
Adult-oriented business	1/500 SF GFA
Banks and Financial Institutions	
Campground, recreational vehicle park	
Car wash	
Club/lodge facility	
Convenience store	
Convenience store: with gasoline sales	
Day care, child (1-6 children)	1/10 Enrolled 1 per Employee
Day care, child (greater than 6 children)	
Day care, adult (1-4 persons)	
Day care, adult (greater than 4 persons)	
Day care, pet	1/500 SF GFA
Entertainment facility, theater	
Farm product sales	
Food catering	
Funeral home	
Kennel	

Large item sales and rental: class 1	
Large item sales and rental: class 2	
Lodging, hotel	
Lodging, motel	
Lodging, bed and breakfast	
Nightclub	
Office	
Personal and business service	
Recreation facility, indoor	
Recreation facility, outdoor	
Restaurant, bar	
Retail store (no more than 5,000 SF)	
Retail store (greater than 5,000 SF)	
Personal load services	
Travel plaza, truck stop	
Veterinary clinic	

Industrial use classification	Required spaces (minimum)
Data Center	1/5,000 SF GFA
Industrial use, general	1/1,000 SF GFA
Industrial use, heavy	1/1,000 SF GFA
Industrial use, light	1/1,000 SF GFA
Research laboratory	1/1,000 SF GFA
Self-storage facility	1/1,000 SF GFA
Trade use	1/1,000 SF GFA
Vehicle minor repair facility	1/1,000 SF GFA
Vehicle major repair facility	1/1,000 SF GFA
Vehicle storage facility	1/1,000 SF GFA

Warehouse and distribution facility	1,2,000 SF GFA

Institutional use classification	Required spaces (minimum)
Amenity center	1/500 SF GFA indoor space 1/ 2,500 SF GFA outdoor activity space
Aquatic facility	1/500 SF GFA
Athletic facility	1/500 SF GFA indoor space 1/ 2,500 SF GFA outdoor activity space
Cemetery	No requirements
Community facility	1/500 SF GFA indoor space 1/ 2,500 SF GFA outdoor activity space
Golf course	1/500 SF GFA indoor space 3/hole
Hospital	1/500 SF GFA
Park	1/ 2,500 SF GFA outdoor activity
Park and ride lot (as principal use)	No requirements
Public utility substation	No requirements
Religious land use or assembly	1/500 SF GFA
School: no more than 5 students	2.5/ 1,000 SF GFA
School: at least 6 students	2.5/1,000 SF GFA

Temporary use classification	Required spaces (minimum)
All temporary use classifications described in 10.204.9	No requirements

Accessory use classification	Required spaces (minimum)
Antenna, radio hobbyist (no more than max hgt in district)	No requirements
Antenna radio hobbyist (greater than max hgt in district)	No requirements
Antenna, non-residential use: no more than 15 feet above roofline	No requirements
Antenna, non-residential use: other	No requirements
Fueling station	1 per 2 pumps
Wireless facility: attached	No requirements
Wireless facility: concealed	No requirements
Wireless facility: freestanding	No requirements
Donation drop-off box	No requirements
Drive-through facility	Refer to stacking/queuing area standards
Home occupation	1 per dwelling
Residential accessory structure	No requirements
Satellite dish	No requirements
Swimming pool	No requirements
Vending machine (outdoor)	No requirements
Freestanding cisterns	No requirements
Wind energy system	No requirements

10.304.9.2 ADA Compliance

All ADA parking spaces and related ADA accessibility features are required to be installed in accordance with the current edition of the ADA Standards for Accessible Design (the "ADA Standards") as published by the Department of Justice. Where discrepancies exist between this UDC and the ADA Standards, the ADA Standards shall apply. All required parking shall meet the ADA Standards.

10.304.9.3 Motorcycle Parking Spaces

One or more motorcycle parking spaces shall be provided for every one hundred (100) standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than fifty (50) spaces.

10.304.9.4 Minimum Required Loading Spaces

The required number of off-street loading spaces is determined by gross floor area. Outdoor storage, sales, or display areas shall be added to the gross floor area if these areas contain materials that are received or distributed by trucks (Display areas for an Auto Dealership are excluded from this calculation). If a development has more than two uses, the off-street loading space requirement is the highest number of spaces required by a single use. Required loading spaces follow the standards prescribed in Table 304-3.

Table 304-3: Minimum Required Loading Space

Building Square Footage	Loading Spaces Required
0 – 10,000	0
10,001 – 50,000	1
50,001 – 100,000	2
100,001 – 200,000	3
Each additional 100,000	1 additional

10.304.9.5 Bicycle Parking

(a) One or more bicycle parking spaces shall be provided for every twenty (20) vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design shall follow standards recommended by the Association of Professional and Bicycle Professionals.

(b) A reduction in the minimum required automobile parking may be allowed equal to one automobile parking space for each two bicycle parking spaces provided. Additional bicycle parking spaces provided above the required number may not reduce the required number of automobile parking spaces by more than thirty-five (35%) percent.

10.304.9.6 Adjustments and Reduction to Parking Requirements

(a) Generally

(1) In specific instances established below, the Director of Development Services may approve a reduction in the required parking spaces. Applications for a reduction shall include the following information:

(A) A parking study that substantiates the need for a reduced number of spaces; and

(B) A plan showing how the parking spaces are provided on the site.

(2) Multiple parking adjustments and reductions may be used.

(3) The maximum required parking reduction shall not total more than thirty-five (35%) unless specifically authorized in this Section.

(b) Adjustments and Reductions by the Director of Development Services

(1) Shared Parking

(A) Where different non-residential uses create staggered parking demand periods, shared parking calculations among adjacent parcels may be used to justify reducing the amount of required parking.

(B) With the approval of a site plan, off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following provisions:

(i) A legally sufficient written agreement assuring the perpetual joint usage of the common parking for the combination of uses or buildings is properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney, and filed with and made part of the application for a Site Plan for new construction or Certificate of Occupancy for existing buildings.

(ii) Up to 60% of the parking spaces required for places of entertainment or for a religious facility may be provided and shared by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Planning and Zoning Commission.

(iii) Additional parking shall be obtained by the owners if the City determines that such shared use results in a public nuisance by providing an inadequate number of parking spaces or otherwise adversely affecting the public health, safety, or welfare.

(2) Captive Market

Parking requirements for retail and restaurant uses may be reduced up to twenty-five (25%) where it can be determined that some portion of the patronage of these businesses comes from other uses (i.e., employees of area offices patronizing restaurants) located within the same building or a maximum walking distance of five hundred (500) feet.

(3) On-Street Parking

Designated on-street parking spaces located no more than two hundred (200) feet from the main entrance of a building with a commercial use may be counted towards the required parking spaces for a use in the Neighborhood Village (Historic) District and Commerce Corridor District. On-street parking counted toward the required parking for any use or business shall not encroach into residential areas.

(4) Mixed Use District Parking

Any new development in the Mixed-Use (MU-1 and MU-2) Districts may apply a fifteen percent (15%) reduction to the required parking ratio established in the Use Table for that particular use.

(5) Neighborhood Village District (Historic) Parking

Any new development in the Neighborhood Village District (Historic) may apply a twenty-five (25%) reduction to the required parking ratio established in the Use Table for that applicable use.

Required parking for a restaurant with drive-through service and no dine-in seating and carryout orders may be reduced as long as three parking spaces or more are provided.

(c) Adjustments and Reductions by City Council

(1) The City Council may reduce the parking requirements by thirty-five percent (35%).

(2) The City Council may reduce parking if the applicant can clearly demonstrate that the required parking provisions create unnecessary hardship due to the particular nature or conditions of the proposed use.

10.304.9.7 Building or Use Enlargement

When a building or use is enlarged twenty-five percent (25%) or more, additional parking and loading spaces shall be provided based on the enlargement in compliance with the minimum required spaces.

10.304.9.8 Space Computation and Fractions

Fractional results will be rounded up when computing the number of required parking and loading spaces.

10.304.10. Development Standards

10.304.10.1 Surface standards and paving materials

(a) Permanent Surfacing

(1) Parking and loading areas shall have a permanent surface of concrete, brick, paver blocks, stamped concrete, or a solid surface of similar or better durability and performance characteristics.

(2) Porous pavement and concrete may be used for individual parking spaces and lightly used drive aisles. Porous pavement and concrete is discouraged for busy drive aisles, service drives and truck/freight loading areas. Porous pavement cannot be used for handicapped parking spaces.

(b) Permanent Surfacing Exception: Single and Two Household Dwellings

(1) Porous pavement may be used as a parking surface for single and two household dwellings.

(2) Driveways may have a “Hollywood driveway” design, where the driving surface is broken up into paved tracks at least two and a half (2.5) feet wide for the wheels, separated by a three (3) foot planted strip (see Figure 304.10-1)

(3) Parking on an unpaved surface is prohibited.

Figure 304.10-1: Hollywood Driveway



(c) Permanent Surfacing Exception: Temporary Uses

Permanent parking surfaces are not required for temporary uses. A parking plan shall be approved for temporary uses, subject to Development Services staff review.

10.304.10.2 Grading and Drainage

Parking and loading areas shall be graded and drained to dispose of all surface water, in conformance to the approved drainage plan for the site.

10.304.10.3 Markings

(a) Parking spaces, motorcycle parking spaces, aisles, entryways, loading spaces and queue spaces surfaced in permanent materials shall be marked to show their location.

(b) Handicapped parking spaces shall be marked with the international symbol of accessibility on the space and on a sign at the head of the parking space.

(c) Parking space markings for one, two and three household dwellings are not required.

10.304.10.4 Shopping Cart Return Areas

Shopping cart return areas shall be defined by landscaping and curbs.

10.305. Architectural Design

10.305.1. Intent

Architecture is a major contributing factor to Hutto's unique sense of place. Architectural design regulations are intended to promote quality architecture and preserve the City's sense of place.

10.305.2. Applicability

This section applies in the following areas:

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

10.305.3. Detached Single Family, Attached Single-Family, Zero Lot Line, Duplex and Multiplex Residence Design

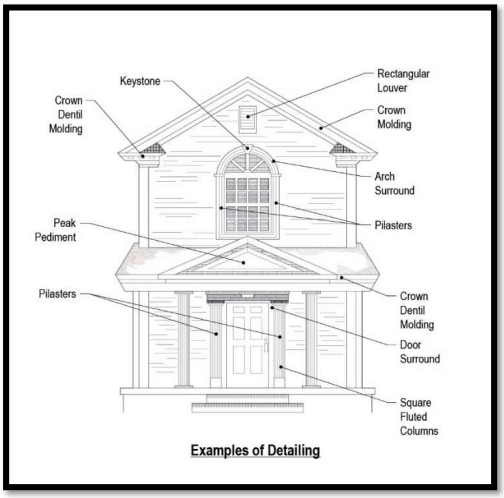
10.305.3.1 Intent

The intent of this section is to enhance Hutto's unique character by requiring interesting, high-quality residential architectural design.

10.305.3.2 Facades

Façades shall be articulated using color or arrangement to emphasize the façade elements. Exterior wall planes may vary in height, depth, or direction. Design elements and detailing shall be continued completely around the structure, including the presence of windows and window treatments (for walls that face the public right-of-way) and trim detailing. Doors and windows shall be detailed to add visual interest to the façade. See Figure 305.3-1 for further guidance.

Figure 305.3-1: Façade Design and Detailing for Single-Family, Duplex and Multiplex Residential Uses

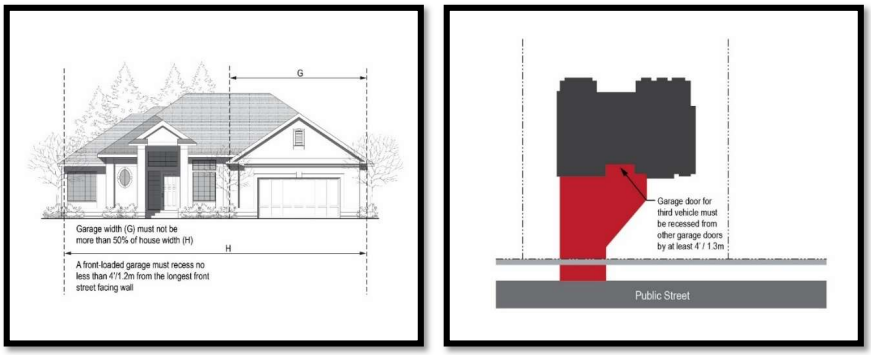


10.305.3.3 Garages

(a) Front Loading Garages

New housing development shall avoid front elevations resulting in a streetscape dominated by the sight of garage doors. A front-loading garage shall recess no less than four (4) feet from the longest front street facing wall (refer to Figure 305.3-2).

Figure 305.3-2: Design Guidelines for Front Loading Garages



10.305.3.4 Repetitive Design

Development of ten or more detached single-family, attached single-family, zero lot line, duplex or multiplex dwellings shall have five or more different elevations, or a number of elevations equal to at least ten percent (10%) of the number of lots in the development phase, whichever is more. Different trim levels on houses with a nearly identical floor plan are not considered different elevations. Houses of the same elevation, including those with identical, similar or mirrored floor plans, cannot be placed on adjacent lots or directly across the street from each other. Up to six townhomes may be attached in a single row.

10.305.3.5 Mechanical Equipment Screening

(a) Rooftop equipment is prohibited.

(b) Ground mounted mechanical equipment (air condition units, etc.) shall be hidden or screened with architecturally integral wing walls or living screening material that will grow to the same height as the equipment being screened or placed where they are not visible from the public right-of-way.

(c) Solar panels are exempt from mechanical equipment screening standards.

10.305.4. Multifamily Residence Design

10.305.4.1 Intent

These standards are intended to provide a distinctive, quality, consistent, architectural character and style in new multiple household residential development that avoids monotonous and featureless building massing and design, and ensure building design and architectural compatibility in a multi-unit development.

10.305.4.2 Architectural Style

(a) Distinct groups of buildings shall share a common, identifiable, complementary design or style in a multifamily residential development. This includes non-residential structures in the development such as amenity centers, laundry and maintenance buildings, garages, carports, and dumpster enclosures.

(b) A multifamily residential structure shall have a single definitive, consistent style. Mixing of various architectural styles on the same building is inappropriate.

10.305.4.3 Form and Mass

(a) A single, large, dominant building mass should be avoided.

(b) Multifamily residential building designs should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base.

(c) Changes in mass should be related to entrances, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect.

10.305.4.4 Exterior Walls

(a) Pattern

(1) Facades shall be articulated with bays, insets, balconies, porches, or stoops related to entrances and windows.

(b) Long Walls and Facades

(1) The maximum length of a multifamily residential building is two hundred (200) feet.

(2) Wall and roof planes shall include offsets or setbacks of at least four (4) feet in the horizontal plane at intervals no greater than fifty (50) feet.

(c) Building Entries

(1) Building entries adjacent to a public street, private drive or parking area shall be pedestrian-scaled, expressing human activity or use in relation to building size. Elements such as doors, windows, entranceways corners, setbacks, and offsets can be used to create pedestrian-friendly scale.

(2) Common balconies on perimeter walls providing access to two or more units are prohibited.

(d) Garage Doors

Front-loading garage doors may comprise no more than fifty percent (50%) of the total length of the front façade of a multifamily residential building's front façade. Every two single-bay garage doors or every double garage door shall be offset by at least four (4) feet from the plane of an adjacent garage door.

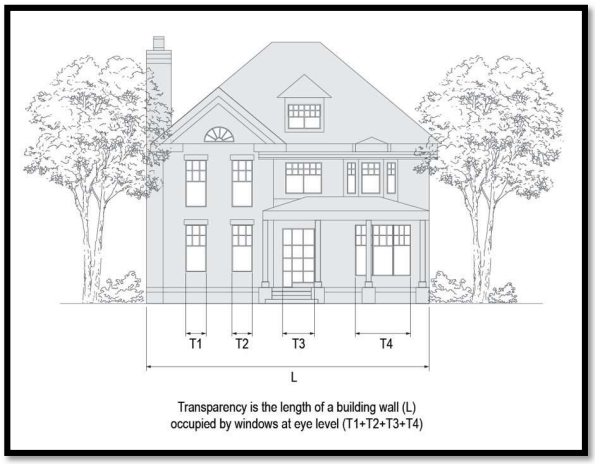
(e) Windows and Transparency

(1) All walls and elevations on all floors of multifamily residential buildings shall have windows, except when necessary to assure privacy for adjacent property owners.

