



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, November 4, 2025 at 7:00 PM Executive Conference Room

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

- 2.1. Hazel Sherrod
Tony Wertz
Rick Hudson
Cory Hall
Norm Delay
Brandon DeLeon

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 November 4, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. CONSENT AGENDA

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on October 14, 2025.
- 5.2. Conduct a public hearing and consider a recommendation to City Council for the proposed Stromberg Planned Unit Development Amendment, 372.121 acres, more or less, of land, located south of County Road 132.
- 5.3. Consideration and discussion on amending Section 10.410.7 Temporary signs and displays to add temporary signage for religious organizations.

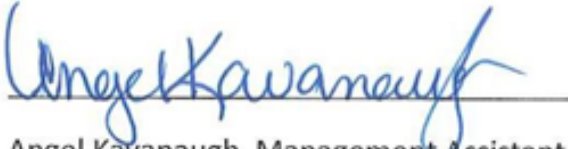
6. PLANNING MANAGER REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the November 4, 2025 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on DATE 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 CitySecretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on October 14, 2025.
Meeting: Tuesday, November 4, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning meeting minutes October 14,2025



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, October 14, 2025 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting opened at 7:00 PM.

2. ROLL CALL

2.1. Hazel Sherrod Y
Tony Wertz Y
Rick Hudson Y
Cheryl Stewart N
Cory Hall Y
Norm Delay Y
Brandon DeLeon Y

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 October 14, 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 for the regular scheduled Planning and Zoning Commission meeting held on September 2, 2025.

A motion was made by Vice Chair Tony Wertz to approve the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on September 2, 2025, as written, seconded by Commissioner Hazel Sherrod.

Motion passed 6 Ayes to 0 Nays.

5. AGENDA ITEMS

5.1. Consideration and possible action on the proposed Titan Innovation Business Park, Phase Three, Block Five, Lot One Final Plat, 13.021 acres, more or less, of land, one industrial lot, located on Limmer Loop and to the east of Innovation Boulevard.

Titan Innovation Business Park Ph3, 1 lot FP: Planning manager, John Byrum presented. Opened up to comments and questions. City Engineer Matt Rector spoke, Commissioner Hazel Sherrod spoke, Chair Rick Hudson spoke. Chair Rick Hudson

made a motion with the condition that the southwest corner of lot 5 have vehicle access to New Technology Blvd, seconded by Commissioner Brandon DeLeon.

Motion was approved 6 Ayes to 0 Nays

- 5.2. Consideration and possible action on the Emory Crossing, Phase 5 Final Plat. 23.678 acres, more or less, of land, 74 residential lots, 4 multi-family lots, 2 open space lots, 2 alley lots, and one private drainage lot, located east of Ed Schmidt Boulevard/County Road 119 and west of FM 1660.

Emory Crossing FP Ph 5. Jim Morris made a public comment. Planning Manager, John Byrum presented. Opened up to comments and questions. Commissioner Brandon DeLeon spoke. City Engineer Matt Rector spoke. Chair Rick Hudson spoke. Vice Chair Tony Wertz spoke. Commissioner Hazel Sherrod motion to approve Item 5.2 as presented, seconded by Commissioner Norman Delay. Request for engineering to look into traffic flow as discussed (alleys, etc.).

Motion passed 6 Ayes to 0 Nays

6. PLANNING MANAGER REPORT

Next meeting on 11/4/25, Ashley's retirement – moving forward, if you need anything with planning, reach out to John. We are going to be sending out the agenda a few days earlier to be in compliance with the new state law (receive the agenda the Wednesday before the meeting, not Friday). On the email with the agenda there will be a reminder if there are going to be engineering questions so staff can make sure that we have an engineering representative – if no engineering questions, we will not have engineering present.

7. ADJOURNMENT

The meeting was adjourned at 8:12 PM.

8. CERTIFICATION

I certify that this notice of the October 14, 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 October 8, 2025 before 5:00 P.M.

Planning and Zoning Commission Chair or Representative

AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider a recommendation to City Council for the proposed Stromberg Planned Unit Development Amendment, 372.121 acres, more or less, of land, located south of County Road 132.
Meeting: Tuesday, November 4, 2025
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

This property is currently in the city limits and was zoned as agriculture/single-family - rural after being annexed in 2019. This property went through a rezoning case in 2024 for a Planned Unit Development. A favorable recommendation was given by the Planning and Zoning Commission on July 2, 2024, by a vote of 5-2 on the proposal (both scenarios), while City Council voted to approve scenario two of the Planned Unit Development on August 15, 2024, by a vote of 7-0.

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

SUMMARY OF REQUEST:

The applicant wishes to amend the previously approved Planned Unit Development, known as Stromberg Planned Unit Development. The original Planned Unit Development request back in 2024 was to allow for single-family, multifamily, and non-residential to allow for future development via two different development scenarios allowed within the proposed PUD. The original recommendation from Planning and Zoning was to allow both scenarios. However, City Council voted to allow for one scenario instead of the two scenarios. City Council voted to allow the second scenario listed out in the original PUD.

The second scenario that was approved by City Council was a development scenario that proposed a 50/50 mix of residential and nonresidential uses within the tract, with the addition of light industrial at the northern end of the tract as a potential transition from the MegaSite with commercial and residential uses and attainable housing options as contemplated with the Hutto SOAR 2040 plans.

The first development scenario proposes a 90/10 split between residential and non-residential/commercial development. The PUD allows for a 10% administrative density change within the two districts, but would not allow for the 10% commercial property to be removed from the

AGENDA ITEM REPORT

5.2.



development proposal. The residential development includes a mix of single-family detached (65%), townhomes (25%), and multifamily (10%) with commercial uses fitting into the neighborhood and general commercial districts. Scenario one could accommodate a school site if needed and as referenced within the PUD, although a site and agreement with the ISD would not occur until the development scenario is finalized.

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

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

Zoning	Description	UDC Citation	UDC Standard	PUD Replacement Standard
SF-1	Village ^[AB1] ^[KH2]	10.403.3	Alley loaded not permitted	Alley loaded permitted
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall
SF-2	Two to Four Household	10.403.3	Lot Area (min.) = 4,500 s.f.	Lot Area (min.) = 3,120 s.f.
			Lot width at building line (min.) = 45 ft.	Lot width at building line (min.) = 26 ft
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall ^[AB3] ^[KH4] . Garages for 26 ft lot widths will be single car garages.

AGENDA ITEM REPORT

5.2.



MF	Multiple Household	10.403.4.2	Spacing between bldgs. (min.) = 20 ft.	Spacing between bldgs. (min.) = 10 ft.
			Bldg. height (max.) = 35 ft.; 45 ft. along freeways, arterials, major non-residential collectors	Bldg. height (max.) = 50 ft. / 4 stories
		10.303.5	Max. Density = 14-20 dwelling units per acre	Max. Density = 30 dwelling units per gross acre

The deviations, as submitted, would allow for a slightly more dense project than what is currently allowed by code. The five-foot increase in multifamily height along a future major collector, in staff's estimation, partially allows for the additional density requested. The additional density over the gross acreage of the approximate 370 acre development can be supported with the proposal including two larger drainage areas, as depicted on the concept plan, as well as the connectivity proposed within the development.

STAFF REVIEW:

Property owners within 600' were notified of the request. Of the 32 notifications sent out, staff received one response in favor at the time of the published packet.

The PUD criteria as outlined below:

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

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

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

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

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

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

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

PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of

AGENDA ITEM REPORT

5.2.



compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Staff finds that the proposed PUD meets the intent of all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC.

Staff recommends approval of the amendment to the Planned Unit Development. This amendment removes the 50/50 development scenario out of the Planned Unit Development and only allows for the 90/10 development scenario.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Stromberg PUD Amendment
2. Init-Survey(10-7-25)
3. Stromberg Concept Plan
4. Stromberg_PUD_Zoning_Map
5. Stromberg_PUD_Future_Land_Use_Map
6. Complete Neighborhoods Snapshot
7. Deed
8. Init-LOI(10-7-25)
9. Brett Rodgers - FAVOR
10. O-2025-047 Correcting Stromberg PUD O-2024-039 FINAL

The Stromberg PUD

City of Hutto, Texas
Planned Unit Development

Attachment D
PUD Development Standards

October 28, 2025

Developer:
WMV Hutto 390 DE, LLC
3310 N. Capital of Texas Highway, Suite 202
Austin, TX 78746

Prepared by:
Gray Engineering
8834 N Capital of Texas Hwy #140
Austin, TX 78759

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A. GENERAL PROVISIONS

1. Title

This ordinance is known as The Stromberg Planned Unit Development Ordinance and may be cited as “The Stromberg PUD” or “Stromberg PUD”.

2. Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Plan. Any aspects not specifically mentioned or altered by this Plan shall be regulated by the Unified Development Code of the City of Hutto, Texas (the “UDC”) in effect on the date of adoption of this ordinance.

3. Severability

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

4. Amendments to Ordinance

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

Modifications to the PUD shall be administered as follows:

Modifications of the Concept Plan pertaining to the mixture of alley-loaded and front-loaded product, roadway alignments, and changes in the density shown on the Concept Plan that do not increase the cumulative density of development on the Land by more than ten percent (10%), calculated by gross site area shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

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

Commented [AB1]: In what way? Typically, the request is a 10% change in density but this is specific, so I’d like to know more on the reasoning for the request.

Commented [KH2R1]: Revised language and modified 5% to 10%
Revisions are acceptable to Ashley

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

5. Definitions

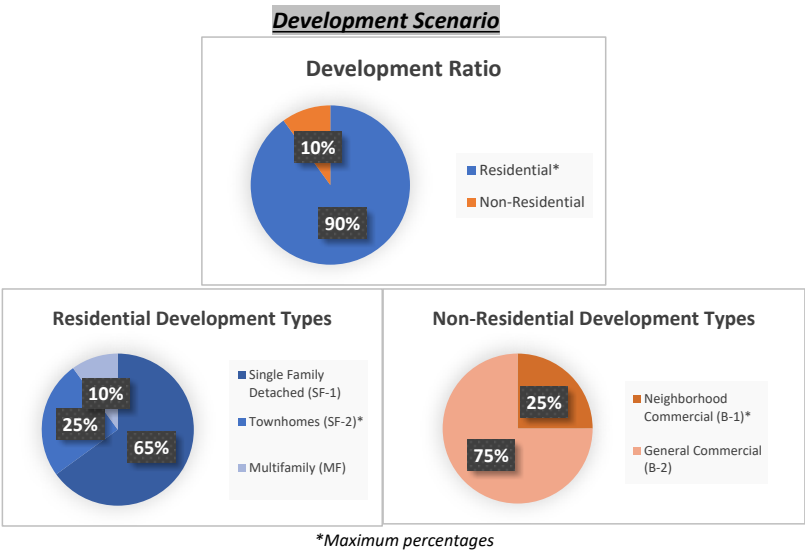
Definitions set forth in the UDC, including general abbreviations, terms definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

- “PUD Plan” or “Plan” – The Stromberg Planned Unit Development document.
- “Concept Plan” – The Stromberg Concept Plan or Development Plan as required in the City of Hutto’s PUD Zoning Change Application.

B. DEVELOPMENT PLAN AND LAND USES

1. Development Scenarios

For the purpose of addressing any development regulation or conditions not modified within this PUD, the City of Hutto UDC base zoning districts shall be utilized for development requirements, as indicated in the scenarios presented in Exhibit B: The Stromberg Concept Plan. Exhibit B is conceptual in nature and is intended to convey the general vision for the development. Exhibit B demonstrates two different scenarios of Residential versus Non-Residential development. The purpose of the PUD is to seek flexible development and building standards that will accommodate a layout that allows for market-based outcomes. The Development Services Director may administratively approve modifications to this plan, as long as the general design intent and principles remain consistent with the language of this PUD.



Scenario 1 substantially conforms to approved Future Land Use Map (FLUM) amendment from 2021. The updated FLUM included in the Hutto SOAR 2040 Comprehensive Plan was created around the 2021 request and is still compliant and in effect to date.

2. Residential Land Use

The Stromberg PUD is an amenitized development with the Residential portion of the development being comprised of a combination of detached single-family and townhome units, as well as attached and detached multi-family units.

Residential base zoning districts to be allowable as indicated in Exhibit B: Single Household: SF-1, Village (for 45' lots); Single Household: SF-1, Alley Load, Cul-de-Sac, Detached Garage (for 50' lots); Single Household: SF-1, Medium Density (for 60' lots and amenity area); Two-to-Four Household: SF-2 (for townhomes); and Multiple Household: MF (for attached and detached multi-family).