(2) Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas.

(3) See Figure 305.4-1 for additional information on building transparency.

Figure 305.4-1: Building Transparency Illustration



(f) Building Roofs

(1) On buildings with pitched roofs, the minimum roof pitch is 6:12.

(2) On buildings where flat roofs are the predominant roof type, parapet walls shall vary in height and/or shape at least one every fifty (50) feet along a wall.

(3) On buildings where sloping roofs are the predominant roof type, each building shall have a variety of roof forms.

(4) Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.

(g) Mechanical Equipment Screening

(1) Rooftop mechanical equipment shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screen, such as wooden or plastic fences, are prohibited.

(2) Ground mounted mechanical equipment shall be hidden or screened with architecturally integral wing walls and/or landscaping.

(3) Solar panels are exempt from mechanical equipment screening standards.

10.305.5. Manufactured Housing Design

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10.305.5.1 Intent

Manufactured home design that is aesthetically and spatially similar to site built houses will ensure their compatibility with the existing built environment, and meet the city's goals of providing affordable housing.

10.305.5.2 Design Standards

Manufactured housing shall meet the following minimum standards.

(a) Minimum living area is six hundred (600) square feet. No outside horizontal dimension shall be less than fourteen (14) feet, except extensions comprising no more than fifty percent (50%) of the total enclosed floor area.

(b) Houses shall be tied down securely in conformance to applicable regulations before occupancy.

(c) Houses shall be of adequate quality and safe design, as certified by a label stating the unit is constructed in conformance to the federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture or other applicable standards required by state and federal law. Manufactured houses without certification but meeting all other standards may be accepted as safe and quality construction provided:

(1) Electrical material, devices, appliances and equipment are in safe condition.

(2) Mechanical systems, including space and water heating, are in safe condition.

(3) Plumbing, gas piping, and wastewater systems are in safe condition.

(d) Houses shall be in sound structural condition. Structures that show evidence of fire damage are not permitted.

(e) Manufactured houses shall be installed by a party licensed by the State of Texas in conformance to state law, or the frame shall be supported by and tied to a foundation system capable of safely supporting loads imposed as determined by the character of the soil. The minimum acceptable foundation design shall be a series of eight (8) inch grout-filled concrete block piers spaced no more than eight (8) feet on center and bearing on one (1) foot by one (1) foot solid concrete footings. A tie-down and anchoring system separate and apart from the foundation shall be provided as recommended by the manufacturer, if different from the foundation ties.

(f) Axle and hitch assemblies shall be removed on placement on the foundation.

(g) Electrical power supply shall be from a meter installation on the building, or from a permanently installed meter.

(h) Garage and carport additions shall cover a paved parking area, be connected to the street with a paved driveway, and meet setback standards.

(i) Patio and porch covers are permitted if they cover an improved patio or porch deck and meet setback standards.

(j) Living area additions shall meet the minimum building setback standards.

(k) The house shall be sited on level ground. All walls and floors shall be level.

10.305.6. Residential Common Amenity Area

10.305.6.1 Applicability

The provisions of this Section apply to:

(a) Attached multifamily development;

(b) Manufactured housing parks; and

(c) Any development type where three or more dwelling units are located on a single lot or parcel, with each dwelling unit located in a structure with three or more dwelling units.

10.305.6.2 Common Amenity Area Requirements

(a) The developer shall provide a common amenity area. This amenity area is in addition to any required parkland dedication or open space requirement.

(b) The amenity area shall be privately constructed, maintained and operated by the developer, residents of the subdivision through an incorporated homeowners association or property owners association, or the owner of the manufactured home lease community, and the person or entity responsible for ownership and maintenance. Operational responsibilities shall be noted on the plat and/or on a separate instrument recorded in the Official Records of Williamson County.

(c) Common amenity area(s) accessible to all residents shall be provided at the following rate:

Table 305-1: Minimum Common Area Amenities

Number of Dwelling Units	Minimum Number of Amenities
0 - 12	0
13 - 49	1
50 - 99	2
100 - 149	3
150 - 199	4
200 or more	5

(d) The required amenity area(s) shall be selected from those listed below. Director of Development Services approval shall be required for any amenity types not listed. When more than one amenity is required, they shall differ from one another.

(1) Playground equipment—The manufacturer shall certify that it meets all commercial recreational safety standards.

(2) Picnic areas—Minimum of two (2) tables and two (2) cooking grills per one hundred (100) dwelling units.

(3) Trails (walkways or bike trails)—At least the distance of the property's perimeter.

(4) Landscaped sitting areas—Minimum of one bench per building in an organized grouping or dispersed throughout development.

(5) Fenced dog park—Minimum size of two thousand five hundred (2,500) square feet with a twenty-five (25) foot minimum depth.

(6) Private fitness facility.

(7) Business center.

(8) Sport courts.

(9) Clubhouse—To include kitchen and social room for resident use.

(10) Swimming pool.

(11) Laundry facility.

(12) Electric vehicle charging stations.

(13) Community garden - Minimum two hundred (200) square feet.

(14) After-school center for children.

(e) The common amenity area shall be designed to adequately serve the number of dwellings within the development, according to accepted City standards set by the Parks and Recreation Department. All equipment and other improvements shall be of commercial quality and approved by the Director of Parks and Recreation.

(f) Amenities shall be located so that no primary egress door of a unit is more than five (5) times further from an amenity than the primary egress door of the unit closest to the same amenity. In no case shall the primary egress door of any unit be further than one thousand (1,000) feet from an amenity. Multistory or multifamily buildings with internal corridors may use the primary egress door of the entire building when measuring distance under this requirement.

(g) At least fifty percent (50%) of the common amenity area shall be located outside the one percent (1%) floodplain.

(h) Where possible, amenities should provide connections to nearby public amenities including, but not limited to, plazas, public parks, community centers, public libraries, trails, or similar community amenities as determined by the Director of Parks and Recreation.

(1) An offsite amenity may count toward one of the required amenity areas if:

(A) The development is a horizontal or vertical mixed-use development;

(B) At least three (3) public amenities are required;

(C) A public amenity is located within a quarter mile of the lot; and

(D) Enhanced pedestrian facilities of ten (10) feet or more are provided to connect pedestrians to the amenity.

10.305.7. Commercial, Office, Public, Institutional, and Mixed Use Building Design

10.305.7.1 Intent

Building design shall contribute to Hutto's sense of place by using predominant elements, features, color range and activity areas tailored specifically to the site and its context. Standard formula or prototype building designs shall be modified if necessary to conform to Unified Development Code design standards. In shopping and commercial centers or multiple building developments, individual buildings shall include predominant characteristics shared by all buildings in the development so the development forms a cohesive place.

10.305.7.2 Architectural Style

(a) Distinct groups of buildings on a site shall share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

(b) A building shall have a single definitive, consistent style. Mixing of various architectural styles on the same building is discouraged.

10.305.7.3 Form and Mass

A single, large, dominant building mass shall be avoided in new buildings and projects involving changes to the mass of existing buildings. Changes in mass should be related to entrances, tenant spaces, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect. False fronts incorporating only changes in color and/or parapet treatment are prohibited.

10.305.7.4 Exterior Walls

(a) Base and Top

(1) Facades and walls shall have a recognizable base with (but not limited to):

(A) thicker walls, ledges or sills;

(B) planters.

(2) And a recognizable top with (but not limited to):

(A) cornice treatments, other than colored stripes or bands alone~~;~~

(B) sloping roof with overhangs and brackets;

(C) stepped parapets.

Figure 305.7-1: Commercial Building Sloped Roof Design



Figure 305.7-2: Commercial Building Flat Roof Design



(b) Four Sided Design

All walls shall include materials and design characteristics consistent with those on the front (see Figure 305.7-3).

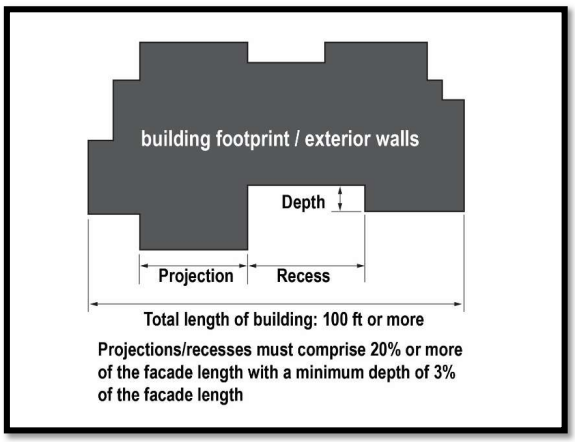
Figure 305.7-3: Four Sided Design



(c) Long Walls and Façades; Projections and Recesses

Walls at least one hundred (100) feet long shall include wall plane projections or recesses having at least three percent (3%) depth of the façade length and extending at least twenty percent (20%) of the façade length (see Figure 305.7-4).

Figure 305.7-4: Commercial Building Exterior Walls: Long Walls & Facades



(d) Exterior Walls

Exterior walls cannot have a blank, uninterrupted length greater than thirty (30) feet without including two or more of these features:

(1) Change in plane;

(2) Windows;

(3) Other equivalent element(s) that subdivide the wall into human scale proportions;

(4) Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use.

(e) Primary Building Entrances

Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather (See Figure 305.7-5).

Figure 305.7-5: Primary Building Entrance



(f) Retail Building Entrances

Anchor stores, at least twenty-five percent (25%) of the stores in a shopping center; and freestanding, single-use buildings, shall have a clearly defined, highly visible customer entrance with four or more of the following elements:

(1) Arcades;

(2) Arches;

(3) Canopies or porticos;

(4) Details such as tile work and moldings integrated into the building structure and design;

(5) Display windows;

(6) Integral planters or wing walls that include landscaped areas and/or places for sitting;

(7) Outdoor patios;

(8) Overhangs;

(9) Peaked roof forms;

(10) Raised corniced parapets over the door;

(11) Recesses and/or projections.

At least 25% of the stores in a shopping center shall also have two or more of the elements listed above. See Figure 305.7-6 for further clarification.

Figure 305.7-6: Retail Building Front Entrance Design Elements



(g) Awnings

Awnings may only be used in detached increments above individual windows, doors, and entries (see Figure 305.7-7).

Figure 305.7-7: Commercial Building Awning Design Standards



(h) Transparency in Commercial Buildings

(1) At ground level, buildings shall have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas, and parking areas (excluding the building rear) shall be transparent between two (2) feet and seven (7) feet above the grade or walkway along at least seventy-five percent (75%) of its length (see Figure 305.7-8)

(2) Side walls shall be transparent between two (2) feet and seven (7) feet above the grade or walkway along at least twenty-five (25%) of its length.

(3) Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for fifty (50%) of required transparent areas, except when fronting plaza areas.

Figure 305.7-8: Commercial Building Transparency Standards



(i) Garage Doors

(1) Garage bay doors shall be segmented, with windows covering at least fifty (50%) of the garage surface. Roll-up garage doors are prohibited. Garage doors shall be recessed at least two (2) feet behind the building façade.

(2) Vehicle service areas and bays shall be screened or sited so visibility from the public right-of-way to the maximum extent practicable. Bay doors cannot face the street or be visible from residential zoning districts.

(3) Garage bay doors shall be integrated into the overall design of the site with color, texture, and windows (see Figure 305.7-9).

Figure 305.7-9: Commercial Garage Door Design Standards



10.305.7.5 Building Roofs

(a) Roof Form Design

Roof forms shall correspond to and denote building elements and functions such as entrances, arcades, and porches. Roof forms should relate to adjacent buildings or developments.

(b) Required Features

Sloping roofs shall have one of the following features:

(1) Overhanging eaves, extending at least one and a half (1.5) feet past the supporting walls.

(2) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope of at least one (1) feet of vertical rise for every three (3) feet of horizontal run and no more than one (1) feet of vertical rise for every one (1) feet of horizontal run.

(c) Roof Lines

The continuous plane of a roof line may be no more than one hundred (100) feet (see Figure 305.7-10).

Figure 305.7-10: Commercial Building Roofline Standards



(d) Drive-Through Areas

Drive-through areas shall be architecturally integrated into the host structure (see Figure 305.7-11).

Figure 305.7-11: Commercial Building Drive-Through Standards



10.305.7.6 Canopies

(a) Architectural Integration

Canopies shall include design elements found on the main building, including color and roof pitch.

(b) Canopy Support Poles

Canopy support poles shall include decorative corbels consistent with the overall architectural theme of the site, or pole covers at least eighteen (18) inches wide with a similar surface material and architectural treatments as the dominant material on the main structure.

(c) Canopy Fascias

Canopy fascias shall be the same color as the dominant color of the main building. Striping and banding on canopies is prohibited. See Figure 305.7-12 for additional information.

Figure 305.7-12: Canopy Design Standards



10.305.7.7 Building Color

(a) Building Colors

(1) Building colors should be low reflecting, muted and neutral or earth-toned. Roof colors shall be muted and compatible with the dominant building color.

(2) High-intensity colors, metallic colors, black or grey, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.

(3) High-intensity colors, and black or grey, may be used on building trim and accents.

(b) Color Changes

Color changes shall occur only at a change of plane or reveal line. Color changes at outside corners, piecemeal embellishment, and frequent material changes are prohibited.

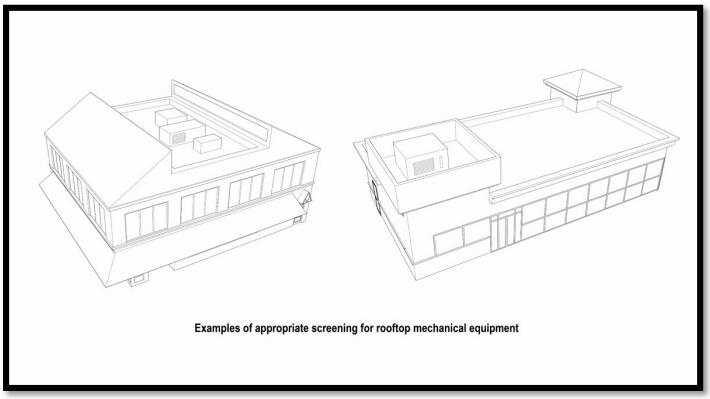
10.305.7.8 Mechanical Equipment Screening

(a) Rooftop mechanical equipment shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wood or plastic fences, are prohibited (see Figure 305.7-13).

(b) Ground-mounted mechanical equipment shall be hidden or screened with architecturally integral wing walls and/or landscaping.

(c) Solar panels are exempt from mechanical equipment screening standards.

Figure 305.7-13: Mechanical Equipment Rooftop Screening Illustration



10.305.7.9 Utility Equipment Screening

(a) Electrical meters, switch boxes, panels, conduit, and related utility equipment shall be placed in the most inconspicuous location possible.

(b) Utility equipment shall be painted or coated to match the color of the mounting surface (see Figure 305.7-14).

(c) Utility equipment located in an area that is frequently seen by the general public shall be screened with a wing wall architecturally integrated into the host structure (see Figure 305.7-14).

Figure 305.7-14: Utility Equipment Screening Standards



10.305.7.10 Co-Branded Uses

Co-branded uses such as restaurants and convenience stores shall be well integrated into the host structure. Disharmonious architectural elements, such as a different façade or roof pitch from the rest of

the host structure, are prohibited to emphasize the presence or corporate identity of a co-branded use. See Figure 305.7-15 for additional information.

Figure 305.7-15: Co-Branded Uses Architectural Elements



10.305.8. Industrial Building Design

10.305.8.1 Intent

The public infrequently visits industrial sites. However, industrial areas are often quite visible to the city's residents and visitors. Quality architectural design creates a professional environment that reflects positively on Hutto and its businesses. This section shall not apply to industrial structures over two hundred thousand (200,000) square feet in area.

10.305.8.2 Character and Image

(a) In industrial parks, each building shall include predominant characteristics shared by all buildings in the development, so the development forms a cohesive place.

(b) Distinct groups of buildings on a site shall share a common, identifiable, complementary design or style. This includes accessory structures such as freestanding canopies, accessory and maintenance buildings, and dumpster enclosures.