Within the Multifamily (MF) portion of the project, at least three (3) of the amenities described below will be incorporated:

- Community pool
- Barbeque area(s)
- Children's playground
- Social gathering area with fire pit
- Community center outfitted with a gathering space for community and/or private events.

Both the attached and detached single-family units will have individual entries and private, fenced yard areas.

The Residential portion of the project is intended to be used for a unique mix of housing products with a maximum density of 6 dwelling units per gross acre for the SF-1 development areas (a maximum of 60% of the SF-1 lots can be 45' in width, a maximum of 40% of the SF-1 lots can be 50' in width and a minimum of 20% of the lots onsite can be 60' & 70' in width), 17 dwelling units per gross acre for the SF-2 development areas, and a maximum density of 30 dwelling units per gross acre for the multi-family portion.

3. Non-Residential Land Use

Commercial uses are intended to be located along the major thoroughfares and at the perimeter of the development.

Non-Residential base zoning districts to be allowable as indicated in Exhibit B: Local/Neighborhood Commercial: B-1; and General Commercial: B-2.

4. Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, light industry uses, institutional and civic uses, temporary uses, and accessory uses.

Commented [AB3]: Is this all the same type – for the 50' lots they would all have alleys?

Commented [KH4R3]: No - all 50' lots would not have alleys

Commented [AB5]: Remove PID references from the PUD document

Commented [KH6R5]: City is agreeable to removing PID and School Site language.

Commented [AB7]: What will the multi-family units have? Please expand to encompass all proposed residential types.

Commented [KH8R7]: Include potential multifamily amenities. Add language "Multi-Family developments will have a minimum of 3 of the following amenities" (we could reuse the same language from the PID section above...?)

Commented [AB9]: Does this breakdown provide for the 50 and 60' lots mentioned about, and if so, provide the lot breakdown of the types of lot offerings that show this density with the mix/ratio of the uses.

Commented [KH10R9]: Point to maximums (especially on small lots)

Max of 60% = 45' lots
Max of 40% = 50' lots
Min of 20% = 60' & 70' lots

For reference... Original FLUM had:

50% 45's,
30% 50's,
8% 60's and
12% 70's

C. DEVELOPMENT STANDARDS

1. Unified Development Code PUD Standard Table

Table 1. Unified Development Code PUD Standard Table

Zoning	Description	UDC Citation	UDC Standard	PUD Replacement Standard
SF-1	Village	10.403.3	Alley loaded not permitted	Alley loaded permitted
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall
SF-2	Two to Four Household	10.403.3	Lot Area (min.) = 4,500 s.f. Lot width at building line (min.) = 45 ft.	Lot Area (min.) = 3,120 s.f. Lot width at building line (min.) = 26 ft
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall. Garages for 26 ft lot widths will be single car garages.
		10.403.4.2	Spacing between bldgs. (min.) = 20 ft. Bldg. height (max.) = 35 ft.; 45 ft. along freeways, arterials, major non-residential collectors	Spacing between bldgs. (min.) = 10 ft. Bldg. height (max.) = 50 ft. / 4 stories
MF	Multiple Household	10.303.5	Max. Density = 14-20 dwelling units per acre	Max. Density = 30 dwelling units per gross acre

Commented [AB11]: Setbacks, buffers, design, etc. all need to be finished out and provided within the PUD. Street sections, two sides of parking, alley loaded, open space provided to compensate for the smaller lots, etc. Setbacks should also be discussed in terms of the compatibility between residential and commercial uses, pedestrian connectivity, etc.

Commented [KH12R11]: Ashley is good with us ONLY including variances from UDC in the PUD; no need to restate UDC language

Commented [AB13]: The paragraph above stated village and SF-1, both should also be within this chart – all types should be included in the chart

Commented [KH14R13]: Ashley is good with us ONLY including variances from UDC in the PUD; no need to restate UDC language

Commented [AB15]: This is a big ask for the garages and I'd be curious to see the home plans that fit on a 26ft lot with a front loaded garage that met the PUD standard. All SF2 should be rear loaded, or choose to have a tuck under garage. The PUD should be more than the base district, something more interesting or unique, and then show exhibits to the housing choice that will be provided.

Commented [KH16R15]: Specify single car garage for the 26ft lot.

Commented [AB17]: Does the SER support this level of density? What will be provided to offset for the PUD – provide exhibits of what the future development will look like and interact with the adjacent, less dense tracts.

Commented [KH18R17]: We won't be submitting for any SERs until zoning has been accepted so we know how many LUEs are able to be requested.

Ashley wants us to have utility conversation history prepped for PZ/CC since we don't already have an SER to reference (PZ/CC will ask if the City is able to serve this development demand)

2. Prohibited Land Uses

The Stromberg PUD will allow the residential uses with development standards as described in this document. The Stromberg PUD will allow commercial and retail uses permitted under the B-1 and B-2 zoning designations, except as prohibited in the following land use list.

Prohibited B-1 and B-2 Land Uses:

- Commercial and Retail Uses (10.304.6)
 - Nightclub
- Accessory Uses (10.304.10)
 - Wind energy system
 - Wind energy system

3. Dog Park Facility

At least one (1) dog park shall be provided (privately owned and maintained) within the boundaries of the Stromberg PUD. The dog park(s) may be located fully within one or more of the multi-family developments and/or elsewhere on the Property. If the dog park is located within an easement, no structures other than a fence will be allowed to be constructed. The dog

park(s) will be privately owned and maintained. Signage will be provided within any Dog Park Facility alleviating the City of any potential liability. The signage will indicate that Residents are to proceed at their own risk.

Commented [AB19]: These uses have come up recently with Animal Control and would likely require additional site signage with ownership, etc.

Commented [KH20R19]: Add language: "Signage will be provided within any Dog Park Facility alleviating the City of any potential liability.... Residents are to proceed at their own risk"

4. Trail System

The Stromberg PUD shall include an internal trail system to connect land use areas within the boundaries of the development. Any off-street trails may be connected to sidewalks to continue the connectivity of the overall development, as necessary and appropriate. It is anticipated that a pedestrian may be no more than a 10-minute walk from a commercial location within the development. The Trail System will be designed in accordance with Hutto's Parks Master Plan (further coordination with the City will be conducted with each phase of development to ensure compliance).

Commented [AB21]: Provide the details – 10ft wide multi-purpose trail system, pedestrian lighting, etc. Provide exhibits.

Commented [KH22R21]: Add language "The Trail System will be designed in accordance with Hutto's Parks Master Plan (further coordination with the City will be conducted with each phase of development to ensure compliance)."

5. Site Design (10.404)

a. Sidewalks (10.403.9)

To increase pedestrian connectivity, sidewalks with a width of eight feet (8') will be required along both sides of major collectors and both sides of major arterial roadways adjacent to and within one hundred feet (100') of any commercial lot and/or the future school lot.

b. Internal Pedestrian Circulation for Multi-Family Component (10.403.10)

Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5 ft sidewalks shall be located adjacent to parking areas and minimum four-foot (4 ft) sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

c. Water Bodies and Retention (10.403.14)

Retention ponds will not be implemented as a part of the Stromberg PUD; therefore, this section of the Hutto Site Design Standards does not apply. Onsite detention will be provided as part of the Stromberg development. Detention ponds may include appropriate amenities with approval from City Engineer.

Commented [AB23]: If there will be detention areas, that should be added here.

Commented [KH24R23]: Add language: "Onsite detention will be provided as part of the Stromberg development. Detention ponds may include appropriate amenities with approval from City Engineer."

d. Parking and Access (10.405)

Table 2. Minimum Parking Requirements Table

Land Use Classification	Required Spaces (minimum)	Required Spaces (maximum)
The Stromberg PUD Detached/Attached MF Units	1 per 1 bedroom unit 1.5 per 2 bedroom unit 2 per 3 bedroom unit	2 per 1 bedroom unit 2.5 per 2 bedroom unit 3 per 3 bedroom unit
	The total required spaces shall be increased by 5% to account for guest parking	The total required spaces shall be increased by 7% to account for guest parking
	2% of the parking spaces will be allocated as handicapped	4% of the parking spaces will be allocated as handicapped

Dead end aisles may have no more than 30 parking spaces. Project will be compliant with the International Fire Code, Appendix D - Fire Apparatus Access Roads.

e. Pedestrian Crossings (10.610.2.4)

Signalized pedestrian crossings will be provided across major collectors and arterials to ensure safe pedestrian crossing. These crossings may range from a flashing beacon with pedestrian signage to pedestrian hybrid beacon crossings. Pedestrian signals or hybrid beacons will be used to allow for longer crossing times in shopping districts and/or mid-block crossings. Pedestrian crossings will be provided as each phase of development is completed along the major collectors and arterials.

6. Architectural Design (10.406)

a. Driveway Lengths

Whether located in front of or behind a single-family or townhome residence, driveway lengths should be sufficient to accommodate up to two (2) vehicles parked side by side without obstructing any pedestrian connection. The minimum dimensions for any residential driveway shall be 12' wide by 15' depth.

7. Landscaping (10.407)

The Stromberg PUD will comply with requirements of UDC Section 10.407 unless otherwise specified in this document. For any landscaping implemented within the Stromberg PUD, as required by the UDC or herein, Xeriscaping will be required.

a. Street Trees

Although the City of Hutto UDC does not currently enforce implementation of street trees, the Stromberg PUD will require vegetation along major thoroughfares as noted in Table 3 below. By specifying certain drought tolerant species from the City of Hutto approved plant list, the Stromberg PUD aims to achieve a higher level of aesthetic theming. Tree locations and final configuration will be determined during the site development plan stage.

Commented [AB25]: Fix spacing with prior page

Commented [KH26R25]: Page spacing addressed

Commented [AB27]: Will any parking be covered or garage spaces? It is strongly suggested to provide the allowance as the market is trending towards garage units and, at a minimum, covered parking.

Commented [KH28R27]: TBD - dependent upon the MF developer; no specificity language to add at this time.

Commented [AB29]: Add a turnaround provided statement for ESD

Commented [KH30R29]: Add language "Project will be compliant with the International Fire Code, Appendix D - Fire Apparatus Access Roads."

Commented [AB31]: Provide locations in and exhibit. Provide timing requirement that these will be in place with the first phase of development or something along those lines.

Commented [KH32R31]: Additional language has been added to indicate that crossings will be provided with adjacent phases of development.

Commented [AB33]: Call is out as a length, 'sufficient to accommodate' can be subjective

Commented [KH34R33]: We will include min dimension criteria for driveways

Selected Native Tall Trees from Section 10.407.6.2 of the Hutto UDC: Blackjack Oak, Bur Oak, Pecan, Shumard Oak and Winged Elm (female only).

Selected Native Short Trees from Section 10.407.6.3 of the Hutto UDC: American Smoke Tree, Crape Myrtle, Desert Willow, Mountain Laurel and Possumhaw Holly.

Selected Native Shrubs from Section 10.407.6.4 of the Hutto UDC: Deer Muhly, Fragrant Sumac, Japanese Barberry, Texas Sage and Texas Sotol.

Table 3. Street Tree Table

Street Classification	Street Trees per Linear Feet of Frontage	Tree Criteria
Major Collector	1 tree per 75 linear feet	3 caliper inches measured 3' above final grade at base of tree
Major Arterial	1 tree per 120 linear feet	3 caliper inches measured 3' above final grade at base of tree

b. Required Landscaping: MF District

Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages.