10.305.8.3 Form and Mass

A single, large, dominant building mass should be avoided in new buildings and, to the extent possible, in projects involving changes to the mass of existing buildings. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

10.305.8.4 Exterior Walls and Facades

(a) Pattern

Façades and walls shall feature a repeating pattern of architectural or structural bays, expressed through changes in plane—such as offsets, reveals, pilasters, projecting ribs, fenestration patterns, or piers—along with at least one of the

following elements. All elements shall repeat at intervals of no more than thirty (30) feet.

(1) Color change;

(2) Texture change;

(3) Material module change.

(b) Four Sided Design

All façades and walls shall include design characteristics consistent with those on the front façade.

(c) Garage Doors

Bay doors shall be screened using wing walls, strategically placed berms on the site, or other effective screening and site planning techniques to minimize visibility from the public right-of-way. Bay doors shall be integrated into the overall design theme of the site with color and windows. Segmented garage bay doors with windows are preferred to roll-up garage doors.

(d) Primary Building Entrances

Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

10.305.8.5 Green Roofs

(a) Green roofs and solar panels are strongly encouraged. Green roofs should cover at least fifty (50%) of the roof area, where feasible, and shall include appropriate vegetation, waterproofing, and drainage systems.

10.305.8.6 Building Color

(a) Building colors shall be low reflecting, muted and neutral or earth toned. Roof colors shall be muted and compatible with the dominant building color.

(b) High intensity colors, metallic colors, black or grey, fluorescent colors, single color schemes and groups of stripes are prohibited as the predominant building color or color scheme.

(c) Brighter high-intensity colors, and black or grey, may be used on building trim and accents.

(d) Color changes shall occur only at a change of plane or reveal line. Piecemeal embellishment and frequent color changes are prohibited.

10.305.8.7 Mechanical Equipment Screening

(a) Rooftop mechanical equipment shall be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.

(b) Ground mounted mechanical equipment shall be hidden or screened with architecturally integral wing walls and/or landscaping.

(c) Solar panels are exempt from mechanical equipment screening standards.

10.305.8.8 Utility Equipment Screening

(a) Electrical meters, switch boxes, panels, conduit, and related utility equipment shall be placed in the most inconspicuous location possible.

(b) Utility equipment shall be painted or coated to match the color of the mounting surface.

(c) Utility equipment located in an area that are frequently seen by the general public shall be screened with a wing wall architecturally integrated into the host structure.

10.305.9. Non-Residential Amenities and Enhanced High-Quality Design

10.305.9.1 Applicability

(a) In order to encourage quality development beyond minimum standards, incentives are available for all new buildings and expansions to existing buildings in this chapter except as expressly stated herein.

(b) Calculation and Cumulative Impact

(1) The incentive bonus options provided in this section shall be calculated based on the by-right measures allowable in the applicable district per Section 10.203.

(2) Incentive bonuses may be applied cumulatively to a development.

10.305.9.2 Non-Residential Amenities and Enhanced High-Quality Design Elements

(a) Outdoor patios at least two hundred fifty (250) square feet and exclusive of sidewalks.

(b) Provide patios for outdoor dining equivalent to five percent (5%) of the site or thirty percent (30%) of the planned restaurant dining area.

(c) Provide a Parking Reclamation Plan to convert future unneeded parking into value-added spaces such as buildings or parks. At a minimum, the plan shall address circulation, pedestrian connections, utilities, and drainage.

(d) Extra-wide sidewalks (15 feet or more) along the front facade of each building.

(e) Provide public art equivalent to one percent (1%) or more of the overall project cost.

(f) Provide at least one signature element, such as a monument or archway, that is not used for advertising any tenants but may display the name of the development or the City.

(g) Arrange Useable Open Space so that no boundary of the open space faces an off-street parking area.

(h) Use of one or more decorative bridges, which may include bridge culverts, that are integrated with a water feature, such as a detention/retention pond. The bridge should conform to and be a coordinated element of an established design motif used throughout the development's common areas by employing natural stone or brick veneer, wrought iron railings, downward-directed lighting, and decorative insets. The development should be laid out so that decorative bridges can be seen from multiple angles and are designed for convenient pedestrian access.

10.306. Landscaping

10.306.1. Intent

Landscaping standards are established to:

(a) Reinforce Hutto's unique community identity;

(b) Enhance human health and wellbeing;

(c) Enhance the quality and appearance of the city;

(d) Provide vegetation for screening and buffering;

(e) Support people-centered placemaking; and

(f) Improve the environment by:

(1) Protecting and conserving natural resources including water, soil, existing trees and vegetation;

(2) Preserving and enhancing the urban forest and tree canopy coverage for shade, climate control, air and water quality, stormwater runoff and erosion control, and wildlife habitat.

(3) Use of regionally appropriate native plants results in a more natural appearance, resilience, functionality of plant communities, and decreased operational maintenance costs. Beyond minimum municipal landscape compliance, landscape areas shall be placed where best-suited for the site conditions considering orientation, light availability, structures, and impact to residents and visitors.

10.306.2. Applicability

This section applies in the following areas:

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

10.306.3. General standards

All plant species shall be selected from the Plant List maintained by the Director of Development Services; native cultivars and dwarf varieties are permissible. Deviations from this list shall be approved by the Director of Development Services and requested in writing with justification for each proposed deviation.

(a) Each property shall provide at least two (2) different species of trees. Up to seventy-five (75%) of all trees per lot or site may be of the same species.

(b) Planting areas for each canopy tree provided shall provide at least one thousand (1,000) cubic feet of soil volume and be covered with mulch or other groundcover.

(c) All trees shall be planted on the parcel being developed.

(d) For newly planted trees, no compaction, placement of impervious cover or paving shall take place within six (6) feet from the trunk of a tree or within the Half CRZ, whichever is greater.

10.306.3.2 Preservation of Existing Vegetation

Existing trees, shrubs, and groundcover may be used to meet landscape requirements.

(a) Preserved Protected Trees may be credited towards the landscape requirements of this Section.

(b) Existing trees of a Protected Tree species but under six (6) inch DBH that remain on a site may be credited toward the landscape requirements of this Section, subject to approval by the Director based on the assessed health, structure, growth habit, presence of disease or decline, and the available growing space of the tree.

(c) Existing plants of nuisance species may not be credited toward the landscape requirements of this Section.

(d) Trees used to meet required landscape credits shall not also be used towards Protected Tree mitigation credits.

10.306.3.3 Minor Modifications

The Director of Development Services may approve minor deviation of any numeric development standard of this subchapter up to a maximum of ten percent (10%) to protect natural features, address unusual site conditions, or conditions that arise through the development review process due to occasionally conflicting myriad development requirements. Minor modifications are intended to provide reasonable flexibility and avoid the need for a formal variance request.

(a) Approval Criteria for Requested Modifications

(1) Shall be in general conformity with the stated purposes of this Section;

(2) Meets all other applicable zoning, building, drainage, water quality, and safety code requirements;

(3) Shall have no significant adverse impact on the health, safety, or general welfare of surrounding property owners on the general public, or such impacts will be substantially mitigated; and

(4) Shall be necessary to compensate for some practical difficulty or unusual aspect of the site not shared by landowners in general.

10.306.3.4 Visibility

In cases where visibility standards conflict with required planting placement, visibility and safety standards shall take precedence, subject to approval by the Director of Development Services.

10.306.3.5 Utility Clearances

All clearance values may be modified by the City Engineer. Root barriers are required when trees are within right-of-way.

(a) Underground Utilities

(1) All trees shall be placed at least five (5) feet from wet utilities.

(2) All trees shall be placed at least four (4) feet from electric and gas lines.

(b) Overhead Utilities

The following minimum clearances shall be maintained from overhead electric utilities:

(1) Canopy Trees: 30 feet

(2) Ornamental Trees: 20 feet

(3) Shrubs: 10 feet

(c) Electric Appurtenances and Streetlights

The following minimum clearances shall be maintained from electric appurtenances and streetlights:

(1) Canopy Trees: 10 feet

(2) Ornamental Trees: 8 feet

(3) Shrubs: 6 feet

10.306.4. Required Landscaping: Single, Two, Three and Four Household Dwellings

10.306.4.1 Tree Planting Requirements

Lots with single, two, three and four household dwellings shall have at least the following number of trees:

(a) One (1) canopy tree for every five thousand (5,000) square feet of lot area rounded to the nearest whole tree.

10.306.4.2 Shrub Planting Requirements

(a) Lots shall contain at least one shrub for every one thousand (1,000) square feet of lot area. Lots of fity thousand (50,000) square feet or more in area are required to provide at least one hundred (100) shrubs.

(b) One (1) ornamental tree may be substituted for five (5) required shrubs.

(c) All required shrubs shall be placed between the street and the front of the dwelling.

10.306.4.3 Groundcover

Any portion of the residential lot not used for buildings, parking, driveways, walkways, or utilities shall be retained in or restored to its natural state or landscaped in accordance with the following:

(a) Living groundcover and plants. Appropriate soil amendments, weed barrier and mulching shall be applied to all planting areas.

(b) Organic materials (such as mulch or wood chips), inorganic materials such as decorative gravel or rocks (using aggregates meeting requirements to maintain permeability performance), or synthetic/artificial turf constituting no more than 50 percent (50%) of the total lot area not used for impervious cover.

(c) A maximum of 30 percent (30%) of the lot area between the street and the front of the dwelling may be covered with mulch, gravel or rock. No synthetic/artificial turf is allowed within the lot area between the street and the front of the dwelling.

10.306.4.4 Planting Size

Canopy trees shall be at least eight (8) feet in height and ornamental trees shall be at least six (6) feet in height at the time of planting. Shrubs shall have at least one (1) gallon containers, be at least one (1) foot in height at the time of planting and reach a mature height of at least two (2) feet.

10.306.5. Required Landscaping: Non-Residential and Multifamily Residential Development

10.306.5.1 Applicability

Non-residential and multifamily developments shall be landscaped as follows. Additional plantings may be required in accordance with bufferyard standards, and screening requirements.

10.306.5.2 Minimum Requirements

Non-residential and multifamily developments shall achieve five (5) points for every five hundred (500) square feet of landscape area required.

10.306.5.3 Minimum Landscape Area Required

A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

(a) Commercial and retail uses: 15%

(b) Multifamily residential: 20%

(c) Institutional and civic uses: 15%

(d) Industrial uses: 10%

10.306.5.4 Menu of Landscape Elements

The following landscaping elements are eligible for earning credits toward meeting landscape requirements in Section 10.306.5. Refer to Table 306-1 for specific point values assigned to each element.

(a) Planting areas that utilize low-maintenance, drought-resistant native or adapted plant species:

(1) Canopy trees.

(2) Ornamental trees.

(3) Shrubs, forbs, or ornamental grasses (not groundcovers or native grasses less than six (6) inches in height). Cacti shall be used sparingly as their root systems do less to filter water or build soil.

(4) Groundcovers or native grasses less than six (6) inches in height.

(5) Plants that create habitat for birds and pollinators.

(b) Protecting existing trees on the site that are less than six (6) inches DBH.

(c) Utilizing structural soils to provide additional soil volume for trees in urbanized landscapes, beyond the minimum requirement.

(d) Restoration of disturbed areas (disturbed previously or during construction) to a naturally performing state after construction.

(e) Minimizing impervious cover:

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that we have drought and the high cost of wa
raised recently, seems to necessitate the red
requirement. However, if by some miracle w
drought era, then let there be young trees!
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What are these credits
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(1) Limiting the impervious cover on a site to below allowable maximums;

(2) Removing existing on-site impervious cover and restore to natural conditions; or

(3) Use of permeable pavement in place of typical impervious cover, such as in driveways, parking lots, walkways and patios.

(f) Installation of green stormwater infrastructure, such as bioretention planters, biofiltration planters or vegetated swales, capable of capturing and filtering at least the first inch of rainfall (as this is the most contaminated).

(g) Installation of a green roof.

(h) Reduction of potable water use for irrigation via alternative water sources (such as graywater systems).

(i) Other Innovative Approaches. Applicant may propose other innovative, regionally appropriate LID/GI elements. Will require applicant and review staff to agree on appropriate credit for the specific approach being proposed.

(j) Landscaped parking lot islands with canopy trees to provide shade and reduce heat islands.

(k) Bioretention planters integrated into parking lot designs for stormwater management.

10.306.5.5 Credit Table

The following table provides the point values assigned to each eligible landscaping element. These credits are used to calculate compliance with the landscaping requirements outlined in Section 10.306.5.2.

Table 306-1: Landscaping Credits

Landscape Element	**1 point per…**
New tree – canopy (20+ ft height at maturity)	1 tree planted
New tree – ornamental (<20 ft height at maturity)	2 trees planted
New native/adapted shrubs, forbs or ornamental grasses.	10 shrubs planted
New native/adapted groundcovers or turf	150 SF of area at 60% plant cover
New habitat plants	100 SF of area at 30% plant cover
Protection of existing tree	0.5 trees
Use of structural soils	300 cubic feet of additional soil volume provided
Restoration of areas disturbed by construction	100 SF of area restored
Reduction in impervious cover allowed	500 SF of impervious cover reduced
Removal of existing impervious cover	300 SF of impervious cover removed

Use of pervious paving	200 SF of pervious paving used in place of typical impervious cover
Installation of GSI	75 SF of GSI
Green roof, intensive (12"+ media depth)	300 SF of area at 50% plant cover
Green roof, extensive (<12" media depth)	500 SF of area at 50% plant cover
Alternative water sources for irrigation	500 SF of area utilizing alternative water source for irrigation (can apply to planting areas required by other sections of code).
Landscape islands with canopy trees	1 island with at least 1 canopy tree planted and a minimum area of 150 SF
Bioretention planters integrated into parking lot	75 SF of bioretention planter area

10.306.5.6 Calculating Points

Points will be earned for each landscaping element listed in Table 306-1 based on the corresponding credit values.

10.306.5.7 Exceeding Minimum Points

Projects exceeding the minimum required points may reduce the required landscape area in Section 10.306.5.2 by five hundred (500) square feet for every five points earned above the minimum, up to a maximum reduction of two thousand five hundred (2,500) square feet.

10.306.5.8 Alternative Compliance

(a) Projects certified under the Sustainable SITES Initiative (SITES), which promotes sustainable land design and development practices, may earn additional landscape points as follows:

(1) Sustainable SITES certified = 20 points

(2) Sustainable SITES Silver = 30 points

(3) Sustainable SITES Gold/Platinum = 40 points

(b) Applicants shall provide verification of certification from Green Business Certification Inc. (GBCI) as part of the development application process to confirm which alternative compliance option is applicable.

10.306.6. Street Trees

(a) Placement

(1) Street trees are encouraged along new and reconstructed streets to enhance pedestrian comfort and improve the urban canopy.

(2) Where provided, trees should be placed on the outer side of the sidewalk within a designated planting strip or right-of-way to maximize shade while minimizing conflicts with utilities and infrastructure.

(3) Alternative placements may be considered where right-of-way constraints exist, subject to approval by the Director of Development Services.

(b) Species and Canopy Considerations

(1) Trees shall be selected from an approved list of drought-tolerant, non-invasive, and regionally appropriate species.

(2) Large canopy trees are preferred where feasible, except where overhead utility conflicts require smaller ornamental species.

(c) Utility Coordination and Infrastructure Protection

(1) Where street trees are installed, they shall be located at least five (5) feet from underground wet utilities and four (4) feet from electric and gas lines.

(2) To prevent conflicts with streetlights and electric transformers, the following minimum clearances should be maintained:

(A) Canopy trees: 10 feet

(B) Ornamental trees: 8 feet

(3) For locations near overhead power lines, recommended minimum clearances are:

(A) Canopy trees: 30 feet

(B) Ornamental trees: 20 feet

(4) Root barriers are recommended when trees are planted within five (5) feet of sidewalks or curbs to prevent pavement displacement.

(d) Maintenance and Replacement

(1) Where street trees are planted, adjacent property owners or developments are encouraged to maintain them, including pruning and watering as needed.

(2) If a tree dies or becomes hazardous, replacement with an equivalent species is recommended to maintain the streetscape.

10.306.7. Plant Materials, Maintenance and Replacement

10.306.7.1 Plant List

Plants to meet the requirements of this Section shall be listed on the "Plant List" maintained by the Director of Development Services. If specific site conditions limit the survival of plants on the approved list, alternative species may be used with the Director of Development Services approval, provided they offer comparable water efficiency and suitability to the local environment.

10.306.7.2 Low Water Use Plantings

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

(a) To maximize water efficiency, plants with low water needs shall be grouped together and not mixed with those requiring higher water usage. This strategic placement minimizes irrigation needs and promotes plant health.

(b) The use of mulch is encouraged throughout the landscaped area. Mulch helps conserve soil moisture, reduce weed growth, prevent soil compaction, and regulate soil temperatures.

(c) Hardscaping features such as gravel, permeable paving, decorative rock, and low-water-use pathways are encouraged as part of the landscape design. These elements reduce the overall water demand and enhance the landscape's aesthetic appeal. Permeable materials shall be used to the maximum extent practicable to support stormwater infiltration and reduce runoff.

10.306.7.3 Plant Species that Reduce Pesticide and Fertilizer Use

Plant species shall be selected that minimize the need for pesticides and fertilizers.

10.306.7.4 Reduce Outdoor Water Use

(a) Seventy-five percent (75%) of landscape areas shall be designed so as not to require permanent irrigation systems. This does not apply to:

(1) Water used during establishment period

(2) Water used to irrigate food production gardens.

(3) Water used as required by local regulations in fire-prone areas for fire suppression systems

(4) Water used for athletic fields (if vegetated)

(b) Planting shall happen at the optimal season to reduce or eliminate the need for watering for establishment.

(c) If turfgrasses are to be used, they shall be regionally appropriate and minimize post-establishment requirements for irrigation

(d) Improve water-retention capacity of soil by increasing organic matter (e.g., adding compost)

10.306.7.5 Nuisance and Prohibited Plants

(a) Nuisance and prohibited species may not be planted or used to meet the City's landscaping requirements and are not protected by tree preservation regulations.

(b) Nuisance plants are all plants listed in Texas Administrative Code Section 19.300 (Noxious and Invasive Plant List). Other plants may be prohibited at the discretion of the Director of Development Services on a case-by-case basis.

(c) Nuisance and prohibited plants can be found in the Plant List maintained by the Director of Development Services.

10.306.7.6 Edging

Edging shall be used to contain and separate lawn areas and landscape areas.

10.306.7.7 Topsoil

To the maximum extent practicable, topsoil removed during construction activity shall be conserved for later use on areas requiring re-vegetation and landscaping.

10.306.7.8 Plant Quality

Landscape plants shall be free of defects, and of normal health, height, leaf density and size appropriate to the species, and free from defects, as defined by American Association of Nurserymen standards.

10.306.7.9 Installation and Bond

Landscaping shall be installed using sound horticultural practices, in a way that encourages quick establishment and healthy growth. Landscaping in each phase shall either be installed or the installation shall be secured with a letter of credit, escrow or performance bond for one hundred fifty percent (150%) of landscaping value before a certificate of occupancy for any building in a phase is issued.

10.306.7.10 Maintenance

All landscape elements including trees and vegetation, irrigation systems, fences, walls and paving are considered elements of the project in the same way as structures, parking, stormwater infrastructure, and other site elements. The applicant, landowner or successors shall be jointly and severally responsible for regular maintenance of all landscaping elements in good condition in accordance with this section. Landscaping shall be maintained free from disease, pests weeds and litter.

(a) Reduce Pesticide and Fertilizer Impacts

(1) This section applies to non-residential and multifamily residential development.

(2) Projects shall maintain an integrated pest management plan that utilizes natural prevention and control techniques.

(3) When necessary, pesticides and fertilizers shall be selected based on reduced impacts including toxicity, persistence (i.e., how long it remains in the environment), and/or bioavailability (i.e., how readily it is absorbed by biological organisms).

(4) Projects are permitted an initial use of pesticides for the purpose of eradicating or controlling invasive species found on site and controlled initial use of fertilizers is permitted when necessary to establish vegetation.

(5) Projects are permitted an initial use of pesticides for the purpose of eradicating or controlling invasive species found on site and controlled initial use of fertilizers is permitted when necessary to establish vegetation.

10.306.7.11 Replacement

Landscape elements that are removed or dead shall be replaced within thirty (30) days.

10.306.8. Irrigation

10.306.8.1 Automatic Irrigation Required

(a) Purpose

The purpose and intent of this section is to ensure that all applicable landscape plantings are sufficiently watered until established and maintain health, vigor, and coverage.

(b) Applicability

All parcels proposing development or redevelopment after the effective date of this UDC are required to provide irrigation in accordance with this section.

(c) Exceptions:

(1) Single-family and Two-family Residential;

(2) Undisturbed natural areas or existing trees and vegetation;

(3) Low Water Use Plantings areas established for at least two (2) years that do not require supplemental water;

(4) Trees established for at least two (2) years.

(d) Irrigation Requirement:

When irrigation is necessary, systems shall be designed and installed to:

(1) Deliver water efficiently, such as the use of drip or low-flow emitters that target the root zones of plantings.

(2) Include climate-based controllers that prevent unnecessary watering.

(3) Have trees, shrubs, and ground cover irrigated in separate hydrozones that can be discontinued by zone as plants become established.

(e) Maintenance

Irrigation systems shall be maintained to prevent water waste from misdirected or broken sprinklers or other system component.

10.306.8.2 Irrigation Plan Required

An irrigation plan shall be provided with the landscape plan for review, if applicable.

10.306.9. Tree Preservation and Removal

10.306.9.1 Purpose

The purpose of this section is to ensure effective administration of the tree preservation regulations.

10.306.9.2 Applicability

The tree preservation regulations apply to all properties within the zoning jurisdiction.

(a) No tree removal permit is required for a Nuisance Tree.

(b) Protected Trees

All trees six (6) inches or greater DBH shown in the Plant List are Protected Trees regardless of health.

10.306.9.3 Tree Removal Permits

(a) A tree removal permit is required for the proposed removal of a protected tree in both nonresidential and residential areas, regardless of the tree's health.

(b) No tree removal permit is required for a Nuisance Tree.

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10.306.9.4 Permit Fees

Permit fees are determined by City Council.

10.306.9.5 Dead, Diseased, and Imminently Hazardous Trees

A tree removal permit is required for the proposed removal of a protected tree that is determined to be Dead, Diseased, and Imminently Hazardous by a State of Texas certified arborist. A tree assessment

report for a dead, diseased, or imminently hazardous tree proposed for removal shall be provided with a tree survey of all protected trees on the subject property.

10.306.9.6 Healthy Protected Trees

A tree removal permit is required for the proposed removal of a protected tree. A tree survey showing the location, size, condition, and species of all protected trees on the subject property shall be provided. Tree surveys shall include as-built information for properties with existing development.

(a) Additional Criteria for Removal of Protected Trees

(1) Protected Trees sixteen (16) inches or greater DBH may only be removed with approval of the Planning and Zoning Commission.

(2) The requirements of this section do not apply if:

(A) The subject tree is located within an existing or proposed easement for required stormwater, water, wastewater, or electric utility infrastructure and the Director of Development Services determines redesign of the proposed easement or utility alignment is infeasible.

(B) The subject tree is located within two (2) feet of an existing building.

(C) If the subject tree is determined to be Dead, Diseased, or Imminently Hazardous by a State of Texas certified arborist.

(b) Transplanting of a Protected or Heritage Tree

Protected Trees may be transplanted to a suitable location on the same property, as approved by the Director. To qualify, a tree transplanting company from the City's approved vendor list or one otherwise approved in writing by the Director, shall be used and fiscal surety shall be filed with the City to guarantee a two-year monitoring and maintenance program for the transplanted trees. The property owner/manager shall submit quarterly statements that demonstrate compliance with the required tree monitoring and maintenance provided by an approved tree care service. If compliance is not demonstrated, the surety will be used by the City provide the required monitoring and maintenance. Monitoring shall include soil moisture analysis, fertilization, pest and disease management, soil amendments, and any other service deemed necessary by the Director or the tree care service. This surety shall remain in place until the end of the two-year period.

10.306.9.7 Mitigation for Removal

(a) Inches removed from a site shall be mitigated at a 1:1 inch basis of the total diameter inches of Protected Trees removed, measured at DBH.

(b) Mitigation requirements do not apply to a Protected Tree that is already dead, dying or fatally diseased prior to starting a project. The property owner shall submit a report from an ISA certified arborist making such determination in writing, providing technical documentation for the determination. The Director may perform a site inspection to verify the accuracy of the determination.

(c) Replacement of Removed Trees

(1) Replacement inches shall be planted on the subject property.

(2) Canopy trees shall be at least eight (8) feet in height and ornamental trees shall be at least six (6) feet in height at time of planting.

10.306.9.8 Maintenance and Care

Replacement trees shall be maintained in good condition in accordance with the provisions of this Section.

10.306.9.9 Unauthorized Removal

Any unauthorized removal of a protected tree shall be mitigated for at a rate of 2:1 (for example, two (2) inches mitigated for every one (1) inch removed.

10.306.10. Critical Root Zone Preservation

The full root system of a tree may extend significantly beyond the dripline but the Critical Root Zone (CRZ) is of critical importance to the health and longevity of a tree. Excavation, open trenching, placement of fill, storage or staging of equipment, spoils, or materials may not occur within this zone.

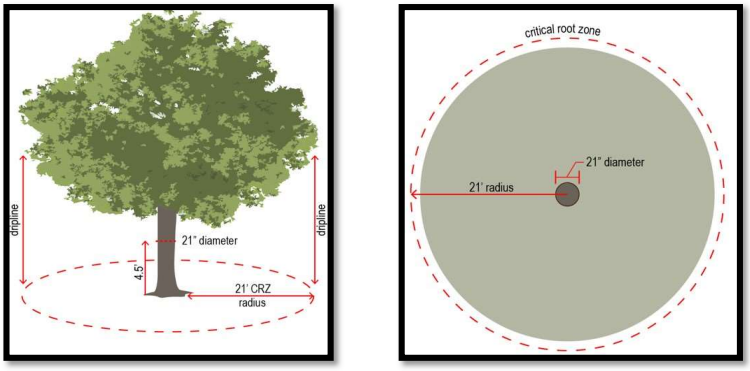
(a) The CRZ is generally represented as a circle around the center of the tree trunk where the radius of the circle is a numerical value of feet proportional to the diameter in inches of the tree generally measured at four and a half (4.5) feet from average grade. The Half CRZ is a smaller circle within the CRZ with a radius half that of the CRZ. The Quarter CRZ is a circle within the Half CRZ with a radius one-quarter that of the CRZ.

(1) The entirety of the Quarter CRZ shall be preserved at natural grade.

(2) Up to two (2) inches of cut are allowed within the Half CRZ.

(3) Up to four (4) inches of cut are allowed within the remainder of the Outer CRZ to the dripline.

Figure 306.10-1: Critical Root Zone



(b) Modified Critical Root Zone

Root systems grow in response to site conditions and constraints and may not be accurately represented by the typical centered and equidistant method described

above. The Director of Development Services may determine a Modified CRZ is more appropriately representative of the root system of a tree provided it is proportional.

(c) Grade and Slope

Finished grade of soil in the CRZ shall slope away from the trunk at least 1 percent slope to ensure positive drainage and prevent water from pooling near trunks.

(d) Development in CRZ

(1) No building construction is permitted within the CRZ for any tree being preserved.

(2) No permanent development of any kind is permitted within the Half CRZ.

(3) Development is permitted within a maximum of fifty percent (50%) of the Outer CRZ. Only permeable flatwork without compaction, soil removal for grading, decking, or similar construction, is allowed and shall not affect the branching of the tree.

10.306.11. Tree Protection During Construction

10.306.11.1 Tree protection zone

(a) Tree protection shall be provided around protected trees and natural areas designated for preservation and prevent access throughout duration of construction.

(b) The Director of Development Services may approve exceptions to Tree Protection requirements as needed for site-specific considerations where strict compliance is impractical. Examples include location of existing structures, paving, infrastructure, and access where no reasonable alternative is available.

10.306.12. Landscaping and Site Aesthetics

(a) Parcels proposing a nonresidential use of five (5) or more residential structures shall provide and maintain the following appurtenances in any combination:

(1) Seating and Tables;

(2) Sunshades and Shelters;

(3) Recycling and Waste Receptacles;

(4) Bicycle Parking;

(5) Planters;

(6) Charging Station;

(7) Lighting.

(b) Site appurtenances shall be provided in accordance with the following:

(1) At least two (2) appurtenances per one hundred (100) linear feet of internal walkway or sidewalk along a street or internal drive.

(2) At least one (1) seating and tables item and one (1) recycling and waste receptacles per two hundred fifty (250) square feet of plaza area.

(3) At least one (1) seating and tables item and one (1) recycling and waste receptacles per one hundred (100) square feet of Colonnade or Loggia.

(4) One (1) seating and tables item and one (1) recycling and waste receptacles per bus stop.

10.307. Fences and Walls

10.307.1. Intent

(a) Fence and wall standards are established to:

(1) Enhance safety of people, property, and animals;

(2) Enhance the quality and appearance of the City;

(3) Provide attractive screening and buffering;

(4) Delineate public and private space.

(b) Unless otherwise specified, fences and walls are not required but all proposed fences and walls shall comply with this section.

10.307.2. Applicability

This section applies in the following areas:

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

10.307.2.1 General standards

(a) Placement

(1) A fence or wall may not be placed in a right-of-way.

(2) Fences and walls shall comply with all setback requirements specific to the zoning district and shall not obstruct sight lines at intersections, driveways, or pedestrian pathways.

(b) A fence or wall may be freestanding or attached to a structure.

(c) Fence support posts may not be angled or non-vertical.

(d) Fencing and walls shall be maintained in good structural and aesthetic condition in accordance with this section.

(e) Fencing and walls shall be responsive to and consistent with the primary structures on a site using materials, finishes, and detailing that match or are compatible with materials used on structures.

10.307.2.2 Alternative Screening Options

Property owners may propose alternative screening methods that meet or exceed the intended level of screening. Such proposals shall be approved by the Director of Development Services. Alternative screening options can include but are not limited to:

(a) Living Plant Screening

A continuous hedge or row of shrubs/trees planted at a minimum spacing to form a continuous screen. Plants shall be at least four (4) feet in height at installation and reach a height of at least six (6) feet at maturity.

(b) Berms

Use of landscaped berms to provide elevation and additional screening. Berms shall be a maximum height of three (3) feet.

10.307.2.3 Maintenance

Fences, living plant screening and adjacent landscaping shall be maintained by their owners in good structural condition and repair. This includes general maintenance, painting and staining, and the replacement of broken, warped or missing portions with materials or equal or better quality that are consistent in design. Fences, wall and hedges shall be vertically aligned and maintained upright; and in good structural or living condition. Angled or non-vertical fence support posts are prohibited.

10.307.3. Materials

(a) Finished side out

Fences with an unfinished or rough side and a finished or smooth side shall be placed so the finished or smooth side faces out.

(b) Prohibited materials

Materials not originally intended for use in constructing a fence are prohibited as fencing and screening materials. Examples of prohibited materials include plywood, particleboard, corrugated metal sheets (not incorporated into a frame), railroad ties, tires, door panels, and other makeshift materials.

(c) Barbed wire and electric fences

Electrically charged, barbed wire and razor wire fences are prohibited. Exceptions are fences used to enclose livestock on farms, serve a public or quasi-public institution for public safety or security purposes, and temporarily securing construction vehicles and materials on a construction site.

10.307.4. Height and Linear Transparency Requirements

The following table is tailored to address the unique needs of different land uses.

Table 307-1: Fence Requirements

Fence Type	Height	Linear Transparency
Residential Front Yards	Maximum 3.5 feet	Minimum 50%
Residential Side and Rear Yards	Maximum 8 feet	N/A
Tennis / Basketball Courts	Maximum 12 feet	Minimum 75%
Industrial Perimeter Security Fencing	Maximum 8 feet	Minimum 75%
Temporary Perimeter Security Fencing	Maximum 8 feet	N/A

Outdoor Storage Area	Minimum 6 feet Maximum 8 feet or the height of the tallest object to be screened	Maximum 25%
Dumpster Enclosure	Maximum 8feet or the height of the dumpster to be screened	N/A
Development Perimeter Wall	Minimum 6 feet Maximum 8 feet or 4 feet when adjacent to open space	N/A
Utility Substation or Facility	Minimum 6 feet Maximum 12feet or sufficient to conceal the substation	N/A

10.307.5. Gated Communities

Gated communities with public street are prohibited.