Residential MF: 20%

The planting requirements listed in the chart below shall be required within the residential portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3in. caliper and 10' tall min.)	Native small trees (2 in. caliper and 8' tall min.)	Native shrubs (3 gallon or 18" tall min.)
MF Residential Units: Landscape required per individual unit	1 per unit	1 per unit	5 per unit

All Required Landscaping within an easement is subject to the approval of the owner of the easement. When in conflict, adjustments to the requirements above may be permitted by-right if required by the easement owner.

c. Required Landscaping: Non-Residential Districts (B-1 and B-2)

Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages:

Commercial (B-1 & B-2): 15%

The planting requirements listed in the chart below shall be required within the commercial portion of the PUD Landscape Areas and fully meet the minimum landscape

requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3in. caliper and 10' tall min.)	Native shrubs (3 gallon or 18" tall min.)
Commercial (B-1 & B-2)	1 per every 500 sf of landscaping required	2 per every 500 sf of landscaping required

Two native small ornamental trees may be substituted for one native tall tree, not to exceed 50% of the required tall trees.

d. Parking Lot and Vehicular Use Screening

i. Requirements

1. Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10ft. deep.
2. Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
3. Landscape screening shall contain one (1) large tree per sixty (60) linear feet, or portion thereof, and a hedge not less than 3 ft. in height, at full maturity, for 75% of the right-of-way landscape screening area (linear footage), and 67% of the private property landscape screening area (linear footage).
4. In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area. Required parking lot landscaping may be counted toward the minimum landscaped area required.

ii. Landscaping required under Section 7.b. & 7.c. above may be counted towards landscaping required in Section 7.d.i. above.

iii. Unless otherwise stated in this PUD, no other landscaping requirements shall be required.

iv. All Required Landscaping within an easement is subject to the approval of the owner of the easement. When requirements are in conflict, adjustments to the requirements above may be permitted by right if required by the easement owner.

e. Materials, Maintenance, and Replacement

i. Plant Materials

1. Plant choices must be based on the Central Texas ecological setting and site microclimate conditions. Plant choices must classify as drought-tolerant to fall within the xeriscaping category.

ii. Maintenance:

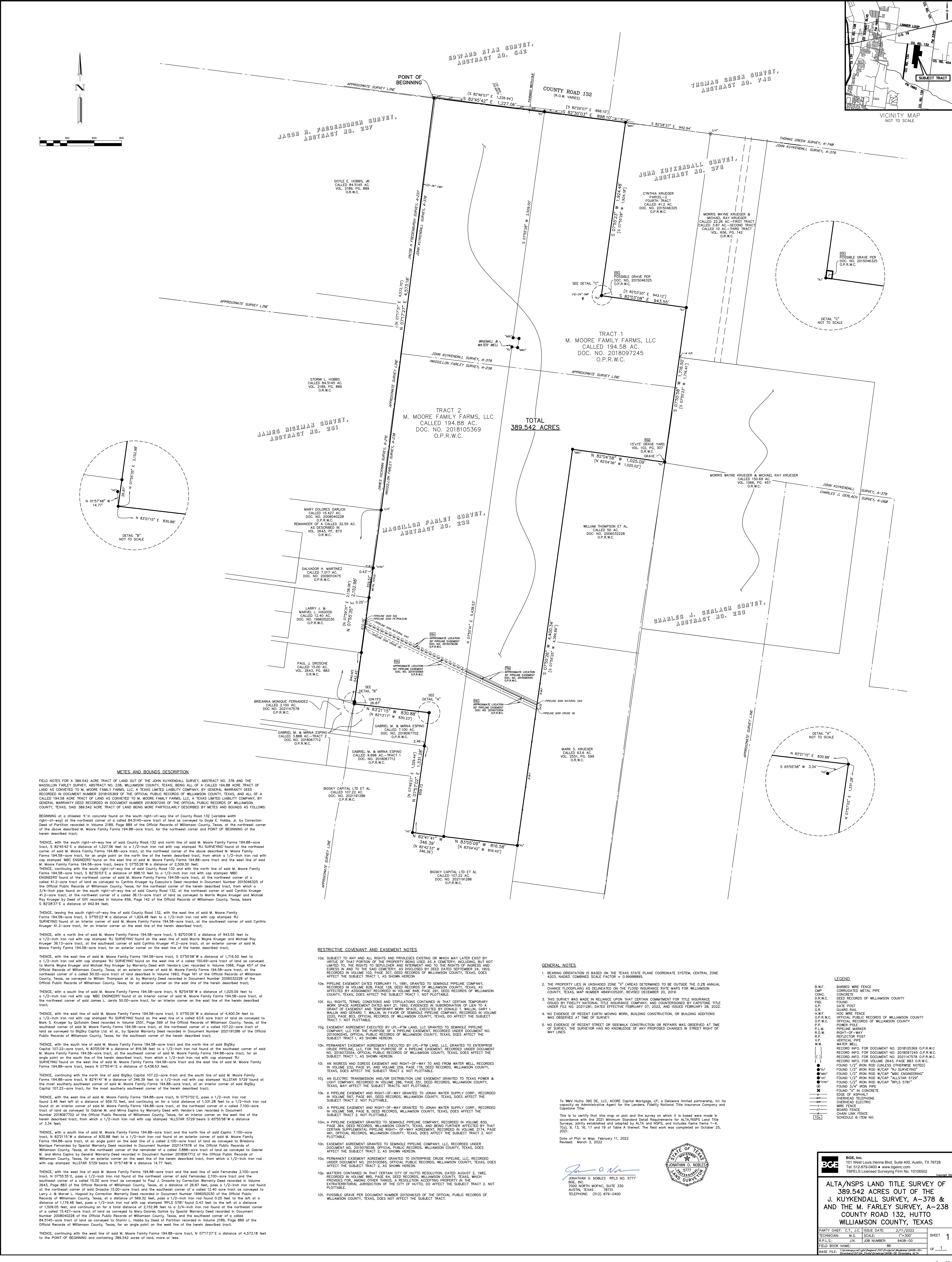
1. Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details.

2. The applicant, landowner or successors must jointly be responsible for regular maintenance of all landscaping elements in good condition, including wood fencing, walls, or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds, and litter.
- iii. License Agreement
 1. A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage, or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced streetlights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls. The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.
- f. Irrigation
 - i. Automatic irrigation shall be provided on site in compliance with Section 10.407.7 of the UDC.
 - ii. Drip irrigation shall be provided for planting beds only and is not required for the irrigation of trees.

D. EXHIBITS

Exhibit A: Survey

Exhibit B: The Stromberg Concept Plan



METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 389.542 ACRE TRACT OF LAND OUT OF THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 AND THE MASSILLON FARLEY SURVEY, ABSTRACT NO. 238, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 194.88 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201805369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 194.88 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018097245 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 389.542 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled "X" in concrete found on the south right-of-way line of County Road 132 (Variable width right-of-way) at the northeast corner of a called 84.5145-acre tract of land as conveyed to Doyle E. Hobbs, Jr., by Correction Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, at the northeast corner of the above described M. Moore Family Farms 194.88-acre tract, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the south right-of-way line of said County Road 132 and north line of said M. Moore Family Farms 194.88-acre tract, S 82°46'07" E a distance of 1,227.06 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at the northeast corner of said M. Moore Family Farms 194.88-acre tract, at the northwest corner of the above described M. Moore Family Farms 194.88-acre tract, for an angle point on the north line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found on the east line of said M. Moore Family Farms 194.88-acre tract and the west line of said M. Moore Family Farms 194.88-acre tract, bears S 07°55'28" W a distance of 2,509.50 feet;

THENCE, continuing with the south right-of-way line of said County Road 132 and with the north line of said M. Moore Family Farms 194.88-acre tract, S 82°30'03" E a distance of 898.10 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at the northeast corner of said M. Moore Family Farms 194.88-acre tract, at the northwest corner of a called 41.2-acre tract of land as conveyed to Cynthia Krueger by Executor's Deed recorded in Document Number 2010463325 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 3/4-inch pipe found on the south right-of-way line of said County Road 132, at the northeast corner of said Cynthia Krueger 41.2-acre tract, at the northwest corner of a called 36.13-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Deed of Gift recorded in Volume 656, Page 142 of the Official Records of Williamson County, Texas, bears S 82°28'37" E a distance of 842.94 feet;

THENCE, leaving the south right-of-way line of said County Road 132, with the east line of said M. Moore Family Farms 194.88-acre tract, S 07°55'23" W a distance of 1,924.48 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at an interior corner of said M. Moore Family Farms 194.88-acre tract, at the southwest corner of said Cynthia Krueger 41.2-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with a north line of said M. Moore Family Farms 194.88-acre tract, S 82°03'08" E a distance of 943.55 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said Morris Wayne Krueger and Michael Ray Krueger 387 AC-SECOND TRACT CALLED 194 AC-THIRD TRACT VOL. 656, PG. 142 O.P.R.W.C.;

THENCE, with the east line of said M. Moore Family Farms 194.88-acre tract, S 07°55'58" W a distance of 1,716.50 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 6.56-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Warranty Deed with Vendor's Lien recorded in Volume 1065, Page 457 of the Official Records of Williamson County, Texas, at an interior corner of said M. Moore Family Farms 194.88-acre tract, at the northeast corner of a called 500.00-acre tract of land described in Volume 1993, Page 161 of the Official Records of Williamson County, Texas, as conveyed to William Thompson et al., by Warranty Deed recorded in Document Number 2006032228 of the Official Public Records of Williamson County, Texas, for an exterior corner on the east line of the herein described tract;

THENCE, with a south line of said M. Moore Family Farms 194.88-acre tract, N 82°04'58" W a distance of 1,025.09 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at an interior corner of said M. Moore Family Farms 194.88-acre tract, at the northwest corner of said James H. Presenburgh Survey, Abstract No. 237, for the southeast corner of the herein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.88-acre tract, S 07°55'26" W a distance of 4,400.34 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 6.56-acre tract of land as conveyed to Mark S. Krueger by Outclaim Deed recorded in Volume 2551, Page 599 of the Official Records of Williamson County, Texas, at the southeast corner of said M. Moore Family Farms 194.88-acre tract, at the northeast corner of a called 107.22-acre tract of land as conveyed to Bigsky Capital Ltd. et al., by Special Warranty Deed recorded in Document Number 2021191286 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE, with the south line of said M. Moore Family Farms 194.88-acre tract and the north line of said Bigsky Capital 107.22-acre tract, N 82°04'58" W a distance of 816.58 feet to a 1/2-inch iron rod found at the southwest corner of said M. Moore Family Farms 194.88-acre tract, at the southeast corner of a called 12.40-acre tract of land as conveyed to Larry J. & Marvel L. Hagedorn by Correction Warranty Deed recorded in Document Number 1996050303 of the Official Public Records of Williamson County, Texas, at the northeast corner of a called 3.88-acre tract of land as conveyed to Gabriel M. and Mirna Espino by General Warranty Deed recorded in Document Number 2018067712 of the Official Public Records of Williamson County, Texas, for an interior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALSTAR 5729" bears N 07°57'48" W a distance of 14.77 feet;

THENCE, with a south line of said M. Moore Family Farms 194.88-acre tract and the north line of said Espino 7.100-acre tract, N 83°21'15" W a distance of 830.88 feet to a 1/2-inch iron rod found at an exterior corner of said M. Moore Family Farms 194.88-acre tract, at an angle point on the east line of a called 2.100-acre tract of land as conveyed to Brianna Monique Fernandez by Special Warranty Deed recorded in Document Number 2021147578 of the Official Public Records of Williamson County, Texas, at the southeast corner of a called 15.00-acre tract of land as conveyed to Paul J. Drosche by Correction Warranty Deed recorded in Volume 2643, Page 883 of the Official Records of Williamson County, Texas, at a distance of 26.87 feet, pass a 1/2-inch iron rod found at the northeast corner of said Drosche 15.00-acre tract and the southeast corner of a called 12.40-acre tract as conveyed to Larry J. & Marvel L. Hagedorn by Correction Warranty Deed recorded in Document Number 1996050303 of the Official Public Records of Williamson County, Texas, at a distance of 569.32 feet, pass a 1/2-inch iron rod found 0.25 feet to the left at a distance of 1,176.48 feet, pass a 1/2-inch iron rod with cap stamped "RPLS 5781" found 0.43 feet to the left at a distance of 1,509.05 feet, and continuing on for a total distance of 2,152.96 feet to a 3/4-inch iron rod found at the northeast corner of a called 15.427-acre tract of land as conveyed to Mary Dolores Garlick by Special Warranty Deed recorded in Document Number 2008040228 of the Official Public Records of Williamson County, Texas, and the southeast corner of a called 84.5145-acre tract of land as conveyed to Stormi L. Hobbs by Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, for an angle point on the west line of the herein described tract;

THENCE, continuing with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°17'27" E a distance of 4,573.18 feet to the POINT OF BEGINNING and containing 389.542 acres of land, more or less.

RESTRICTIVE COVENANT AND EASEMENT NOTES

- SUBJECT TO ANY AND ALL RIGHTS AND PRIVILEGES EXISTING OR WHICH MAY LATER EXIST BY VIRTUE OF THAT PORTION OF THE PROPERTY BEING USED AS A CEMETERY, INCLUDING, BUT NOT LIMITED TO, THE RIGHTS TO SEPULCHER AND INTERMENT AND TO THE RIGHTS OF INGRESS AND EGRESS IN AND TO THE SAID CEMETERY, AS DISCLOSED BY DEED DATED SEPTEMBER 24, 1992, RECORDED IN VOLUME 102, PAGE 307, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.
- PIPELINE EASEMENT DATED FEBRUARY 11, 1981, GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 828, PAGE 128, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT RECORDED IN VOLUME 844, PAGE 291, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, NOT PLOTTABLE.
- ALL RIGHTS, TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN TEMPORARY WORK SPACE AGREEMENT DATED MAY 21, 1992, EVIDENCED IN SUBORDINATION OF LIEN TO A GRANT OF EASEMENT AND TEMPORARY WORK SPACE, EXECUTED BY DONALD T. WALIN, GARY L. WALIN AND GEORGE T. WALIN, IN FAVOR OF SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 2220, PAGE 803, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT 1, NOT PLOTTABLE.
- EASEMENT AGREEMENT EXECUTED BY LPL-PTM LAND, LLC GRANTED TO SEMINOLE PIPELINE COMPANY, LLC FOR THE PURPOSE OF A PIPELINE EASEMENT, RECORDED UNDER DOCUMENT NO. 2015050485, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.
- PERMANENT EASEMENT AGREEMENT EXECUTED BY LPL-PTM LAND, LLC GRANTED TO ENTERPRISE CRUDE PIPELINE, LLC, FOR THE PURPOSE OF A PIPELINE EASEMENT, RECORDED UNDER DOCUMENT NO. 2016072554, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.
- AN INGRESS AND EGRESS EASEMENT AND RIGHT-OF-WAY TO AND FROM WATER WELL, RECORDED IN VOLUME 232, PAGE 91, AND VOLUME 256, PAGE 176, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, NOT PLOTTABLE.
- AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 286, PAGE 321, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, NOT PLOTTABLE.
- A PIPELINE EASEMENT AND RIGHT-OF-WAY GRANTED TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 597, PAGE 991, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, NOT PLOTTABLE.
- A PIPELINE EASEMENT AND RIGHT-OF-WAY GRANTED TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 598, PAGE 8, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, NOT PLOTTABLE.
- A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 830, PAGE 384, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTAL PIPELINE RIGHT-OF-WAY AGREEMENT, RECORDED IN VOLUME 874, PAGE 461, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, NOT PLOTTABLE.
- EASEMENT AGREEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, LLC, RECORDED UNDER DOCUMENT NO. 2015070638, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, NOT PLOTTABLE.
- PERMANENT EASEMENT AGREEMENT GRANTED TO ENTERPRISE CRUDE PIPELINE, LLC, RECORDED UNDER DOCUMENT NO. 2015102585, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, AS SHOWN HEREON.
- MATTERS CONTAINED IN THAT CERTAIN CITY OF HUTTO RESOLUTION, DATED AUGUST 2, 1982, RECORDED IN VOLUME 885, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, WHICH PROVIDES FOR, AMONG OTHER THINGS, A RESOLUTION ACCEPTING PROPERTY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, DO AFFECT THE SUBJECT TRACT 2, NOT PLOTTABLE.
- POSSIBLE GRAVE PER DOCUMENT NUMBER 2015046325 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

GENERAL NOTES

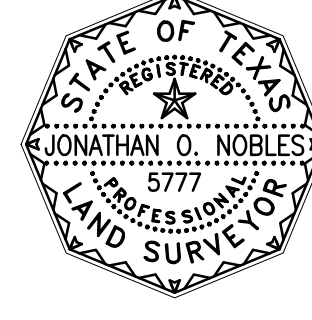
- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83, COMBINED SCALE FACTOR = 0.99998895.
- THE PROPERTY LIES IN UNSHADED ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 484010200P, REVISED DECEMBER 20, 2019.
- THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND COUNTERSIGNED BY CAPSTONE TITLE UNDER FILE NO. 20210281, DATED EFFECTIVE FEBRUARY 07, 2021, AND ISSUED FEBRUARY 28, 2021.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT TIME OF SURVEY.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT TIME OF SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

Done at Hutto 390 DE, LLC, ACORE Capital Markets, LP, a Delaware limited partnership, Int its capacity as Administrative Agent for the Lenders, Fidelity National Title Insurance Company and Capstone Title.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 thru 4, 7(a), 9, 13, 16, 17 and 19 of Table A hereof. The field work was completed on October 25, 2021.

Revised: March 3, 2022

JONATHAN O. NOBLES, RLS No. 5777
7000 NORTH MOFAC, SUITE 330
AUSTIN, TEXAS 78731
TELEPHONE: (512) 878-0400



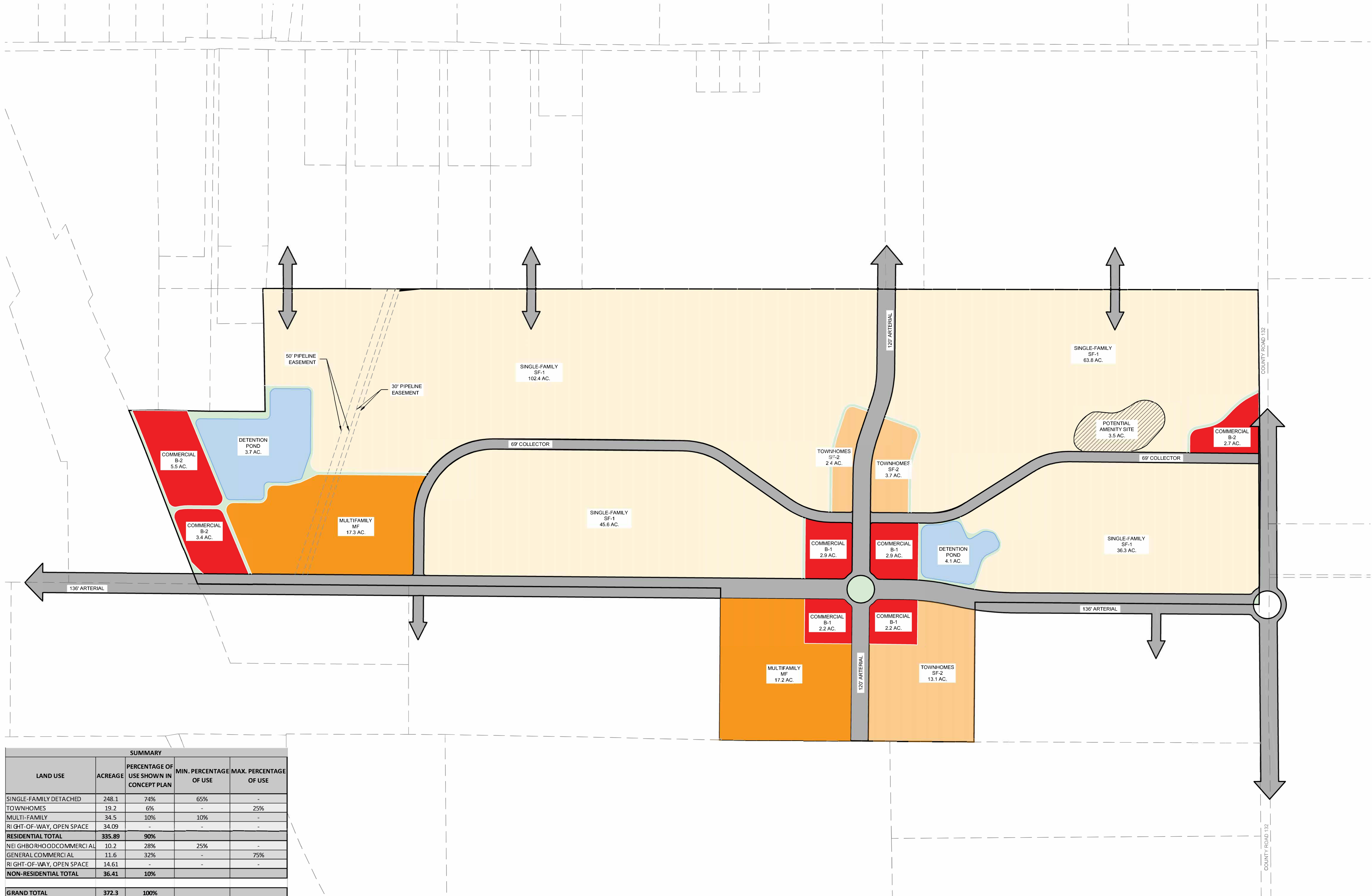
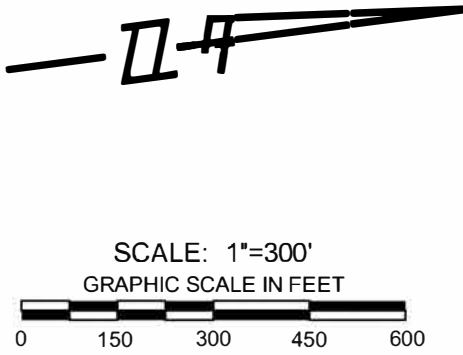
- LEGEND
- B.W.F. BARBED WIRE FENCE
 - CMP CORRUGATED METAL PIPE
 - CONC. CONCRETE
 - D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
 - FND. FOUND
 - G.P. GATE POST
 - G.R. GUARD RAIL
 - H.W.F. HOOD WIRE FENCE
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - P.L.M. PIPELINE MARKERS
 - R.P. RIGHT-OF-WAY
 - R.F. REFLECTOR POST
 - V.P. VERTICAL PIPE
 - W.M. WATER WELL
 - W.M.F. RECORD INFO. FOR DOCUMENT NO. 201805369 O.P.R.W.C.
 - W.M.F. RECORD INFO. FOR DOCUMENT NO. 2018097245 O.P.R.W.C.
 - W.M.F. RECORD INFO. FOR DOCUMENT NO. 2021147578 O.P.R.W.C.
 - W.M.F. RECORD INFO. FOR VOLUME 2643, PAGE 883 O.P.R.W.C.
 - W.M.F. FOUND 1/2" IRON ROD W/CAP "RJ SURVEYING"
 - W.M.F. FOUND 1/2" IRON ROD W/CAP "MBC ENGINEERING"
 - W.M.F. FOUND 1/2" IRON ROD W/CAP "ALSTAR 5729"
 - W.M.F. FOUND 1/2" IRON ROD W/CAP "RPLS 5781"
 - W.M.F. FOUND 3/4" IRON ROD
 - W.M.F. FOUND "X" IN CONCRETE
 - W.M.F. OVERHEAD TELEPHONE
 - W.M.F. WIRE FENCE
 - W.M.F. BOARD FENCE
 - W.M.F. CHAIN LINK FENCE
 - W.M.F. SHADOWED B ITEM NO.

BGE, Inc.
101 West Louis Herma Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 or www.bgeinc.com
TSPELS Licensed Surveying Firm No. 10106502

ALTA/NSPS LAND TITLE SURVEY OF
389.542 ACRES OUT OF THE
J. KUYKENDALL SURVEY, A-378 &
AND THE M. FARLEY SURVEY, A-238
COUNTY ROAD 132, HUTTO
WILLIAMSON COUNTY, TEXAS

PARTY CHIEF: C.T. J.C. ISSUE DATE: 2/1/2022
TECHNICIAN: M.G. SCALE: 1"=300'
P.L.S.: J.N. JOB NUMBER: 9408-00
FIELD BOOK NAME: 86
BASE FILE: \\surveying\alt\jmoore\ALTA\Drawings\ALTA\Drawings\ALTA.dwg, 3/3/2022 8:25 AM, Status: Saved
SHEET 1 OF 1

EXHIBIT B - STROMBERG CONCEPT PLAN
SCENARIO 1



SUMMARY				
LAND USE	ACREAGE	PERCENTAGE OF USE SHOWN IN CONCEPT PLAN	MIN. PERCENTAGE OF USE	MAX. PERCENTAGE OF USE
SINGLE-FAMILY DETACHED	248.1	74%	65%	-
TOWNHOMES	19.2	6%	-	25%
MULTI-FAMILY	34.5	10%	10%	-
RIGHT-OF-WAY, OPEN SPACE	34.09	-	-	-
RESIDENTIAL TOTAL	335.89	90%	-	-
NEIGHBORHOOD COMMERCIAL	10.2	28%	25%	-
GENERAL COMMERCIAL	11.6	32%	-	75%
RIGHT-OF-WAY, OPEN SPACE	14.61	-	-	-
NON-RESIDENTIAL TOTAL	36.41	10%	-	-
GRAND TOTAL	372.3	100%	-	-