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10.308. Outdoor Lighting

10.308.1. Intent

Poorly designed exterior lighting can adversely affect abutting properties and contribute to light pollution. Regulating exterior lighting can control its negative effects, while still allowing property owners and businesses to meet functional security and safety needs.

10.308.2. Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)
Yes	**No**

(a) Except as described below, all outdoor lighting installed after the date of effect of this UDC shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting or any other lighting whether attached to structures, poles, the earth, or any other location.

(1) Exemptions

(A) Lighting within public or private right-of-way or easement for the principal purpose of illuminating streets or roads. No exemption shall apply to any lighting within the public or private right-of-way or easement when the purpose of the luminaire is to illuminate areas outside the public or private right-of-way or easement, unless otherwise stated in separate regulation.

(B) Lighting that is removed or destroyed less than thirty percent (30%) of the total value of all lighting on a property.

(C) Repairs to existing luminaires not exceeding twenty-five percent (25%) of total installed luminaires.

(D) Temporary lighting for theatrical, filming on location, and performance areas with applicable City permits.

(E) Underwater lighting in swimming pools and other water features.

(F) lighting that is only used under emergency conditions.

(G) Low Voltage Landscape Lighting.

(H) All lighting required by federal or state laws or regulations.

10.308.3. General Standards

10.308.3.1 Display Levels and Light Pollution

(a) Lighting shall be designed to minimize light pollution and spillage on adjacent properties.

(b) Illumination at the property line shall be no more than one and a half (1.5) footcandles.

(c) Illumination spillover onto adjacent residential zoned properties shall be no more than a half (0.5) footcandles.

(d) Streetlights in public right-of-way shall be solar-powered wherever possible.

10.308.3.2 Allowed Correlated Color Temperature

The allowable correlated color temperature of all lighting fixtures shall not exceed three thousand (3,000) Kelvins (K).

10.308.3.3 Shielding

Outdoor lighting shall be shielded (full cutoff). Shielding is achieved when light rays are not emitted above the horizontal plane of a fixture (see Figure 308-1).

Figure 308.3-1: Light Fixture Shielding



10.308.3.4 Illumination of Background and Foreground Spaces

(a) Background spaces such as parking lots shall be illuminated as unobtrusively as possible to meet the functional needs of circulation, security and safety.

(b) Foreground spaces, such as building entrances and plaza seating areas, shall use proximate lighting that defines the spaces without glare.

10.308.4. Prohibited Lighting

The following light sources are prohibited:

(a) Laser source light.

(b) Strobe light.

(c) Flashing, blinking, or variably intense light, intentional or resulting from a defect. Exceptions are:

(1) Traditional holiday lighting not used to draw attention to a sign.

(2) Flashing or blinking lights required by law.

(d) Beacon or searchlight, including temporary display. Beacons are permitted on structures where the Federal Aviation Administration requires them.

(e) Lighting devices that may be confused with warning, emergency or traffic signals are prohibited.

(f) Lighting cannot be used for advertising or attracting attention.

10.308.5. Light Poles

10.308.5.1 Maximum Height

(a) Parking areas: 20 feet

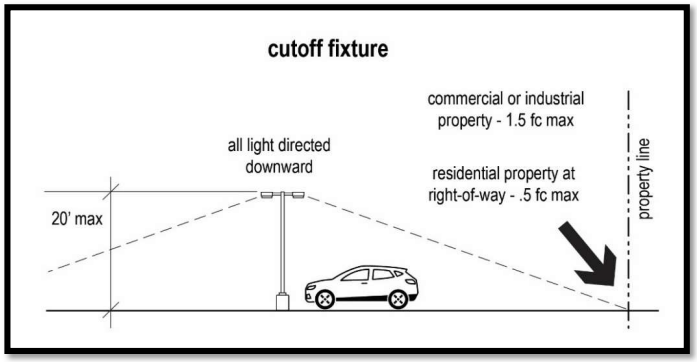
(b) Pedestrian areas and drive aisles: 16 feet

(c) Sports fields: 60 feet

(d) Temporary lighting at construction sites: 60 feet

(e) See Figure 308.5-1 for further guidance.

Figure 308.5-1: Outdoor Lighting Shielding Illustration



10.308.5.2 Design

(a) Light poles shall have a base, middle and top.

(b) Light pole design shall be consistent with the style, character and period of architecture on the site.

(c) Cobra head light poles are prohibited in residential areas and pedestrian-oriented commercial streets. Decorative cobra head street light poles may only be used on arterial streets, and streets in vehicle-oriented commercial and industrial areas. Where used, cobra head street light poles shall incorporate a supplemental non-cobra style light mounted at twelve (12) feet to fourteen (14) feet height to illuminate the sidewalk.

(d) Bare metal poles are prohibited.

(e) Elevated form bases greater than four (4) inches above grade are prohibited.

(f) Light poles shall be placed in landscape areas wherever possible. Light poles shall not obstruct sidewalks or bicycle paths.

10.308.6. Attached Light Fixtures

10.308.6.1 Sconces

(a) Sconces or gooseneck lighting fixtures may be used to illuminate areas near building walls. Sconces shall direct light downward against the building wall and immediately adjacent areas (see Figure 308.6-1).

(b) Light fixture design shall be consistent with the style, character and period of the host structure.

Figure 308.6-1: Attached Sconce



10.308.6.2 Wall Packs

(a) Wall packs may only be used at the rear of industrial buildings to light unsafe areas. They cannot be used to draw attention to the building or provide general building or site lighting.

(b) Wall packs shall be fully shielded to direct the light downward.

(c) Source output per wall pack shall be no more than three (3) footcandles.

10.308.6.3 Awnings

Awnings and canopy fascias cannot be internally illuminated.

10.308.7. Gas Station Canopies

10.308.7.1 Design

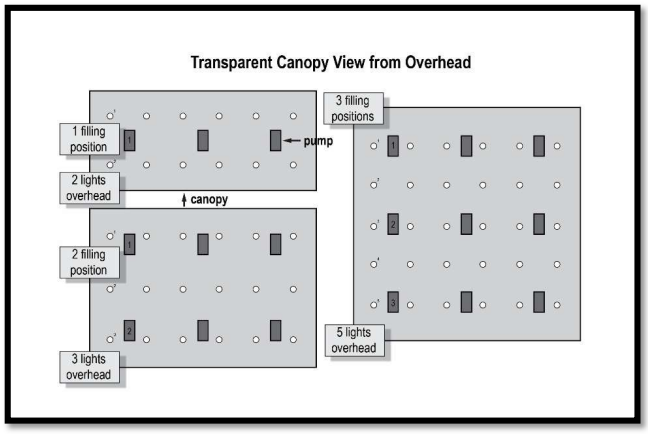
(a) Lighting fixtures, including lenses, shall be completely recessed into the canopy ceiling if it is flat, or no lower than one (1) feet above the lowest point of the canopy roof or fascia if it is sloped.

(b) Source output per fixture shall be no more than three (3) footcandles.

(c) Canopy fascias cannot be illuminated, except logo signs permitted by sign requirements in Section 10.309.

(d) See Figure 308.7-1 for additional information.

Figure 308.7-1: Gas Station Canopy Design Standards



10.308.8. Floodlights

(a) Floodlights may be used only to light sports fields, outdoor recreation areas and construction sites.

(b) Floodlights shall be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare.

10.308.9. Accent Lighting

(a) Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.

(b) Pole mounted accent lighting greater than one (1) foot tall is prohibited.

(c) Roof-mounted and rooftop accent lighting is prohibited.

(d) Banding of building plane changes (cornices, building corners, column edges, etc.) with neon or other illumination is prohibited.

10.308.10. Signs

(a) Signs may be illuminated internally.

(b) Bottom mounted lights may illuminate a monument sign no more than 8 feet tall. Lighting shall not spill over the edge of the sign face.

(c) Exposed bulb that outline a sign are prohibited.

(d) Blinking, chasing, or other changes in illumination intensity, color, or direction, intentional or not, are prohibited. This includes electronic message centers.

10.308.11. Alternative Conformance

The Director of Development Services may consider an alternative lighting plan. Alternative lighting plans shall clearly identify and discuss modifications, proposed alternatives, and how the alternative plan will meet the intent of this section better than a plan conforming to this section. Development Services staff

will consider the proposed design protects natural areas from light intrusion, enhances neighborhood continuity and connectivity, and shows innovative and creative design.

10.309. Signs

10.309.1. Purpose

The purpose of this Section is to regulate signs of all types (temporary and permanent) in a manner that:

(a) Protects constitutional rights to free speech by providing ample opportunities for expression through signs, while avoiding content-based distinctions, and providing clear approval standards;

(b) Protects public health and safety by:

(1) Minimizing visual traffic hazards, distractions and obstructions for motorists, cyclists, and pedestrians, or signs causing confusion by virtue of visual similarity to traffic control signs;

(2) Reducing hazards caused by collapse, fire, collision, decay or abandonment;

(3) Not obstructing firefighting or police surveillance; and

(4) Encouraging the upgrading, updating, or removal of signs that are poorly maintained, or do not conform to this Section, and preventing signs that are potentially dangerous due to structural deficiencies and disrepair.

(c) Enhances the appearance and economic value of the landscape, by providing that signs:

(1) Do not interfere with scenic views;

(2) Do not create a nuisance to persons using the public rights-of-way;

(3) Do not constitute a nuisance to occupancy of adjacent and contiguous property by their brightness, size, height, or movement; and

(4) Are not detrimental to land or property values.

(d) Promotes the community's appearance, character, quality, and business climate by encouraging signs that are attractive and functional for their intended purpose, and that are in scale and harmony with the development site and building(s) and with surrounding areas;

(e) Reduces and prevents visual clutter or potential deterioration of the community's appearance and attractiveness; and

(f) Implements the goals and policies of the City’s adopted planning policies by establishing uniform standards and procedures to regulate the size, type, number, design, placement, illumination, timeframe for display, and maintenance of signs.

10.309.2. Applicability

This section applies in the following areas:

City of Hutto conventional zoned areas	Hutto extraterritorial jurisdiction (ETJ)

Yes	**Yes**

10.309.2.1 Generally

(a) This Section applies everywhere within the City's corporate boundaries and its extraterritorial jurisdiction, except as specifically stated otherwise in this Section.

(b) This Section does not prohibit signs required by state or federal law and does not authorize signs that state or federal law prohibits.

(c) A person shall not erect, operate, display, or otherwise use any sign that this Section prohibits.

(d) A person shall not erect, operate, display, or otherwise use any sign at a time, place, or manner that this Section prohibits.

10.309.2.2 Message Neutrality

(a) Despite any other provision of this Section, no sign is subject to any limitation based on the content of its message.

(b) Any sign authorized in this Section may contain any noncommercial copy or messages instead of a commercial or another noncommercial message.

10.309.3. Prohibited Signs

The following signs and related objects are prohibited from being installed or publicly displayed at any location within the City's corporate boundaries and its extraterritorial jurisdiction, except as provided for within this Section, and if only after authorized issuance of a City-issued sign permit required by this Section.

(a) Moving and flashing signs, including signs that flash, revolve, rotate, swing, undulate or otherwise attract attention through the movement or flashing of lights, LEDs, or other parts, or through the impression of movement or flashing.

(b) Signs which employ a motion picture machine, or which display moving images, or images which give the impression of motion, including those using digital display.

(c) Signs which are of a size, location, movement, content, coloring, or manner of illumination, which may be confused with or construed as a traffic-control device or which hide from view any traffic or street sign or signal, or which obstruct the view in any direction at a street or road intersection.

(d) Signs placed on or affixed to vehicles, trailers, or equipment that are parked on a public right-of-way, public or private property so as to be visible from a public right-of-way where the apparent purpose is to direct people to another property.

(e) No person shall attach any sign, paper or other material to, or paint, stencil or write anything on, or otherwise mark on any sidewalk, curb, gutter, street utility pole, tree, public building or structure unless authorized by this Section or by the City Council or its delegated representatives. This prohibition does not apply to signs with a permitted license agreement by City Council.

(f) No person shall erect or allow to be erected any sign in, on or over public rights-of-way and easements, railroad right-of-way or designated fire lanes unless specifically

exempted by this Section or unless erected under a valid, unexpired permit and a license agreement by City Council.

(g) No person shall paint a sign or attach a sign to the exterior of a fence or railing.

(h) No person shall hold, display, or wear a sign unless on private property and not in the right-of-way.

(i) Signs which do not comply with any applicable provision of a building code, electrical code or other applicable code or ordinance of the City.

(j) Messages displayed from searchlights.

(k) Signs that are in disrepair to the extent that the cost of repair would exceed 50% of the value of a similar sign if purchased new and signs in danger of falling or that are otherwise unsafe to the public.

(l) Signs that display multidimensional projections of diffracted light are prohibited.

(m) Signs that are located on or that interfere with the use of public sidewalks, required off-street parking areas, or vehicle maneuvering areas unless specifically regulated in this Section.

(n) A sign other than a traffic control sign or signal, in a sight visibility line as defined by the Division B, Section 14 of the Hutto Engineering Design Manual.

(o) Any unauthorized sign on or attached to a public streetlight, utility pole, hydrant, bridge, traffic-control device, street sign or other public structure or building, or any sign located in, on, over or within a public street, sidewalk, alley, easement or right-of-way.

(p) Signs (illuminated from within or without) that are illuminated in such a manner, to such intensity, or without shielding, so as to constitute a hazard to the operation of motor vehicles upon a street or substantially interfere with the reasonable enjoyment of property.

(q) Signs located on private property without the consent of that property owner.

(r) Signs that use a revolving beam or beacon resembling any emergency vehicle or are located or illuminated in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device, or so as to prevent any traveler on any street from obtaining a clear view of approaching vehicles for a distance of at least two hundred fifty (250) feet along the street.

(s) Billboards.

(t) All signs not expressly allowed, exempted, or permitted under this Section.

10.309.4. Exempt Signs

The following signs and related objects are generally allowed to be erected and publicly displayed at any location within the City's corporate boundaries and its extraterritorial jurisdiction, except as otherwise specifically prescribed within this Section, and a city-issued sign permit is not required in order to erect and display any of the following signs unless specifically set forth in this Section. This Section shall not apply to:

(a) Any signs and signals properly authorized by law, signs authorized by statute or a state agency in accordance with the Texas Manual of Uniform Traffic Control Devices, and other traffic signals, public warnings, or legal notices provided that such objects are installed in a location and in a manner and condition required by federal or state statute, a state agency, or a City ordinance or authorized authority.

(b) Nonconforming signs and existing billboards as defined in this UDC.

(c) Signs required by governmental bodies or agencies having proper jurisdiction for a public purpose by law, statute or ordinance. This also includes any signs the City Council decides by ordinance or resolution to erect within its corporate boundaries, extraterritorial jurisdiction or any real property that it may own or control.

(d) Signs on vehicles, trailers, or equipment are exempted only to the extent such signs are incidental to the primary use of the vehicle, trailer, or equipment, provided that the vehicle, trailer, or equipment is in good mechanical repair and is not left in one place for more than seventy-two (72) hours without being moved.

(e) Signs erected by the City that direct vehicular and/or pedestrian traffic, which may display arrows, words, or other symbols to indicate directions of facilities.

(f) Address numerals and other similar information required to be maintained by law or governmental order, rule or regulation, provided that the size of the sign may not exceed the requirements of such law, order, rule or regulation.

(g) Signs contained within a walled, fenced, or secured property or area.

(h) Signs which are located in or adjacent to entrances or foyers.

(i) Signs erected by governmental bodies or agencies serving the public, that are less than thirty-two (32) square feet in area.

(j) Decorations, lights, pennants and similar devices on public property with the permission and under the supervision of the City.

(k) Seasonal lights and decorations customarily displayed during federally recognized holidays.

(l) Signs in plaza or public space structures located in the City's right-of-way, that are installed and maintained by the City or a contractor authorized by the City.

(m) Noncommercial message(s).

(n) Signs that are fully located within an enclosed building that are not observable from the exterior of that building.