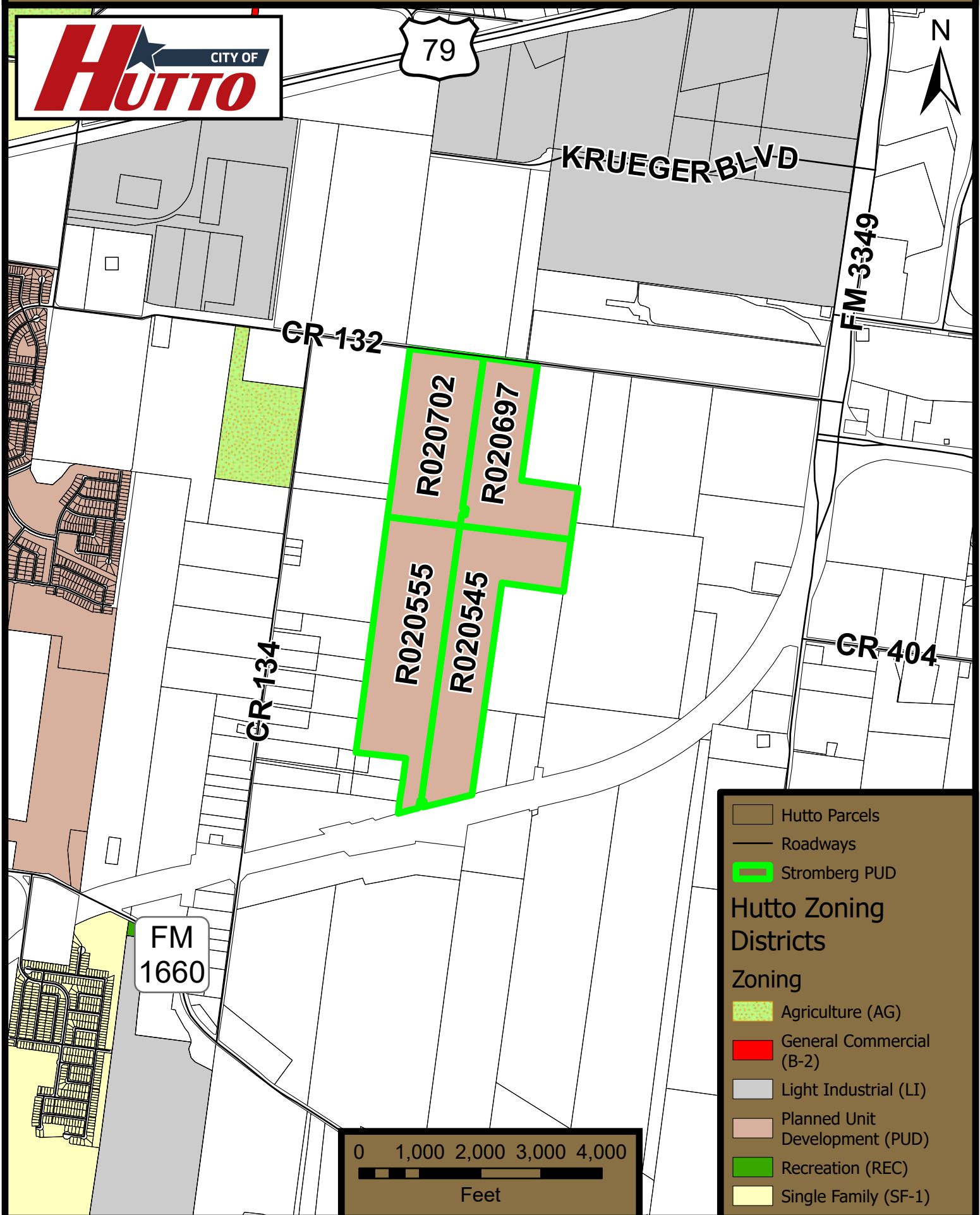
PROJECT NO. 240035
DATE: 05/24/2024

DRAWN BY: KH
CHECKED BY:

**GRAY**
ENGINEERING

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

Stromberg PUD



Hutto Parcels

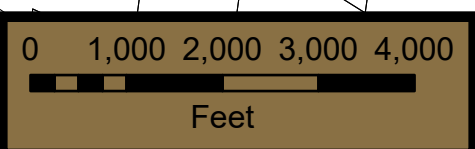
Roadways

Stromberg PUD

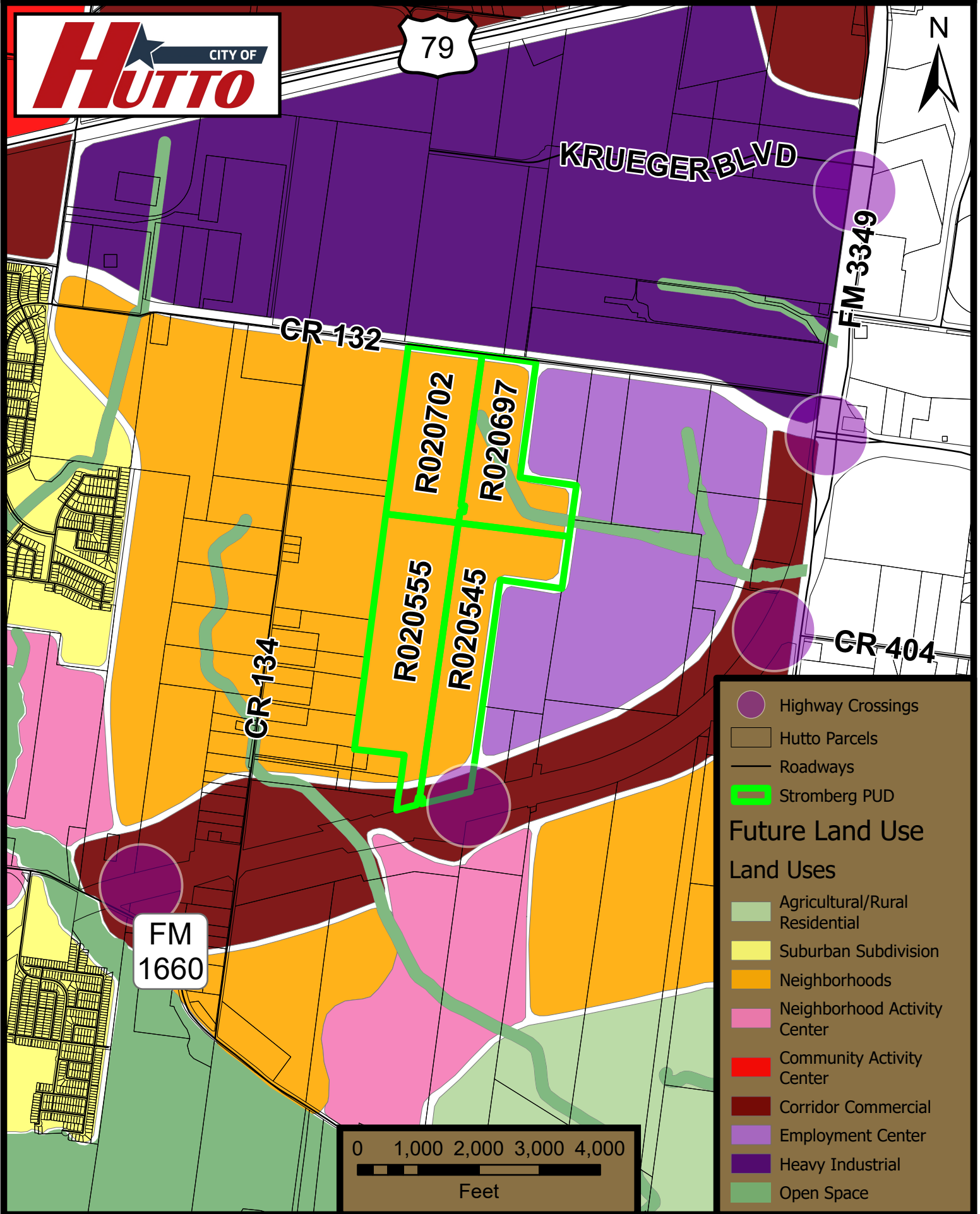
Hutto Zoning Districts

Zoning

- Agriculture (AG)
- General Commercial (B-2)
- Light Industrial (LI)
- Planned Unit Development (PUD)
- Recreation (REC)
- Single Family (SF-1)



Stromberg PUD



- Highway Crossings
 - Hutto Parcels
 - Roadways
 - Stromberg PUD
- ### Future Land Use
- #### Land Uses
- Agricultural/Rural Residential
 - Suburban Subdivision
 - Neighborhoods
 - Neighborhood Activity Center
 - Community Activity Center
 - Corridor Commercial
 - Employment Center
 - Heavy Industrial
 - Open Space

COMPLETE NEIGHBORHOODS

PURPOSE AND CHARACTER

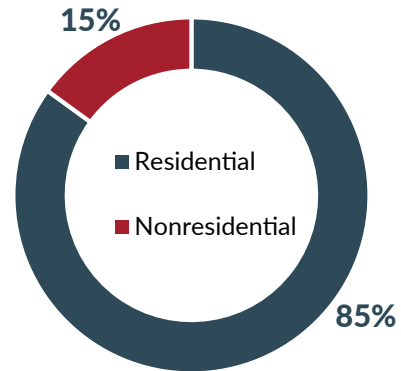
Complete Neighborhoods allow for mixed uses including residential, office, retail, and others uses. These uses are more likely to be horizontally mixed as opposed to vertical mixed-use. The density, intensity and scale are lower and more compatible with residential neighborhood land uses.

Single-family detached homes make up the majority of this land use category, although some townhomes, duplexes, missing middle, and small multifamily should be included to create diversity in housing choices and are good options to create transitions between complete neighborhoods and other more dense land use areas. A mixture of housing types allows people to stay in the neighborhood even as their housing needs change, promoting long-term stability.

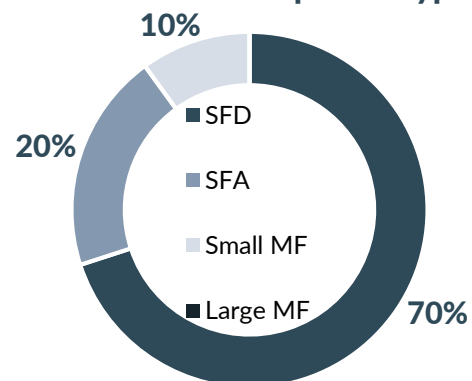
Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.



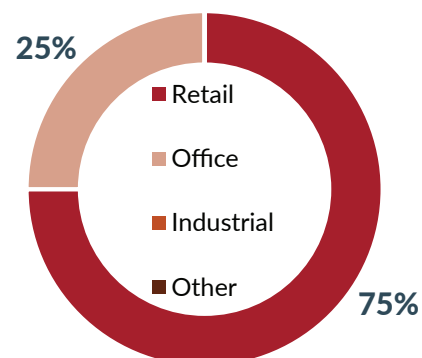
Development Ratio



Residential Development Types



Nonresidential Development Types



Density

4 to 12 units per acre
Avg. 3 jobs per acre

Intensity

Low to Medium

Scale

Low-Rise



Development Type	Appropriateness	Conditions
Single-Family Detached (SFD)	●●●●●	Appropriate overall.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●○	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Apartment House (3-4 units)	●●●●○	Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Can be appropriate with neighborhood-scale when adjacent to Neighborhood Activity Center. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur adjacent in other appropriate future land use categories.
Mixed-Use Urban, Neighborhood Scale	●●●●●	Appropriate in that it provides for retail, office, and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods. Promotes walkability and 10-minute neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	Not considered appropriate, but may occur in other adjacent future land use categories.
Shopping Center, Neighborhood Scale	●●●○○	While less preferred than mixed-use, this can provide retail and services at a scale compatible with and supportive of surrounding neighborhoods, promoting walkability and 10-minute neighborhoods.
Shopping Center, Community Scale	●○○○○	Not considered appropriate.
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all land use categories.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Effective Date: March 7, 2022

Grantor: M. Moore Family Farms, LLC, a Texas limited liability company

Grantor's Mailing Address:

5000 Plaza on the Lake
Suite 180, Austin, Texas 78746

Grantee: WMV Hutto 390 DE, LLC, a Delaware limited liability company

Grantee's Mailing Address:

3310 N. Capital of Texas Highway
Suite 202
Austin, Texas 78746

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the undersigned.

Property ("Property", to include all property and property rights described in subsection A and B below):

A. Land: The land situated in the County of Williamson, Texas and described on the attached Exhibit "A", together with all rights, privileges, and appurtenances, pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements and cooperative or association memberships (collectively the Land").

B. "Improvements":

(1) FARM and RANCH IMPROVEMENTS: The following permanently installed and built-in items, if any: windmills, tanks, barns, pens, fences, gates, sheds, outbuildings, and corrals.

Exceptions and Reservations to Conveyance and Warranty:

1. All matters shown on **Exhibit "B"** attached hereto and incorporated herein (collectively the "Permitted Exceptions").
2. Ad valorem taxes on the Property for the calendar year 2022 and subsequent years, the payment of which is assumed by Grantee.