(o) Public/private art or sculptures no more than four (4) feet in height, ten (10) feet in length, and three (3) feet in width, placed in a manner which does not obstruct pedestrian walkways, nor obstruct visibility at driveway entrances or street intersections, and located wholly on private property are exempt from the requirements of this Section (see Figure 309.4-1 which shows examples of exempt and non-exempt art and sculptures – top and bottom left images are exempt; bottom right image is not exempt). No such art or sculpture shall be located on public property or right-of-way without first receiving a right-of-way agreement or easement approved by City Council.

Figure 309.4-1:Exempt and Non-Exempt Art and Sculptures



10.309.5. Computations and Interpretations

10.309.5.1 Sign Faces and Application. When a sign has multiple faces, the sign area shall be calculated as follows:

(a) One-Sided Sign

The area will be the area of the one face.

(b) Two-Sided Sign, Front and Back

The sign area is calculated separately for each side. The area of each side shall not exceed the maximum permitted sign area.

(c) Signs Faces on Different Planes of an Architectural Sign Structure

(1) Two (2) sign faces where the interior angle between the two (2) faces is forty-five (45) degrees or less. The sign area is calculated separately for each sign face. The maximum permitted sign area applies to each sign face.

(2) Two (2) sign faces where the interior angle between the two (2) faces is greater than forty-five (45) degrees. The sign area is the sum of the individual sign faces. The combined sign area of the two (2) faces shall not exceed the maximum permitted sign area.

(3) Where more than two (2) sign faces exist on a single architectural structure, the sign area is the sum of the individual sign faces. The combined sign area of the faces shall not exceed the maximum permitted sign area.

(d) All signs on a single supporting structure, that is not an architectural sign structure, shall be measured together as though they were one sign to determine the total sign area, except that signs separated by more than thirty-six (36) inches of air space at every point between the signs, and not separated by being located on different planes of an architectural sign structure, shall be measured separately and added together to determine the total effective area.

(e) Irregularly Shaped Signs

The sign area is the area enclosed by the smallest imaginary regular shape, or combination of shapes, which would fully contain all portions of the sign when rotated horizontally around the sign. Marquee signs are not considered freeform if information is only displayed on the front and back.

10.309.5.2 Measurement

The measurement required for signs by this Section shall be made using the following procedures:

(a) Setback

To apply the setback provisions of this Section for signs at any one point, the following measuring procedure shall be used:

(1) Draw an imaginary vertical extending upwards from the curb-line of the premises;

(2) Beginning at any point on the vertical line, draw an imaginary horizontal line perpendicular to the vertical line and curb-line extending toward the premises; and

(3) Beginning at the point where the vertical line intersects the horizontal line, measure along the horizontal line for the required setback.

(b) Height

The maximum height of a sign mounted to the ground shall be determined by the method of measurement that allows the greater height, as follows:

(1) Curb-line Measurement

(A) Measure along a vertical line extended upward from the nearest curb-line of the public street fronting the premises where the sign is to be located, to the maximum height allowed for the sign.

(B) From that point, extend a horizontal line to where the sign is to be located.

(C) The horizontal line is the maximum height allowed at that location.

(2) Street Level Measurement

(A) Along elevated roadways, the height of a sign may be measured from the principal lane, the frontage road, or the ground, whichever allows the greatest height.

(B) At the highest point of the sign, draw a horizontal line to the outer extremities of the sign.

(C) At the center of the horizontal line, draw a vertical line to the street level (the level of the principal lane, the frontage road or the ground).

(D) The vertical line may not exceed the height allowed for a sign at that location for that particular district.

(3) Natural Ground Level Measurement

(A) At the highest point of the sign, draw a horizontal line to the outer extremities of the sign.

(B) At the center of the horizontal line, draw a vertical line to the natural ground level below (the "natural ground level" shall include any changes in typography necessary for development of the property).

(C) The vertical line may not exceed the height allowed for the sign at that location.

(c) Sign Area

(1) Sign area means the area enclosed by the smallest imaginary regular shape (e.g. parallelogram, triangle, circle, trapezoid) or combination of regular shapes that will encompass the extreme limits of the writing, representation, emblem, or other display, or combination thereof, together with any material or color forming an integral part of the display or used to differentiate the sign from the backdrop or structure against which it is placed.

(2) Sign area includes such features as decorative or ornamental elements or features, borders, trims, but not including the architectural enclosure or supporting structure which is used solely for support of the sign, such as poles columns and cables, pylons, or architectural enclosures.

10.309.5.3 Sign Number Variables

Signs may be allocated by (note: this is not an inclusive list):

(a) Lot;

(b) Storefront;

(c) Entrance;

(d) Grounded Canopy;

(e) Window; or

(f) Building.

10.309.6. Sign Features

Signs may incorporate the following features established below; however, these features shall only be allowed as established in the tables in Section 10.309.10 through Section 10.309.12.

10.309.6.1 Illumination

(a) Generally

(1) A sign that is "illuminated" means any sign that incorporates illumination on or in the sign, or that directs illumination toward or over all or part of the sign, or that is created by the projection of illuminations onto a surface (such as a building wall).

(2) Permanent signs may be illuminated by static and continuous internal, external, and halo illumination configurations as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type. Figure 309.6-1 shows the various illumination configurations (from top left to bottom right: halo illumination, external illumination, external illumination, internal illumination).

Figure 309.6-1: Illumination Configurations



(3) Temporary signs shall not be illuminated.

(b) Standards

The standards below apply to all signs that are illuminated.

(1) Signs that are illuminated shall not operate at brightness levels of more than a half (0.5) foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter. Illumination levels shall be measured in foot-candles with a meter sensor in a horizontal position at an approximate height of three feet above grade.

(2) Illumination shall not include animation, moving video, or flashing, scrolling, intermittent, moving lights, rotating beams or flashing beacon lights.

(3) Signs that are illuminated shall not be illuminated by flashing, intermittent, or moving lights, or lights that consist of an image projected upon a stationary object.

(4) The illumination source for a sign or building shall be shielded from view from any point on the ground by either an opaque or translucent material.

(5) Illumination shall comply with all applicable provisions of the City's Electrical Code.

(6) Signs with illumination in or within one hundred (100) feet of a residential area shall be reduced to fifty percent (50%) of the maximum brightness level allowed by this Section between the hours of 12:00 AM and 6:00 AM.

10.309.6.2 Electronic Message Centers

(a) Generally

(1) A sign that incorporates an electronic message center (EMC) means a sign that displays a digital copy, including any illuminated sign on which the illumination is not kept stationary or constant in intensity and color when the sign is in use, including any light emitting diode (LED) or digital panel, and which varies in color or intensity (Figure 309.6-2 shows examples of signs that incorporate EMCs).

Figure 309.6-2: EMCs Signs



(2) Permanent signs may incorporate EMCs as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type.

(3) Temporary signs shall not incorporate EMCs.

(b) Standards

(1) Hold Time

(A) Each message on the sign shall be displayed for at least fifteen (15) seconds duration.

(B) Message changes shall be completed instantaneously and shall be imperceptible.

(2) Electronic Copy

(A) Signs incorporating EMCs shall only contain static messages changed exclusively by dissolve or fade transitions and shall not have movement or the appearance or optical illusion of movement during the static display period of any part of the sign.

(B) A static message shall not include any flashing or varying of light intensity, and the message shall not scroll.

(C) The change of message using dissolve or fade transition shall not exceed two (2) seconds of time between each message displayed on the sign.

(3) Brightness

(A) The intensity of the light source for an EMC shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare.

(B) An EMC shall not operate at brightness levels of more than 0.5 foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter. Illumination levels shall be measured in foot-candles with a meter sensor in a horizontal position at an approximate height of three feet above grade.

(C) Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed a half (0.5) foot-candles above ambient light and that the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Director of Development Services.

(4) Light Sensing Device

Each digital sign shall have a light-sensing device that will adjust the brightness as ambient light conditions change.

(5) Technology

(A) The technology currently being deployed for EMCs is LED, but there may be alternate, preferred and superior technology available in the future.

(B) Any other technology that complies with the performance standards for EMCs, including the maximum brightness levels as stated above, is permitted.

(6) Automatic Shutoff

An EMC shall:

(A) Have automatic dimmer software or solar sensors to control brightness for nighttime viewing and variations in daytime ambient light.

(B) Include systems and monitoring to either turn the display off, show "full black" on the display, or include a default mechanism that freezes the sign in one position if a malfunction occurs, and

(C) Be designed so that a catastrophic power surge will cause the sign to go dark or to deploy the maximum brightness limitations, and

(D) Automatically adjust the intensity of its display according to natural ambient light conditions.

(7) Resolution

(A) EMC faces shall have a pixel pitch of no more than sixteen (16) millimeters.

(i) "Pixel pitch" means a measurement of the resolution of a digital display, in terms of the distance (generally in millimeters) between the center of a LED cluster (pixel) and the center of the next LED pixel.

(ii) A lower pixel pitch measurement indicates a higher display resolution.

(B) The requirements of Subsection (b)(1) above applies only to signs that are constructed, rebuilt or replaced after the effective date of this UDC.

(c) Maintenance

(1) The sign owner shall provide the Director of Development Services with the phone number and email address of a person who is available to be contacted at any time and who is able to turn off the EMC promptly after a malfunction occurs.

(2) The light modules on electronic message centers shall be repaired or replaced if they become broken, burned-out, or substantially dimmed.

10.309.6.3 Changeable Copy

(a) Generally

Permanent signs may incorporate changeable copy as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type (Figure 309.6-3 shows examples of signs that incorporate changeable copies).

Figure 309.6-3: Changeable Copy Signs



(b) Standards

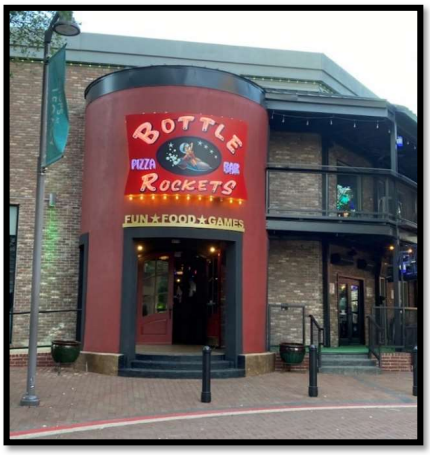
Changeable copies may be illuminated if the dimensions and standards allow illumination for the sign type in the district.

10.309.6.4 Neon

(a) Generally

(1) Neon shall mean any sign that uses neon, argon, mercury or a similar gas to fill tubing, made of glass or similar material, which is charged with electricity and used to create an illuminated tubular sign or an illuminated decorative element(s) of a sign area. The tubing may contain an alternative illumination technology, such as, but not limited to, LEDs. Any nongaseous illumination technology, such as LEDs, shall produce illumination that appears to be a continuous, uninterrupted line, similar to illumination produced by gaseous illumination technology to be considered neon for the purposes of applicability of this Section (See Figure 309.6-4 as an example of a sign that uses neon).

Figure 309.6-4: Neon Signs



(2) Permanent signs may incorporate neon as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type.

(b) Standards

(1) The use of neon as a sign feature shall require review and approval by the Planning and Zoning Commission prior to approval of a sign permit based on the following factors:

(A) The neon uses colors that coordinate with the colors of the building and district in which it is located;

(B) The neon does not overwhelm or hide character-defining features of a building;

(C) The neon is placed and sized to reinforce the building's architecture and its surroundings; and

(D) The neon is placed at similar heights and façade locations as adjacent buildings or tenants to provide an integrated block appearance.

(2) All neon signs shall comply with Section 10.309.6.1 Illumination.

(3) The intensity of the neon lighting shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare.

(4) Change of illumination to produce apparent motion of the visual image on neon signs, such as changes in luminance in a sequential or radial manner to produce what appears to be movement of an element of the sign shall be prohibited. Flashing and physical movement of a sign and/or its elements are also prohibited.

(5) Signage that uses LED tubing or similar and has the appearance of neon is considered to be the same as neon if it produces a continuous lit appearance similar to neon lighting technology and does not create darker and/or shadowy spaces between individual LEDs that make the linear, illuminated image appear non-continuous.

10.309.6.5 Hand-Applied Paint

(a) Generally

Permanent signs may incorporate hand-applied paint as indicated in the tables in Section 10.309.10 through Section 10.309.12. for each sign type (See Figure 309.6-5 as an example of signs that use hand-applied paint).

Figure 309.6-5: Hand-Applied Paint Signs



(b) Standards

Where allowed by Section 10.309.10 through Section 10.309.12, painted signs shall follow the same regulations as non-painted signs of the same type. For example, a hand painted wall sign shall simply be considered a wall sign for the purposes of applicability of this Section.

10.309.7. Sign Types

10.309.7.1 Purpose

(1) This Section establishes the required standards for signs from the following sign categories and subcategories:

(A) Permanent signs.

(i) Freestanding signs;

(ii) Attached signs;

(iii) Incidental signs.

(B) Temporary sign.

(C) Special signs.

(2) This classification system provides flexibility for persons and businesses who display signs, avoids sign distinctions that depend on a sign's message, supports the communities' aesthetic goals, and avoids potential traffic hazards and clutter.

10.309.7.2 Generally

This Section establishes standards for individual sign types. Subsections on each sign type addresses the following standards:

(1) Images or graphics that illustrate the sign type;

(2) A table summarizing the applicable sign standards, including:

(A) Text defining the sign type.

(B) If the sign type is allowed in the designated areas provided in the tables in Section 10.309.10 through Section 10.309.12.

(C) If a sign permit is required.

(D) The maximum number of signs of each type.

(E) Maximum sign dimensions, including:

(i) Sign area;

(ii) Height;

(iii) Location/setbacks;

(iv) Other requirements.

(F) If the sign features provided in Section 10.309.6. are allowed:

(i) Changeable copies;

(ii) Electronic message centers;

(iii) Illumination features;

(iv) Neon;

(v) Hand applied paint.

10.309.8. Sign Type Conversion

Table 309-1: Sign Type Conversion

Applicable			Previous
Sign Category	**Sign Subcategory**	**Sign Type**	**Sign Type**
Permanent	Freestanding	Monument Sign	Monument Sign
		Pole Sign	Pole Sign; Pylon Sign
		Subdivision Entry Sign	Development Sign
	Attached	Wall Sign	Wall Sign
		Canopy Sign	Canopy Sign; Awning Sign
		Grounded Canopy Sign	Canopy Sign
		Projecting Sign	Projecting Sign
		Hanging Sign	
		Marquee Sign	Attached Sign
		Window Sign	Window Sign
	Incidental	General Incidental Sign	Directional Sign
		Speaker Board	
Temporary		General Temporary	Garage Sale; Open House; Portable;
		Sidewalk Sign	A-frame Sign
		Banner	Banner
		Feather Sign	Banner
		Balloon	
Special		Mural	Mural
		Billboard	Billboard

10.309.9. Allocation System

10.309.9.1 Sign Districts

This Section regulates signs by location. This UDC regulates use, setbacks, building size, site design, and land use allowances by zoning districts. For the purposes of this Section, zoning districts and those areas within the City's ETJ are organized into sign districts to produce desirable sign outcomes. The sign districts are established in the table below.

Table 309-2: Sign Districts

Sign District	Zoning District
ARN	AR - Agriculture & Residential District
	R-1 - Legacy Single-Family District
	N-1 - Neighborhood Hamlet District
	PR - Public & Recreational District
NMH	N-2 - Neighborhood Village District
	N-2(H) Neighborhood Village District (Historic)
	MU-1 - Mixed-Use Community District
	N-3 - Neighborhood Town District
	H - Historic District Overlay
CGI	CC - Commerce Corridor District
	ID – Innovation District Overlay
	B - Business & Light Industrial District
	M - Manufacturing & Industrial District
MUR	MU-2 - Mixed Use Regional District
ETJ	ETJ – Extraterritorial Jurisdiction

10.309.9.2 Sign Permit Requirements by Sign District

Applicable permitting requirements for each sign type shall be as provided in this Section and shall comply with the procedures established Section 10.802.15.

10.309.10. Permanent Signs

10.309.10.1 Freestanding Signs

Freestanding signs are classified into one of the following sign types: monument signs, pole signs, or subdivision entry signs. Their associated regulations are established in this Section. A lot may have one freestanding sign, but not multiple unless specified elsewhere in this Section.