EXCEPT FOR THE GRANTOR'S REPRESENTATIONS, WARRANTIES AND COVENANTS SET FORTH IN THE FARM AND RANCH CONTRACT DATED EFFECTIVE AUGUST 19, 2021 BY AND BETWEEN GRANTOR AND WAYMAKER VENTURES, LLC AND/OR ITS ASSIGNS (THE "CONTRACT"), AND IN THIS DEED, THE PROPERTY IS BEING SOLD IN ITS "AS IS, WHERE IS" CONDITION, AND "WITH ALL FAULTS", AND GRANTOR HAS LITTLE, IF ANY, KNOWLEDGE OF THE PHYSICAL OR ECONOMIC CHARACTERISTICS THEREOF. ACCORDINGLY, EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THE CONTRACT, GRANTOR IS NOT MAKING AND HAS NOT MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE (OTHER THAN GRANTOR'S SPECIAL WARRANTY OF TITLE TO BE SET FORTH HEREIN), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITION, UTILITIES, OPERATING HISTORY OR PROJECTIONS, VALUATION, OBTAINING ALL NECESSARY AND APPROPRIATE GOVERNMENTAL APPROVALS, THE COMPLIANCE OF THE PROPERTY WITH GOVERNMENTAL LAWS, THE TRUTH, ACCURACY OR COMPLETENESS OF ANY INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR TO GRANTEE, OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY. GRANTEE HEREBY WAIVES AND FOREVER RELINQUISHES ANY CAUSE OF ACTION, CLAIM, DEMAND OR LIABILITY OF GRANTEE WITH RESPECT TO ANY REPRESENTATION OR WARRANTY EXPRESS OR IMPLIED, VERBAL OR IN WRITING, PERTAINING TO THE PROPERTY OR ARISING IN CONNECTION WITH THE TRANSACTION CONTEMPLATED BY THE CONTRACT TO THE FULLEST EXTENT ALLOWED BY LAW.

GRANTEE ACCEPTS THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS." EXCEPT FOR GRANTOR'S REPRESENTATIONS, WARRANTIES AND COVENANTS SET FORTH IN THE CONTRACT, AND EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, AND EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THE CONTRACT, GRANTEE HAS NOT RELIED AND WILL NOT RELY ON, AND GRANTOR IS NOT LIABLE FOR OR BOUND BY, ANY EXPRESS OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO MADE OR FURNISHED BY GRANTOR OR ANY REAL ESTATE BROKER OR AGENT REPRESENTING OR PURPORTING TO REPRESENT GRANTOR, TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, VERBALLY OR IN WRITING.

GRANTEE REPRESENTS TO GRANTOR THAT GRANTEE HAS CONDUCTED, PRIOR TO THE DATE HEREOF, SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AS GRANTEE DEEMS NECESSARY TO SATISFY ITSELF AS TO MATTERS AFFECTING DEVELOPMENT, USE, ZONING, SUBDIVISION AND TITLE, THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ALL MATTERS AFFECTING THE PROPERTY AND THE IMPROVEMENTS THEREON, IF ANY, AND WILL RELY SOLELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR OR ITS AGENTS OR EMPLOYEES. GRANTEE ASSUMES THE RISK THAT ADVERSE MATTERS MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INVESTIGATIONS, AND GRANTEE, UPON CLOSING, SHALL BE DEEMED TO HAVE WAIVED AND RELEASED GRANTOR AND ALL ITS SUCCESSORS, ASSIGNS AND ALL OF ITS AGENTS, EMPLOYEES, PARTNERS, CONSULTANTS AND REPRESENTATIVES FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION (INCLUDING CAUSES OF ACTION IN TORT), LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES AND COURT COSTS) OF ANY AND EVERY KIND OR CHARACTER, KNOWN OR UNKNOWN, WHICH GRANTEE MIGHT HAVE ASSERTED OR ALLEGED AGAINST GRANTOR AT ANY TIME REGARDING THE PROPERTY AND THIS TRANSACTION TO THE FULLEST EXTENT ALLOWED BY LAW. BUT FOR GRANTEE'S AGREEMENT TO PURCHASE THE PROPERTY IN ITS "AS-IS", "WHERE-IS" STATE AND CONDITION, GRANTOR WOULD NOT HAVE AGREED TO SELL THE PROPERTY TO GRANTEE ON THE TERMS AND CONDITIONS SET FORTH IN THE CONTRACT. GRANTEE REPRESENTS AND WARRANTS TO GRANTOR THAT GRANTEE IS A SOPHISTICATED, EXPERIENCED AND KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND IS EXPERIENCED IN PURCHASING PROPERTIES OF THE NATURE OF THE PROPERTY.

Grantor, for the Consideration, and subject to the Exceptions and Reservations to Conveyance and Warranty, and the Permitted Exceptions, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

(Signatures Appear on the Following Page)

(Signature Page-Special Warranty Deed)

Executed to be effective this 7th day of March, 2022.

GRANTOR:

M. Moore Family Farms, LLC
a Texas limited liability company

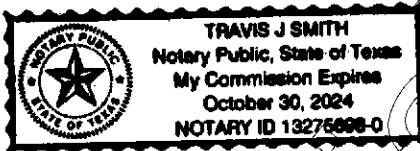
By: Catherine Toran
Catherine Toran
Manager

STATE OF TEXAS

COUNTY OF Travis

*
*
*

This instrument was acknowledged before me on the 4 day of March, 2022, by Catherine Toran, Manager of M. Moore Family Farms, LLC, a Texas limited liability company, on its behalf.



[Signature]
Notary Public, in and for the State of Texas

AFTER RECORDING, RETURN TO:

WMV Hutto 390 DE, LLC
3310 N. Capital of Texas Highway
Suite 202
Austin, Texas 78746

EXHIBIT "A" **LEGAL DESCRIPTION**

A 389.542 ACRE TRACT OF LAND OUT OF THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 AND THE MASSILLON FARLEY SURVEY, ABSTRACT NO. 238, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 194.88 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018105369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 194.58 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018097245 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 389.542 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled "X" in concrete found on the south right-of-way line of County Road 132 (variable width right-of-way) at the northeast corner of a called 84.5145-acre tract of land as conveyed to Doyle E. Hobbs, Jr. by Correction Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, at the northwest corner of the above described M. Moore Family Farms 194.88-acre tract, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the south right-of-way line of said County Road 132 and north line of said M. Moore Family Farms 194.88-acre tract, S 82°45'42" E a distance of 1,227.06 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at the northeast corner of said M. Moore Family Farms 194.88-acre tract, at the northwest corner of the above described M. Moore Family Farms 194.58-acre tract, for an angle point on the north line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found on the east line of said M. Moore Family Farms 194.88-acre tract and the west line of said M. Moore Family Farms 194.58-acre tract, bears S 07°55'28" W a distance of 2,509.50 feet; THENCE, continuing with the south right-of-way line of said County Road 132 and with the north line of said M. Moore Family Farms 194.58-acre tract, S 82°30'03" E a distance of 898.10 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at the northeast corner of said M. Moore Family Farms 194.58-acre tract, at the northwest corner of a called 41.2-acre tract of land as conveyed to Cynthia Krueger by Executor's Deed recorded in Document Number 2015046325 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 3/4-inch pipe found on the south right-of-way line of said County Road 132, at the northeast corner of said Cynthia Krueger 41.2-acre tract, at the northwest corner of a called 36.13-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Deed of Gift recorded in Volume 656, Page 142 of the Official Records of Williamson County, Texas, bears S 82°28'37" E a distance of 942.94 feet;

THENCE, leaving the south right-of-way line of said County Road 132, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'23" W a distance of 1,924.48 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at an interior corner of said M. Moore Family Farms 194.58-acre tract, at the southwest corner of said Cynthia Krueger 41.2-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with a north line of said M. Moore Family Farms 194.58-acre tract, S 82°03'08" E a distance of 943.55 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said Morris Wayne Krueger and Michael Ray Krueger 36.13-acre tract, at the southeast corner of said Cynthia Krueger 41.2-acre tract, at an exterior corner of said M. Moore Family Farms 194.58-acre tract, for an exterior corner on the east line of the herein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'58" W a distance of 1,716.50 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 150.69-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Warranty Deed with Vendor's Lien recorded in Volume 1066, Page 457 of the Official Records of Williamson County, Texas, at an exterior corner of said M. Moore Family Farms 194.58-acre tract, at the northeast corner of a called 50.00-acre tract of land described in Volume 1993, Page 161 of the Official Records of Williamson County, Texas, as conveyed to William Thompson et al. by Warranty Deed recorded in Document Number 2006032228 of the Official Public Records of Williamson County, Texas, for an exterior corner on the east line of the herein described tract;

THENCE, with a south line of said M. Moore Family Farms 194.58-acre tract, N 82°04'58" W a distance of 1,025.09 feet to a 1/2-inch iron rod with cap "MBC ENGINEERS" found at an interior corner of said M. Moore Family Farms 194.58-acre tract, at the northwest corner of said James L. Jarvis 50.00-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'26" W a distance of 4,400.34 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 63.6-acre tract of land as conveyed to Mark S. Krueger by Quitclaim Deed recorded in Volume 2551, Page 599 of the Official Records of Williamson County, Texas, at the southeast corner of said M. Moore Family Farms 194.58-acre tract, at the northeast corner of a called 107.22-acre tract of land as conveyed to BigSky Capital Ltd. et al., by Special Warranty Deed recorded in Document Number 2021191286 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE, with the south line of said M. Moore Family Farms 194.58-acre tract and the north line of said BigSky Capital 107.22-acre tract, N 83°05'09" W a distance of 816.58 feet to a 1/2-inch iron rod found at the southwest corner of said M. Moore Family Farms 194.58-acre tract, at the southeast corner of said M. Moore Family Farms 194.88-acre tract, for an angle point on the south line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said M. Moore Family Farms 194.58-acre tract and the east line of said M. Moore Family Farms 194.88-acre tract, bears N 07°55'41" E a distance of 5,438.53 feet;

THENCE, continuing with the north line of said BigSky Capital 107.22-acre tract and the south line of said M. Moore Family Farms 194.88-acre tract, N 82°41'41" W a distance of 346.39 feet to a 1/2-inch rod with cap stamped "ALLSTAR 5729" found at the most southerly southwest corner of said M. Moore Family Farms 194.88-acre tract, at an interior corner of said BigSky Capital 107.22-acre tract, for the most southerly southwest corner of the herein described tract;

THENCE, with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°57'02" E, pass a 1/2-inch iron rod found 2.46 feet left at a distance of 959.72 feet, and continuing on for a total distance of 1,331.28 feet to a 1/2-inch iron rod found at an interior corner of said M. Moore Family Farms

194.88-acre tract, at the northeast corner of a called 7.100-acre tract of land as conveyed to Gabriel M. and Mirna Espino by Warranty Deed with Vendor's Lien recorded in Document Number 2018067702 of the Official Public Records of Williamson County, Texas, for an interior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears S 65°55'58" W a distance of 3.34 feet;

THENCE, with a south line of said M. Moore Family Farms 194.88-acre tract and the north line of said Espino 7.100-acre tract, N 83°21'15" W a distance of 830.88 feet to a 1/2-inch iron rod found at an exterior corner of said M. Moore Family Farms 194.88-acre tract, at an angle point on the east line of a called 2.100-acre tract of land as conveyed to Brianna Monique Fernandez by Special Warranty Deed recorded in Document Number 2021147578 of the Official Public Records of Williamson County, Texas, at the northwest corner of the remainder of a called 3.888-acre tract of land as conveyed to Gabriel M. and Mirna Espino by General Warranty Deed recorded in Document Number 2018067712 of the Official Public Records of Williamson County, Texas, for an exterior corner on the westline of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears N 01° 57'48" W a distance 14.77 feet;

THENCE, with the west line of said M. Moore Family Farms 194.88-acre tract and the east line of said Fernandez 2.100-acre tract, N 07°55'35" E, pass a 1/2-inch iron rod found at the northeast corner of said Fernandez 2.100-acre tract and the southeast corner of a called 15.00 acre tract as conveyed to Paul J. Drosche by Correction Warranty Deed recorded in Volume 2643, Page 883 of the Official Records of Williamson County, Texas, at a distance of 26.87 feet, pass a 1/2-inch iron rod found at the northeast corner of said Drosche 15.00-acre tract and the southeast corner of a called 12.40 acre tract as conveyed to Larry J. & Marvel L. Hagood by Correction Warranty Deed recorded in Document Number 1996052030 of the Official Public Records of Williamson County, Texas, at a distance of 569.32 feet, pass a 1/2-inch iron rod found 0.25 feet to the left at a distance of 1,179.48 feet, pass a 1/2-inch iron rod with cap stamped "RPLS 5781" found 0.43 feet to the left at a distance of 1,509.05 feet, and continuing on for a total distance of 2,152.98 feet to a 3/4-inch iron rod found at the northeast corner of a called 15.427-acre tract of land as conveyed to Mary Dolores Garlick by Special Warranty Deed recorded in Document Number 2008040228 of the Official Public Records of Williamson County, Texas, and the southeast corner of a called 84.5145-acre tract of land as conveyed to Stormi L. Hobbs by Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, for an angle point on the west line of the herein described tract;

THENCE, continuing with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°17'27" E a distance of 4,573.18 feet to the **POINT OF BEGINNING** and containing 389.542 acres of land, more or less.

EXHIBIT "B"

1. Subject to any and all rights and privileges existing or which may later exist by virtue of that portion of the property being used as a cemetery; including, but not limited to, the rights to sepulcher and interment and to the rights of ingress and egress in and to the said cemetery; as disclosed by Deed dated September 24, 1902, recorded in Volume 102, Page 307, Deed Records of Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.
2. Pipeline Easement dated February 11, 1981, granted to Seminole Pipeline Company, recorded in Volume 828, Page 128, Deed Records of Williamson County, Texas, as affected by assignment recorded in Volume 848, Page 291, Deed Records of Williamson County, Texas.
3. All rights, terms, conditions and stipulations contained in that certain Temporary Work Space Agreement dated May 21, 1992, evidenced in Subordination of Lien to a Grant of Easement and Temporary Work Space, executed by Donald T. Wallin, Gary I. Wallin and Gerard T. Wallin, in favor of Seminole Pipeline Company, recorded in Volume 2220, Page 803, Official Records of Williamson County, Texas.
4. Easement Agreement executed by LPL-PTM Land, LLC granted to Seminole Pipeline Company, LLC for the purpose of a pipeline easement, recorded under Document No. 2015090545, Official Public Records of Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.
5. Permanent Easement Agreement executed by LPL-PTM Land, LLC, granted to Enterprise Crude Pipeline, LLC, for the purpose of a pipeline easement, recorded under Document No. 2016072554, Official Public Records of Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.
6. An ingress and egress easement and right-of-way to and from water well, recorded in Volume 232, Page 91, and Volume 259, Page 176, Deed Records, Williamson County, Texas.
7. An electric transmission and/or distribution line easement granted to Texas Power & Light Company, recorded in Volume 286, Page 351, Deed Records, Williamson County, Texas.
8. A pipeline easement and right-of-way granted to Jonah Water Supply Corp., recorded in Volume 597, Page 991, Deed Records, Williamson County, Texas.
9. A pipeline easement and right-of-way granted to Jonah Water Supply Corp., recorded in Volume 598, Page 8, Deed Records, Williamson County, Texas.
10. A pipeline easement granted to Seminole Pipeline Company, recorded in Volume 830,

Page 364, Deed Records, Williamson County, Texas, and being further affected by that certain Supplemental Pipeline Right- of- Way Agreement, recorded in Volume 2174, Page 461, Official Records, Williamson County, Texas.

11. Easement Agreement granted to Seminole Pipeline Company, LLC, recorded under Document No, 2015079038, Official Public Records, Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.
12. Permanent Easement Agreement granted to Enterprise Crude Pipeline, LLC, recorded under Document No. 2015100565, Official Public Records, Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.
13. Matters contained in that certain City of Hutto Resolution, dated August 2, 1982, recorded in Volume 885, Page 64, Deed Records, Williamson County, Texas, which provides for, among other things, a resolution accepting property in the extraterritorial jurisdiction of the City of Hutto.
14. Inclusion within Lower Brushy Creek WCID.
15. Possible Grave per Document Number 2015046325 of the Official Public Records of Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.
16. Any right, claim or assertion of title by the adjoining land owner in and to that strip of land located between the property line and the inset of fence as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022029057

Pages: 10 Fee: \$58.00
03/07/2022 04:10 PM
MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document



O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com
TBPCLS 2946

October 6, 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. dba Gray Civil, Inc (Gray) is pleased to submit the attached Planned Unit Development amendment application for the proposed Stromberg subdivision. 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.

The Stromberg subdivision proposes a mix of traditional single family residential lots, townhomes, multifamily, commercial and optionality for light industrial in lieu of additional single family residential. The PUD was presented to the Planning and Zoning Commission on July 2, 2024 and approved in its entirety. The PUD was approved August 15, 2024 as Ordinance No. O-2024-039 by City Council. However, by discussion and motion of Council, only Scenario 2 as presented in the PUD was approved. This scenario presents roughly a 50/50 mix of residential uses and light industrial.

It is the intent of this amendment application to have Scenario 1 approved. In discussions with staff this option has been referred to as the 90/10 option since it presents 90% residential to 10% non-residential uses.

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

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

Sincerely,

A handwritten signature in blue ink that reads 'Timothy M. Holland'.

Timothy M. Holland, P.E.
Senior Project Manager

John Byrum

Subject: FW: Planned Unit Development

From: brett rodgers <bar126@att.net>
Sent: Sunday, October 19, 2025 1:42 PM
To: Planning <Planning@huttotx.gov>
Subject: Planned Unit Development

To whom it may concern,

I, Brett Rodgers (1325 Cr 134) am in favor of Stromberg PUD Abstract No 238 and J Kuykendall Survey , Abstract No 378, in Williamson County, located on CR 132. Hearing dates November 4 and November 6.

Thanks,
Brett

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ORDINANCE NO. O-2025-047

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS, CORRECTING ORDINANCE NO. O-2024-039 TO REFLECT COUNCIL ACTION AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO CHANGE THE ZONING FOR 389.542 ACRES, MORE OR LESS, OF LAND, TO BE KNOWN AS STROMBERG PLANNED UNIT DEVELOPMENT (PUD) BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, on the 15th day of August, 2024, after proper notification, the City Council held a public hearing on proposed Ordinance No. O-2024-039 to amend the Official Zoning Map to zone the property described in **Exhibit “A”** attached to Ordinance No O-2024-039, being hereto and incorporated herein, and;

WHEREAS, Ordinance No. O-2025-039 was signed in error, and the City Council desires to enact Ordinance No. O-2025-047 to correct the error to reflect the City Council’s vote as stated below from the Official Minutes of August 15, 2024:

8.3 Continuation of a public hearing and consider possible action on Ordinance No. O-2024-039 for the proposed Stromberg Planned Unit Development, 372.121 acres, more or less, of land, from Agricultural/Single-Family - Rural (SF-R) District to Planned Unit Development, located south of CR 132 (Ashley Bailey)

Ms. Bailey presented the information for this item. The public hearing reopened at 8:12 PM and closed at 8:12 PM. There were no speakers.

Motion by Councilmember Clark, second by Councilmember Kolar, to approve Scenario #2 with the recommendations from the Planning & Zoning Commission. Motion passed 7:0.

WHEREAS, the City Council determines that Ordinance No. O-2024-039 needs to be corrected to reflect the City Council's vote as reflected in the Official Minutes of August 15, 2024.

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

SECTION 1. FINDINGS OF FACT. The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

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

SECTION 3. REPEALER. All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION 4. SEVERABILITY. Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 5. PUBLICATION. The City Secretary shall publish this ordinance on the City's website and shall publish the approval of this ordinance by the City Council which shall be published in the approved City Council minutes.

SECTION 6. ADOPTION. Pursuant to Section 3.13 of the Hutto City Charter, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council and shall be published as required by law.

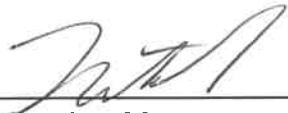
SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately after its passage and any publication in accordance with the requirements of the City of Hutto and the laws of the State of Texas.

SECTION 8. PROPER NOTICE AND MEETING. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED by the CITY COUNCIL of the CITY OF HUTTO, on The 16th day of October, 2025, on a vote of **6** AYES; **0** NAYS; and _____ ABSTENTIONS.

(Remainder of page intentionally left blank.)

CITY OF HUTTO, TEXAS:



Mike Snyder, Mayor

ATTEST:



Laura Hallmark, City Secretary



AGENDA ITEM REPORT

9.4.



To: City Council
Subject: Conduct a public hearing and consider possible action on Ordinance No. O-2024-039 for the proposed Stromberg Planned Unit Development, 372.121 acres, more or less, of land, from Agricultural/Single-Family - Rural to Planned Unit Development, located south of CR 132 (Ashley Bailey)
Meeting: Thursday, July 11, 2024
Department: Development Services /
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

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

SUMMARY OF REQUEST:

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

The development will utilize a majority of the existing UDC standards currently adopted. However, the PUD will go above the UDC minimum standards and provide for native and adaptive/ xeric-plantings to conserve water within the development, wider sidewalks along major arterials and within 100ft of commercial uses (or a potential school site in scenario one), an internal trail system connecting land uses within the development to sidewalks and different land uses, and signalized pedestrian crossings across major collectors and arterials for safer pedestrian crossing within the

AGENDA ITEM REPORT

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development. The development also proposes minimum driveways lengths to ensure driveways accommodate parking without obstructing pedestrian connection.

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

The second development scenario proposes a 50/50 mix of residential and nonresidential uses within the tract, with the addition of light-industrial at the northern end of the tract as a potential transition from the MegaSite with commercial and residential uses and attainable housing options as contemplated with the Hutto SOAR 2040 plans. Although the SOAR 2040 plan shows the entire tract as 'Complete Neighborhood', the employment designation is east of this project along the same area as proposed within Scenario 2. This would be a minor modification of the Future Land Use Map (FLUM), but with the shift in the area in the last two years, the request is supported by staff and the FLUM would be updated to reflect the change should Scenario 2 be developed. The future Carl Stern Blvd right-of-way serves as the east/west delineation and for higher density residential along the south side of the right-of-way, allowing for higher density residential to buffer the lower density residential from the higher intensity uses. Data centers are proposed as an allowed by-right use in the PUD with additional setbacks and buffering from residential uses. The buffer exhibit within the PUD illustrates the minimum distance between residential and a potential data center use, which is over 120ft of right-of-way plus additional landscape and building setbacks, mimicking the setbacks currently required in the UDC. In addition, any substations required for a data center use will provide a solid, masonry fence at a height to conceal the substation and no shorter than 6ft in height.

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

Zoning	Description	UDC Citation	UDC Standard	PUD Replacement Standard
SF-1	Village	10.403.3	Alley loaded not permitted	Alley loaded permitted
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may

AGENDA ITEM REPORT

9.4.



			ft. from the longest front wall.	protrude no more than 6 ft. from the longest front wall
SF-2	Two to Four Household	10.403.3	Lot Area (min.) = 4,500 s.f.	Lot Area (min.) = 3,120 s.f.
			Lot width at building line (min.) = 45 ft.	Lot width at building line (min.) = 26 ft
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall . Garages for 26 ft lot widths will be single car garages.
MF	Multiple Household	10.403.4.2	Spacing between bldgs. (min.) = 20 ft.	Spacing between bldgs. (min.) = 10 ft.
			Bldg. height (max.) = 35 ft.; 45 ft. along freeways, arterials, major non-residential collectors	Bldg. height (max.) = 50 ft. / 4 stories
		10.303.5	Max. Density = 14-20 dwelling units per acre	Max. Density = 30 dwelling units per gross acre

The deviations, as submitted, would allow for a slightly more dense project than what is currently allowed by code. The five-foot increase in multi-family height along a future major collector, in staff's estimation, partially allows for the additional density requested. The additional density over the gross acreage of the approximate 370 acre development can be supported with the proposal including two larger drainage areas, as depicted on the concept plan, as well as the connectivity proposed within the development.

STAFF REVIEW:

32 property owners within 600' were notified of the request. received one response in favor and one response in opposition at the time of the published packet, both attached.

The PUD request meets the PUD criteria as outlined below:

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

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improved design.

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

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

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

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

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

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

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

Staff finds that the proposed PUD meets the intent of all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC. Planning and Zoning Commission voted 5-2 on the proposal, citing concerns over not fully complying with the FLUM currently, four-story multi-family building heights, and traffic concerns. Staff presented the following conditions to the Commission with the item and requests these conditions be a part of the recommendation:

1. "Will" shall be replaced with "shall" throughout the document when referencing a development standard.
2. A Traffic Impact Analysis and Drainage Study shall be submitted and approved prior to Preliminary Plat submittal.

FISCAL NOTES:

No fiscal impacts with this application.