(a) Monument Signs

Figure 309.10-1: Monument Signs



(1) Generally

The following table establishes the standards for Monument Signs.

Table 309-3: Monument Sign Standards

Definition	A permanent, freestanding sign mounted to a solid base support at ground level with no open space between the bottom of the sign and the ground.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	NR
Permit Required?	✓	✓	✓	✓	✓
Number per Lot (max.)	1	1	1	1	1
Dimensions					
Sign Area (max.)					
Buildings < 50,000 sf	32 sf	40 sf	60 sf	40 sf	60 sf
Buildings ≥ 50,000 – 100,000 sf	48 sf	60 sf	80 sf	60 sf	80 sf
Buildings ≥ 100,000 sf	64 sf	80 sf	100 sf	80 sf	100 sf
Sign Height (max.)					
Buildings < 50,000 sf	6 ft	6 ft	10 ft	8 ft	8 ft
Buildings ≥ 50,000 – 100,000 sf	8 ft	8 ft	12 ft	10 ft	10 ft
Buildings ≥ 100,000 sf	10 ft	10 ft	15 ft	12 ft	12 ft
Setbacks (min.)					
From Front Property Line	5 ft	5 ft	5 ft	5 ft	5 ft
From Other Property Lines	5 ft	5 ft	5 ft	5 ft	5 ft
From Other Freestanding Signs	100 ft	100 ft	100 ft	100 ft	100 ft
Features					
Changeable Copy	NR	NR	✓	✓	✓
Electronic Message Center	✕	✕	✓	✓	✓
Illumination	NR	NR	✓	✓	✓
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

(2) Number

(A) This Subsection generally allows one (1) double-sided monument sign for each lot fronting a street for the districts shown in the table unless the lot fronts multiple streets, in which an additional monument sign is allowed for each street frontage.

(B) No monument sign is allowed on a lot without frontage on to a street.

(3) Multi-Tenant Allowances

(A) The maximum sign area for a monument sign on a lot with multiple tenants may be increased by twenty-five (25%).

(B) No monument sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located within two hundred (200) feet of another monument sign.

(C) No monument sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located within five hundred (500) feet of a residential use.

(D) A monument sign on a lot with multiple tenants shall be set back at least fifteen (15) feet from the front property line.

(4) Design and Installation

(A) Any electrical service provided to a monument sign shall be underground.

(B) Monument signs shall be designed to withstand wind loads established by the Building Code.

(C) All monument signs shall be placed in concrete bases or footings.

(D) Monument signs shall be landscaped around the base of the sign in an area equal to three feet for each square foot of sign and base area.

(E) An individual monument sign shall contain at a minimum a three-foot masonry base around all sides of the sign.

(F) A monument sign may incorporate a changeable copy or an electronic message center based on the standards of Section 10.309.6 and the allowances established in the table above.

(b) Pole Signs

Figure 309.10-2: Pole Signs



(1) Generally

The following table establishes the standards for Pole Signs.

Table 309-4: Pole Sign Standards

Definition	A permanent, freestanding sign in which the sign face is mounted on one (1) or more poles/pillars and the base of the sign face is situated above the ground, leaving an open space between sign face and the ground.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✓	✕	NR
Permit Required?	-	-	✓	-	✓
Number per Lot (max.)	-	-	1	-	1
Dimensions					
Sign Area (max.)					
Buildings < 50,000 sf	-	-	60 sf	-	60 sf
Buildings ≥ 50,000 – 100,000 sf	-	-	80 sf	-	80 sf
Buildings ≥ 100,000 sf	-	-	100 sf	-	100 sf
Sign Height (max.)					
Buildings < 50,000 sf	-	-	10 ft	-	8 ft
Buildings ≥ 50,000 – 100,000 sf	-	-	12 ft	-	10 ft
Buildings ≥ 100,000 sf	-	-	15 ft	-	12 ft
Setbacks (min.)					
From Front Property Line	-	-	10 ft	-	10 ft
From Other Property Lines	-	-	5 ft	-	10 ft
From Other Freestanding Signs	-	-	100 ft	-	100 ft
Features					
Changeable Copy	-	-	✓	-	✓
Electronic Message Center	-	-	✓	-	✓
Illumination	-	-	✓	-	✓
Neon	-	-	✕	-	✕
Hand-Applied Paint	-	-	✕	-	✕

(2) Number

(A) This Subsection allows one (1) double-sided pole sign for each lot fronting a street for the sign districts shown in the table unless the lot fronts multiple streets, in which an additional pole sign is allowed for each street frontage.

(B) No pole sign is allowed on a lot without frontage on to a street.

(3) Location

Pole signs are only allowed if:

(A) A lot abuts Interstate U.S. Highway 79 or State Highway 130.

(B) Located within a distance of one hundred (100) feet from the right-of-way line of the linear segment of that thoroughfare and situated so as to be viewed from that thoroughfare.

(4) Multi-Tenant Allowances

(A) The maximum sign area for a pole sign on a lot with multiple tenants may be increased by twenty-five (25%).

(B) No pole sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located within two hundred (200) feet of another pole sign.

(C) No pole sign on a lot with multiple tenants with an increased maximum sign area allowance shall be located within five hundred (500) feet of a residential use.

(D) A pole sign on a lot with multiple tenants shall be set back at least fifteen (15) feet from the front property line.

(5) Design and Installation

(A) Any electrical service provided to a pole sign shall be underground.

(B) Pole signs shall be designed to withstand wind loads established by the Building Code.

(C) All pole signs shall be placed in concrete bases or footings.

(D) All pole signs shall be landscaped around the base of the sign in an area equal to three square feet for each square foot of sign area.

(E) Pole signs shall not have attached any guys or braces.

(F) A pole sign may incorporate a changeable copy or an electronic message center based on the standards of Section 10.309.6 and the allowances established in the table above.

(c) Subdivision Entry Signs

Figure 309.10-3: Subdivision Entry Signs



(1) Generally

The following table establishes the applicable standards for subdivision entry signs.

Table 309-5: Subdivision Entry Sign Standards

Definition	A subdivision entry sign is a permanent, freestanding monument sign located at the entry of a platted subdivision from a street.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✓	✓	✓	✓	✓
Permit Required?	✓	✓	✓	✓	✓
Dimensions					
Sign Area (max.)	60 sf	50 sf	80 sf	60 sf	60 sf
Sign Height (max.)	6 ft	5 ft	8 ft	6 ft	6 ft
Setbacks					
From Adjacent Residential Use (min.)	20 ft	20 ft	20 ft	20 ft	20 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	✓	✓	✓	✓	✓
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

(2) Number and Location

Two (2) subdivision entry signs may be located at the intersection of a street or private driveway and an entry into a subdivision. The signs shall be configured as follows:

(A) Two (2) signs with one (1) sign face each located on opposite sides of the street entry or private driveway;

(B) One (1) sign with two (2) faces located within a landscaped area dividing two (2) one-way street entries or private driveways; or

(C) One (1) sign located on one (1) side of the street entry or private driveway.

(3) Design and Installation

A subdivision entry sign shall:

(A) Be constructed with stone, brick, concrete, metal, routed wood planks or beams, or similar durable, weatherproof materials.

(B) Have a defined, bordered, landscaped area at the base of the sign.

(C) Provide a required landscaped area that:

(i) Is parallel to the face of the sign;

(ii) Is around the base of the sign equal to two feet for each square foot of sign and base area;

(iii) Is kept neat and weed-free; and

(iv) Contains living plant materials covering at least fifty percent (50%) of the defined landscaped area. Artificial plant materials are not authorized for use.

(v) For double-sided subdivision entry signs, the landscaped area shall be allocated so that a portion of the required landscaping is located in front of each sign face.

(D) When electrical service is provided to a subdivision entry sign, all electrical service shall be underground.

(E) Only use external illumination if providing sign lighting.

10.309.10.2 Attached Signs

Attached signs are classified into one of the following sign types: wall signs, attached canopy signs, grounded canopy signs, projecting signs, hanging signs, window signs, and marquee signs. Their associated regulations are established in this Section.

(a) Generally

(1) Internally lit channel letters and halo lit letters are preferred for attached signs.

(2) Domed, bullnose and bubble-style awning signs, and internally illuminated box signs are prohibited as attached signs.

(3) Attached signs:

(A) Cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements.

(B) Shall be placed at least three (3) ft from the vertical edge of a wall and other attached signs unless otherwise specified in this Section.

(C) Shall be placed entirely below the lowest point of a building's parapet wall, except signs on water towers and smokestacks.

(b) Wall Signs

Figure 309.10-4: Wall Signs



(1) Generally

The following table establishes the applicable standards for wall signs.

Table 309-6: Wall Sign Standards

Definition	A wall sign is a permanent, attached sign painted on or affixed to the wall or surface of a building or display surface which is parallel to the supporting surface**.**				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	NR
Permit Required?	✓	✓	✓	✓	✓
Dimensions					
Sign Area (max. % of wall)	20%	20%	15%	20%	15%
Vertical Clearance (min.)	8 ft	8 ft	8 ft	8 ft	8 ft
Sign Projection (max.)	1 ft	2 ft	1 ft	2 ft	2 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	NR	NR	✓	✓	NR
Neon	NR	NR	✓	✓	NR
Painted on Wall	NR	NR	✓	✓	NR

(2) Number

There is no limit to the amount of wall signs allowed on a building; however, in no instance shall the cumulative wall sign allowance exceed the requirements in the table.

(3) Design and Installation

A wall sign:

(A) Shall affix flush against the wall of the building or as flush as possible while allowing the plane of the face of the sign to remain perpendicular to the ground.

(B) Shall not cover more than eighty percent (80%) of the wall's width.

(C) The face of a wall sign cannot extend above the top surface of the face of the wall to which it is attached.

(c) Attached Canopy Signs

Figure 309.10-5: Attached Canopy Signs



(1) Generally

The following table establishes the applicable standards for attached canopy signs.

Table 309-7: Attached Canopy Sign Standards

Definition	An attached canopy sign is a permanent, attached sign painted, printed, attached, or otherwise applied to any facet of the covering or frame structure of an awning or attached structural canopy.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✓	✓	NR
Permit Required?	-	-	✓	✓	✓
Dimensions					
Sign Area (cumulative max. per attached canopy)	-	-	100 sf	75 sf	100 sf
Sign Projection (max.)	-	-	1 ft	1 ft	1 ft
Features					
Changeable Copy	-	-	✓	✓	NR
Electronic Message Center	-	-	✓	✕	NR
Illumination	-	-	✓	✓	NR
Neon	-	-	✕	✕	✕
Hand-Applied Paint	-	-	✓	✓	NR

(2) Number

There is no limit to the amount of attached canopy signs allowed on an attached canopy or building; however, in no instance shall the cumulative attached canopy sign allowance exceed the requirements in Table 309-7.

(3) Design and Installation

(A) An attached canopy sign shall affix flush against the surface of the face of the attached canopy or as flush as possible while still allowing the plane of the face of the sign to remain perpendicular to the ground.

(B) The face of an attached canopy sign cannot extend above the top surface of the face of the awning or canopy to which it is attached.

(d) Grounded Canopy Signs

Figure 309.10-6: Grounded Canopy Signs



(1) Generally

The following table establishes the applicable standards for grounded canopy signs.

Table 309-8: Grounded Canopy Sign Standards

Definition	A grounded canopy sign is a permanent, attached sign that is affixed to a grounded canopy. A grounded canopy is a permanent structure that is structurally independent of a building affixed to the ground, that is of rigid construction, and over which a covering is attached that provides weather protection, identity, or decoration.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✓	✓	NR
Permit Required?	-	-	✓	✓	✓
Dimensions					
Sign Area (cumulative max. per grounded canopy)	-	-	100 sf	75 sf	100 sf
Sign Projection (max.)	-	-	1 ft	1 ft	1 ft
Features					
Changeable Copy	-	-	✓	✓	NR
Electronic Message Center	-	-	✓	✕	NR
Illumination	-	-	✓	✓	NR
Neon	-	-	✕	✕	✕
Hand-Applied Paint	-	-	✕	✕	✕

(2) Number

There is no limit to the amount of grounded canopy signs allowed on a grounded canopy; however, in no instance shall the cumulative grounded canopy sign allowance exceed the requirements in the table.

(3) Design and Installation

(A) A grounded canopy sign shall affix flush against the surface of the face of the grounded canopy or as flush as possible while still allowing the plane of the face of the sign to remain perpendicular to the ground.

(B) The face of a grounded canopy sign cannot extend above the top surface of the face of the grounded canopy to which it is attached.

(e) Hanging Signs

Figure 309.10-7: Hanging Signs



(1) Generally

The following table establishes the applicable standards for hanging signs.

Table 309-9: Hanging Sign Standards

Definition	A hanging sign is a permanent, attached sign suspended/hanging from the underside of a canopy, awning, ceiling, marquee, roof overhang, a covered porch, or walkway.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✕
Permit Required?	-	✓	✓	✓	-
Number per Storefront (max.)	-	1	1	1	-
Dimensions					
Sign Area (max.)	-	16 sf	12 sf	16 sf	-
Vertical Clearence (min.)	-	8 ft	8 ft	8 ft	-
Sign Projection (max.)	-	4 ft	2 ft	4 ft	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	NR	✓	✓	-
Neon	-	✕	✕	✕	-
Hand-Applied Paint	-	NR	✓	✓	-

(2) Design and Installation

(A) A hanging sign shall affix to the surface of the wall so that the face of the sign remains perpendicular to the ground.

(B) A hanging sign may encroach a maximum of three (3) feet over a public sidewalk but shall not encroach over any parking or travel lane.

(f) Marquee Signs

Figure 309.10-8: Marquee Signs



(1) Generally

The following table establishes the applicable standards for marquee signs.

Table 309-10: Marquee Sign Standards

Definition	A marquee sign is a permanent, attached sign affixed to a marquee. A marquee is a type of attached canopy that has a top surface that is sloped less than twenty-five (25) degrees from the horizontal, is located less than ten (10) feet above the top of an operable exterior doorway, and frequently includes panels for changeable copy				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✓
Permit Required?	-	✓	✓	✓	✓
Number per Building/Storefront (max.)	-	1	1	1	1
Dimensions					
Sign Area (max. % of wall)	-	20%	20%	30%	30%
Vertical Clearence (min.)	-	8 ft	8 ft	8 ft	8 ft
Sign Projection (max.)	-	6 ft	6 ft	8 ft	8 ft
Features					
Changeable Copy	-	✓	✓	✓	✓
Electronic Message Center	-	✕	✕	✕	✕
Illumination	-	✓	✓	✓	✓
Neon	-	✓	✓	✓	✓
Hand-Applied Paint	-	✕	✕	✕	✕

(2) Design and Installation

A marquee sign:

(A) Shall be located above the primary public entrance(s) of a building or storefront.

(B) May extend the full length of the building façade but shall not extend above the wall to which it is attached.

(C) May project over a sidewalk but shall not project above a street.

(g) Projecting Signs

Figure 309.10-9: Projecting Signs



(1) Generally

The following table establishes the applicable standards for projecting signs.

Table 309-11: Projecting Sign Standards

Definition	A projecting sign is a permanent, attached sign type that is affixed to and projects a foot or more from the wall of a building and is generally perpendicular to the building façade.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✕
Permit Required?	-	✓	✓	✓	-
Number per Building/Storefront (max.)	-	1	1	1	-
Dimensions					
Sign Area (max.)	-	30 sf	40 sf	40 sf	-
Vertical Clearence (min.)	-	8 ft	8 ft	8 ft	-
Sign Projection (max.)	-	6 ft	6 ft	6 ft	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	NR	✓	✓	-
Neon	-	NR	✓	✓	-
Hand-Applied Paint	-	NR	✓	✓	-

(2) Design and Installation

A projecting sign:

(A) Shall affix to the surface of the wall so that the face of the sign remains perpendicular to the ground.

(B) Shall not extend above the top of the wall to which it is attached.

(C) Shall be located above the canopy line.

(h) Window Signs

Figure 309.10-10: Window Signs



(1) Generally

The following table establishes the applicable standards for window signs.

Table 309-12: Window Sign Standards

Definition	A window sign is a sign posted, printed, placed, or affixed to a window or glass door. A window sign includes any sign that is located inside a building, that is three feet or less from a window or glass door, and that is clearly visible from outside the building.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	✕
Permit Required?	-	✓	✓	✓	-
Dimensions					
Sign Area (max. % of window/door)	-	25%	25%	25%	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	NR	NR	NR	-
Neon	-	NR	NR	NR	-
Hand-Applied Paint	-	NR	✓	✓	-

(2) Design and Installation

(A) Window signs shall not obscure visibility into the building.

(B) No fluorescent materials shall be used for window signs.

(C) Window signs are only permitted on the first story of the building.

(D) Temporary window signs as allowed by the ordinance are exempt from the maximum area limitation.

(E) Mannequins and storefront displays of merchandise sold are not considered window signs.

(F) Interior directory signage identifying shopping aisles and merchandise display areas shall also be exempt from the window sign limitation.

10.309.10.3 Incidental Signs

Incidental signs are classified into one of the following sign types: general incidental signs or speaker boards. Their associated regulations are established in this Section. A building or lot may have multiple incidental signs as allowed in this Section.

(a) General Incidental Signs

Figure 309.10-11: General Incidental Signs



(1) Generally

The following table establishes the applicable standards for general incidental signs.

Table 309-13: General Incidental Sign Standards

Definition	A general incidental sign is a small permanent sign, other than a speaker board, that is freestanding or attached to a building that is in addition to the primary sign types for the property, such as detached signs and attached signs, and that has a height and scale that is clearly subordinate to the primary sign types allowed for the property. Examples of typical general incidental signs include house numbers, occupant directories, property or tenant identification names or numbers, wayfinding signs, and directional signs, and signs warning the public against trespassing or danger from animals. The list of examples is not exhaustive and is provided to clarify the regulations and does not limit the content of general incidental signs. The City will not review the content of general incidental signs.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	NR
Permit Required?	✓	✓	✓	✓	✓
Dimensions					
Sign Area (cumulative max per lot)	20 sf	20 sf	40 sf	50 sf	50 sf
Sign Area (max. per incidental sign)	4 sf	4 sf	6 sf	8 sf	8 sf
Sign Height (max. per incidental sign)	4 ft	4 ft	4 ft	4 ft	4 ft
Setbacks (min.)					
From Front Property Line	5 ft	5 ft	5 ft	10 ft	10 ft
From Other Property Lines	5 ft	5 ft	5 ft	10 ft	10 ft
From Other Freestanding Signs	10 ft	10 ft	10 ft	10 ft	10 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	✕	NR	NR	NR	✕
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

(2) Number

There is no overall limit to the number of general incidental signs allowed on a property; however, in no instance shall the cumulative general incidental sign

allowance exceed the requirements in the table, unless specified otherwise in this Subsection.

(3) Design and Installation

(A) Vertical clearance and setback requirements for general incidental signs shall conform to the requirements for the similar primary sign type (i.e. wall sign, window sign, monument sign) as those requirements are defined in this Section.

(B) The face of a general incidental sign cannot extend above the top surface of the face of the wall or structure to which it is attached.

(C) An attached incidental sign shall affix flush against the wall of the building in which it is located.

(D) A detached incidental sign shall have an enclosed base and be securely and firmly embedded in the ground.

(E) Incidental signs constructed in conjunction with monument and pole signs shall be consistent with the building elements and materials of those established on the same lot and within the development.

(b) Speaker Boards

Figure 309.10-12: Speaker Board Signs



(1) Generally

The following table establishes the applicable standards for speaker board signs.

Table 309-14: Speaker Board Sign Standards

Definition	A speaker board is a professionally constructed and installed sign made of a durable, weather-resistant product such as metal or high-density plastic and may include a two-way speaker system for ordering from a vehicle in a drive-thru lane provided the volume of the speaker does not exceed ambient noise conditions as measured at the property line.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	NR
Permit Required?	-	✓	✓	✓	✓
Dimensions					
Sign Area (cumulative max. per lot)	-	36 sf	50 sf	70 sf	36 sf
Sign Height (max.)	-	6 ft	6 ft	6 ft	6 ft
Setbacks (min.)					
From Front Property Line	-	10 ft	10 ft	10 ft	10 ft
From Other Property Lines	-	10 ft	10 ft	10 ft	10 ft
From Single-Family Residence	-	100 ft	100 ft	100 ft	100 ft
Features					
Changeable Copy	-	✓	✓	✓	✓
Electronic Message Center	-	✕	✓	✓	✕
Illumination	-	✓	✓	✓	✓
Neon	-	✕	✕	✕	✕
Hand-Applied Paint	-	✕	✕	✕	✕

(2) Number

There is no overall limit to the number of speaker boards allowed on a property; however, in no instance shall the cumulative speaker board allowance exceed the requirements in the table, unless specified otherwise in this Subsection.

(3) Design and Installation

(A) A speaker board shall provide no more than three (3) feet and no less than eighteen (18) inches of horizontal separation from the curb or edge of the driveway the speaker board faces.

(B) Speaker boards shall provide a minimum landscaped area of two (2) square feet per one (1) square foot of sign area abutting the sign base. In cases where the location of the sign could not accommodate such landscape area, the area may be reduced up to twenty-five percent (25%) at the Director of Development Services discretion.

10.309.11. Temporary Signs

Temporary signs are classified into one of the following sign types: general temporary signs, sidewalk signs, attached banners, detached banners, feather signs, or balloon signs. Their associated regulations are established in this Section. A building or lot may have multiple temporary signs as allowed in this Section. A temporary sign shall not be used as a placeholder for detached and attached signs unless specified elsewhere in this Article.

(a) General Temporary Signs

Figure 309.11-1 Temporary Sign



(1) Generally

The following table establishes the applicable standards for general temporary signs not specified elsewhere in Section 10.309.11.

Table 309-15: General Temporary Sign Standards

Definition	A general temporary sign is a sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, which is intended to be displayed for a limited period of time only. Examples of typical general temporary signs include public demonstrations, grand opening signs, contractor signs, real estate signs, garage sale signs, and signs that announce an event such as a carnival, circus, or similar event. The list of examples is not exhaustive and is provided to clarify the regulations and does not limit the content of general temporary signs. The City will not review the content of general temporary signs.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✓	✓	✓	✓	✓
Permit Required?	✕	✕	✓	✓	✓
Number per lot (max.)	2	2	4	4	4
Dimensions					
Sign Area (max. per sign)	24 sf	24 sf	40 sf	40 sf	40 sf
Sign Height (max.)	6 ft	6 ft	6 ft	6 ft	6 ft
Setbacks (min.)					
From Front Property Line	10 ft	10 ft	10 ft	10 ft	10 ft
From Other Property Lines	10 ft	10 ft	10 ft	10 ft	10 ft
From Single-Family Residence	100 ft	100 ft	100 ft	100 ft	100 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	✕	✕	✕	✕	✕
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

(2) Duration

A general temporary sign may be displayed for:

(A) Ninety (90) consecutive days over one calendar year, or

(B) Thirty (30) consecutive days three times during a calendar year, with each thirty (30) day period separated by at least fourteen (14) calendar days.

(3) Design and Installation

(A) A detached general temporary sign shall be securely and firmly embedded in or on the ground.

(B) A detached general temporary sign shall not use sandbags or other weighted objects to secure the sign to or in the ground.

(C) A general temporary sign shall not use an adhesive (tape, glue, etc.) to affix the sign to any surface.

(b) Sidewalk Signs

Figure 309.11-2: Sidewalk Signs



(1) Generally

The following table establishes the applicable standards for Sidewalk signs.

Table 309-16: Sidewalk Sign Standards

Definition	A sidewalk sign is a temporary and portable sign that is ordinarily in the shape of an "A" or inverted "T" with back-to-back sign faces, an easel, or a similar configuration to be located on a sidewalk or walkway.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	NR	✓	✓	NR
Permit Required?	-	✕	✕	✕	✕
Number per tenant/storefront (max.)	-	1	1	1	1
Dimensions					
Sign Area (max. per sign)	-	6 sf	6 sf	6 sf	6 sf
Sign Height (max.)	-	3 ft	3 ft	3 ft	3 ft
Sign Width (max.)	-	30 in	30 in	30 in	30 in
Setbacks (min.)					
From Another Sidewalk Sign	-	10 ft	10 ft	20 ft	20 ft
Sidewalk/Walkway Clearance	-	5 ft	5 ft	5 ft	5 ft
Features					
Changeable Copy	-	NR	✓	✓	NR
Electronic Message Center	-	✕	✕	✕	✕
Illumination	-	✕	✕	✕	✕
Neon	-	✕	✕	✕	✕
Hand-Applied Paint	-	✓	✓	✓	✓

(2) Duration

All sidewalk signs shall only be displayed during a use's business hours.

(3) Design and Installation

(A) Sidewalk signs are not allowed in planter beds.

(B) Sidewalk signs are allowed only where a building is within a build-to-zone or maximum setback, or where a front facade that includes an entryway open to the general public during normal business hours is within ten (10) feet of the edge of a public sidewalk.

(C) Sidewalk signs shall leave a minimum, unobstructed sidewalk clearance as provided in the table or as otherwise required by the ADA and City fire code requirements, whichever is greater.

(D) Sidewalk signs shall have no permanent attachments to the sidewalk.

(E) Sidewalk signs shall be composed of wood, medium-density fiberboard, metal (iron or steel) frames, or other materials with equivalent weight and density. Sidewalk signs shall not be composed of plastic or similar materials.

(F) The sign face of a sidewalk sign may include a chalkboard or dry-erase board.

(c) Banners

Figure 309.11-3: Attached Banner Signs



(1) Generally

The following table establishes the applicable standards for attached banners.

Table 309-17: Banner Standards

Definition	A banner is a temporary sign made of fabric, cloth, bunting, plastic, paper, or any other non-rigid material with no enclosing framework that is attached, mounted, tied, or otherwise placed on a building or pole attached to a building or on a frame or poles detached from the building. This definition does not include flags, pennants, feather signs, or streamers.				
Key	✓ = yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	NR	NR	✓	✓	✓
Permit Required?	✓	✓	✓	✓	✓
Number per Lot (max.)	1	1	1	1	1
Dimensions					
Banner Area (max.)	32 sf	32 sf	48 sf	64 sf	64 sf
Sign Height (max.)	4 ft	4 ft	4 ft	6 ft	6 ft
Setbacks (min.)					
From Front Property Line	10 ft	10 ft	10 ft	10 ft	10 ft
From Adjacent Property Line	10 ft	10 ft	10 ft	10 ft	10 ft
From Another Banner	20 ft	20 ft	20 ft	20 ft	20 ft
From Another Sign	5 ft	5 ft	5 ft	5 ft	5 ft
Features					
Changeable Copy	✕	✕	✕	✕	✕
Electronic Message Center	✕	✕	✕	✕	✕
Illumination	✕	✕	✕	✕	✕
Neon	✕	✕	✕	✕	✕
Hand-Applied Paint	✕	✕	✕	✕	✕

(2) Duration

All banners shall meet the requirements for General Temporary Signs as established in 10.309.11(a) above.

(3) Design and Installation

(A) Banner may be allowed for each tenant if placed on a multi-tenant building but shall not exceed the maximum total banner area for the building.

(B) Banners shall not be attached to any window, door, or other sign.

(C) Banners shall not use an adhesive (tape, glue, etc.) to affix the attached banner to any surface.

(d) Feather Signs

Figure 309.11-4: Feather Signs



(1) Generally

The following table establishes the applicable standards for feather signs.

Table 309-18: Feather Sign Standards

Definition	A feather sign is a temporary, freestanding sign made of flexible material in the shape of a feather, quill, sail, blade, or teardrop, and mounted on a solid or flexible pole or cord that affixes to the ground.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✓	✓	✓
Permit Required?	-	-	✓	✓	✓
Number per Lot (max.)	-	-	2	3	3
Dimensions					
Feather Sign Area (max. per sign)	-	-	12 sf	20 sf	20 sf
Sign Height (max.)	-	-	12 ft	14 ft	14 ft
Setbacks (min.)					
From Front Property Line	-	-	10 ft	10 ft	10 ft
From Adjacent Property Line	-	-	10 ft	10 ft	10 ft
From Another Detached Banner	-	-	20 ft	20 ft	20 ft
From Another Detached Sign	-	-	5 ft	5 ft	5 ft
Features					
Changeable Copy	-	-	✕	✕	✕
Electronic Message Center	-	-	✕	✕	✕
Illumination	-	-	✕	✕	✕
Neon	-	-	✕	✕	✕
Hand-Applied Paint	-	-	✕	✕	✕

(2) Duration

All feather signs shall meet the requirements for General Temporary Signs as established in Section 10.309.11(a) above.

(3) Design and Installation

(A) A feather sign may be allowed for each tenant if placed on a multi-tenant building but shall not exceed the maximum total banner area for the building.

(B) Feather signs shall not be attached to any building, window, door, or other sign.

(e) Balloon Signs

Figure 309.11-5: Balloon Signs



(1) Generally

The following table establishes the applicable standards for balloon signs.

Table 309-19: Balloon Sign Standards

Definition	A balloon sign is a temporary sign either as an individual or grouping of inflatable devices, at least three feet in height or width, with or without a specific message, figures or designs attached to its surface, used or intended to be used to attract attention. An Inflatable Device is type of balloon sign that is a cold air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure, and equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable, or similar method. Inflatable devices shall be included in the definition of Balloon Sign for the purposes of this Section. Balloons that do not meet the definitions in this Section are not regulated under this Section.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✕	✕	NR	NR
Permit Required?	-	-	-	✓	✓
Number per tenant/storefront (max.)	-	-	-	1	1
Dimensions					
Sign Height (max.)	-	-	-	15 ft	15 ft
Setbacks (min.)					
From Front Property Line	-	-	-	15 ft	15 ft
From Adjacent Property Line	-	-	-	15 ft	15 ft
From Another Balloon Sign	-	-	-	20 ft	20 ft
From Another Detached Sign	-	-	-	20 ft	20 ft
Features					
Changeable Copy	-	-	-	✕	✕
Electronic Message Center	-	-	-	✕	✕
Illumination	-	-	-	✕	✕
Neon	-	-	-	✕	✕
Hand-Applied Paint	-	-	-	✕	✕

(2) Duration

All balloon signs meet the requirements for General Temporary Signs as established in Section 10.309.11(a) above.

10.309.12. Special Signs

(a) Murals

Figure 309.12-1: Mural Signs



(1) Generally

The following table establishes the applicable standards for murals.

Table 309-20: Mural Standards

Definition	A mural is a hand-produced work in which paint is applied by hand directly on an exterior wall of a building or structure. A mural does not include: • Mechanically produced or computer-generated prints or images, including digitally printed vinyl sheets and wraps; • Works containing electrical or mechanical components; or • Works that involve changing or moving images or components.				
Key	✓= yes, a permit is required or the feature is allowed | ✕ = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply				
Sign District → Requirement ↓	**ARN**	**NMH**	**CGI**	**MUR**	**ETJ**
General					
Allowed?	✕	✓	✓	✓	✕
Permit Required?	-	✓	✓	✓	-
Number per Building/Storefront (max.)	-	1	1	1	-
Dimensions					
Sign Area (max. % of wall)	-	85%	85%	85%	-
Features					
Changeable Copy	-	✕	✕	✕	-
Electronic Message Center	-	✕	✕	✕	-
Illumination	-	✓	✓	✓	-
Neon	-	✕	✕	✕	-
Hand-Applied Paint	-	✓	✓	✓	-

(2) Number

One mural may be displayed on a building in addition to other signs allowed in this Section.

(3) Design and Installation

A mural may be illuminated but shall only use external illumination methods.

(4) Additional Allowances

(A) Due to murals providing unique design elements, all murals require approval from the City Council based on the criteria in this Subsection, Table Mural Standards, and the requirements, below.

(B) In its review of proposed murals located in other sign districts, the City Council will review the proposed mural based on the following factors:

(i) The mural uses durable, exterior grade paints and materials and weatherproof and ultraviolet-protective coatings;

(ii) The mural uses colors that coordinate with the colors of the building;

(iii) The mural is directed at and scaled to pedestrians;

(iv) The mural does not overwhelm or hide character-defining features of a building;

(v) The mural is placed and sized to reinforce the building's architecture and its surroundings;

(vi) The mural is placed at similar heights and façade locations as adjacent buildings or tenants to provide an integrated block appearance.