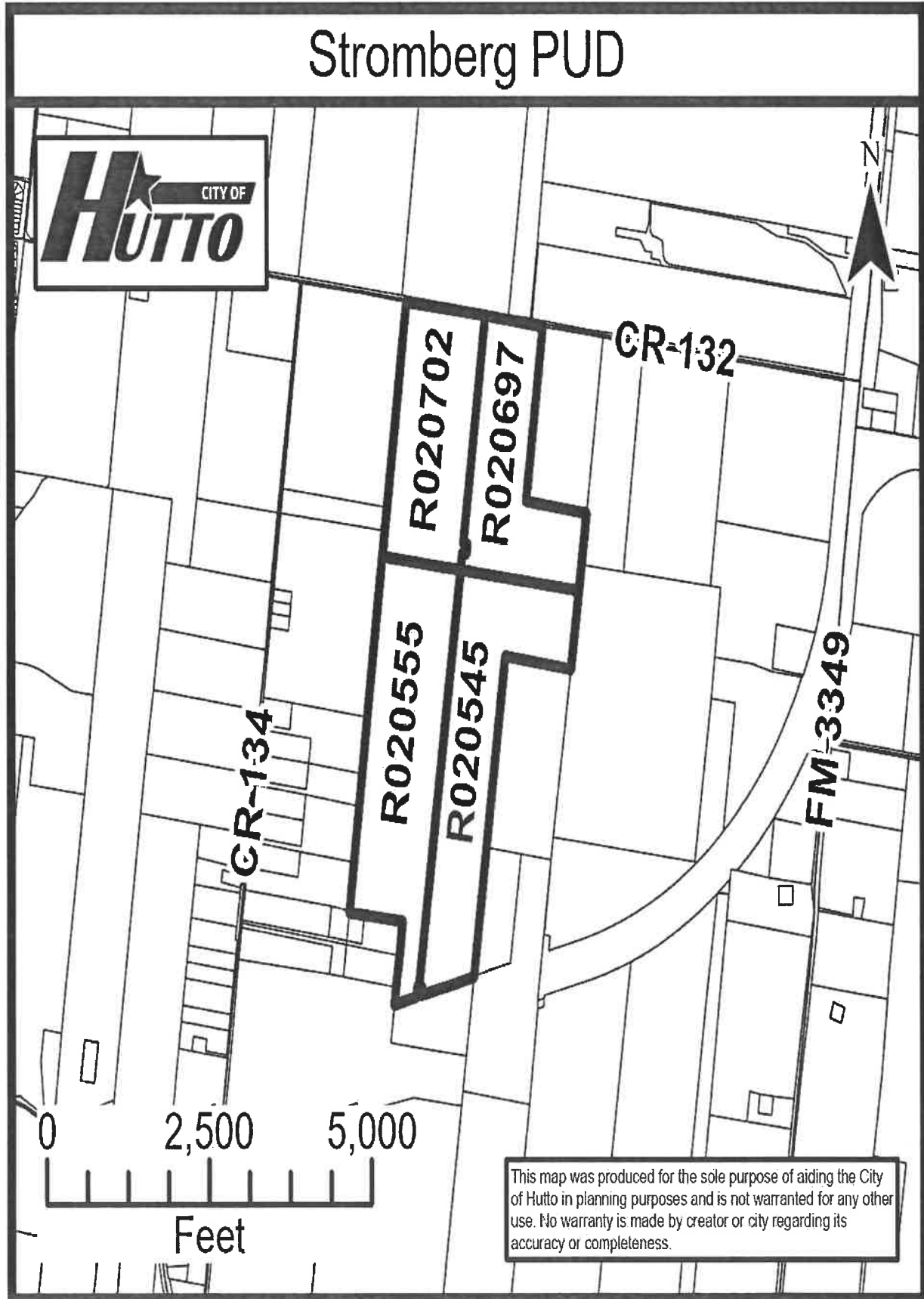
ATTACHMENTS:

1. Stromberg_PUD_Map
2. Stromberg PUD Document_REV 2024-06-04
3. FLUM Stromberg Development Concept
4. Complete Neighborhoods Snapshot
5. Wright Stromberg PUD Support

AGENDA ITEM REPORT

9.4.





The Stromberg PUD

City of Hutto, Texas
Planned Unit Development

Attachment D
PUD Development Standards

June 4, 2024

Developer:
WMV Hutto 390 DE, LLC
3310 N. Capital of Texas Highway, Suite 202
Austin, TX 78746

Prepared by:
Gray Engineering
8834 N Capital of Texas Hwy #140
Austin, TX 78759

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A. GENERAL PROVISIONS**1. Title**

This ordinance is known as The Stromberg Planned Unit Development Ordinance and may be cited as “The Stromberg PUD” or “Stromberg PUD”.

2. Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Plan. Any aspects not specifically mentioned or altered by this Plan shall be regulated by the Unified Development Code of the City of Hutto, Texas (the “UDC”) in effect on the date of adoption of this ordinance.

3. Severability

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

4. Amendments to Ordinance

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

Modifications to the PUD shall be administered as follows:

Modifications of the Concept Plan pertaining to the mixture of alley-loaded and front-loaded product, roadway alignments, and changes in the density shown on the Concept Plan that do not increase the cumulative density of development on the Land by more than ten percent (10%), calculated by gross site area shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

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

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

5. Definitions

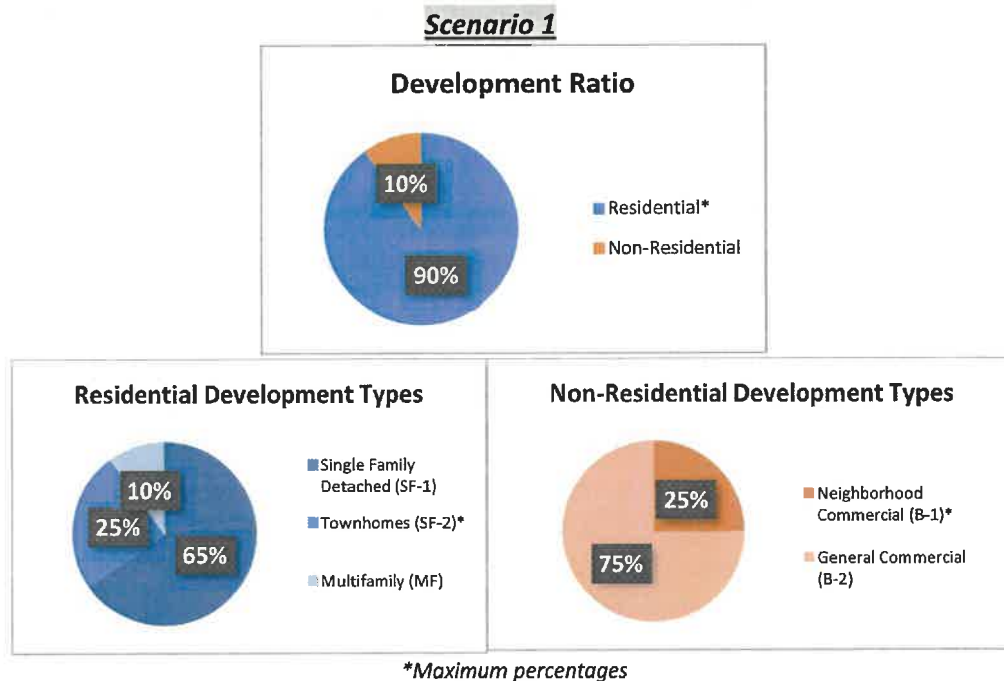
Definitions set forth in the UDC, including general abbreviations, terms definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

- “PUD Plan” or “Plan” – The Stromberg Planned Unit Development document.
- “Concept Plan” – The Stromberg Concept Plan or Development Plan as required in the City of Hutto’s PUD Zoning Change Application.

B. DEVELOPMENT PLAN AND LAND USES

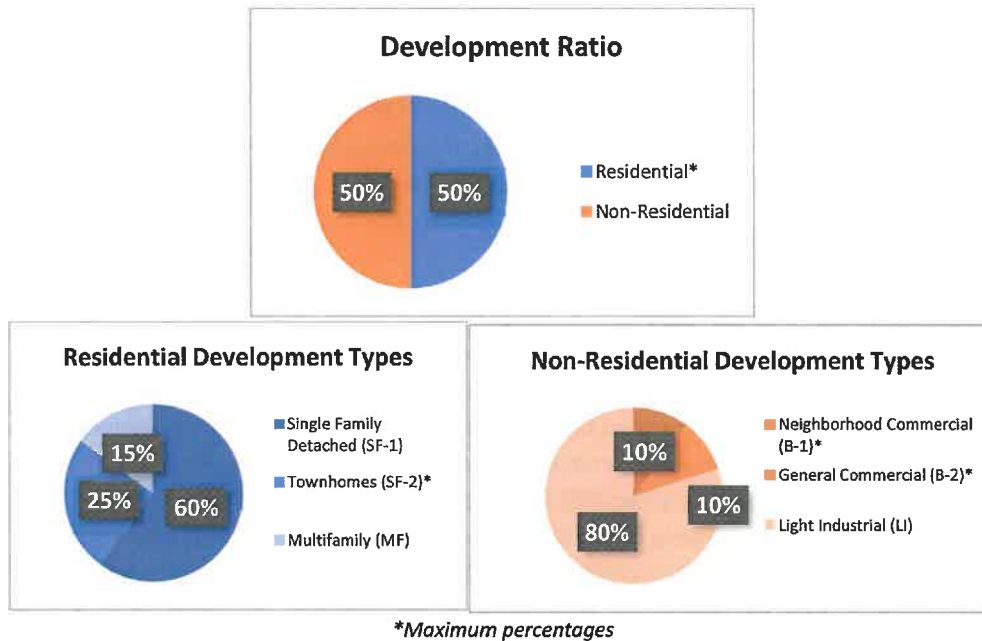
1. Development Scenarios

For the purpose of addressing any development regulation or conditions not modified within this PUD, the City of Hutto UDC base zoning districts shall be utilized for development requirements, as indicated in the scenarios presented in Exhibit B: The Stromberg Concept Plan. Exhibit B is conceptual in nature and is intended to convey the general vision for the development. Exhibit B demonstrates two different scenarios of Residential versus Non-Residential development. The purpose of the PUD is to seek flexible development and building standards that will accommodate a layout that allows for market-based outcomes. The Development Services Director may administratively approve modifications to this plan, as long as the general design intent and principles remain consistent with the language of this PUD.



Scenario 1 substantially conforms to approved Future Land Use Map (FLUM) amendment from 2021. The updated FLUM included in the Hutto SOAR 2040 Comprehensive Plan was created around the 2021 request and is still compliant and in effect to date.

Scenario 2



The Future Land Use Map (FLUM) as included in the Hutto SOAR 2040 Comprehensive Plan shows Heavy Industrial and Neighborhood uses on either side of CR 132. Scenario 2 as presented in this PUD provides for a transitional opportunity between Heavy Industrial and Neighborhood through the incorporation of Light Industrial on the north side of the Stromberg project. As such, Scenario 2 substantially conforms to the spirit of the FLUM and will not warrant the need for a FLUM amendment.

Charts above are representative of land use percentages.

2. Residential Land Use

The Stromberg PUD is an amenitized development with the Residential portion of the development being comprised of a combination of detached single-family and townhome units, as well as attached and detached multi-family units.

Residential base zoning districts to be allowable as indicated in Exhibit B: Single Household: SF-1, Village (for 45' lots); Single Household: SF-1, Alley Load, Cul-de-Sac, Detached Garage (for 50' lots); Single Household: SF-1, Medium Density (for 60' lots and amenity area); Two-to-Four Household: SF-2 (for townhomes); and Multiple Household: MF (for attached and detached multi-family).

Within the Multifamily (MF) portion of the project, at least three (3) of the amenities described below will be incorporated:

- Community pool
- Barbeque area(s)
- Children's playground
- Social gathering area with fire pit
- Community center outfitted with a gathering space for community and/or private events.

Both the attached and detached single-family units will have individual entries and private, fenced yard areas.

The Residential portion of the project is intended to be used for a unique mix of housing products with a maximum density of 6 dwelling units per gross acre for the SF-1 development areas (a maximum of 60% of the SF-1 lots can be 45' in width, a maximum of 40% of the SF-1 lots can be 50' in width and a minimum of 20% of the lots onsite can be 60' & 70' in width), 17 dwelling units per gross acre for the SF-2 development areas, and a maximum density of 30 dwelling units per gross acre for the multi-family portion.

3. Non-Residential Land Use

The Non-Residential portion of the project is intended to be used for a unique mix of commercial and industrial uses. Commercial uses are intended to be located along the major thoroughfares and at the perimeter of the development.

Non-Residential base zoning districts to be allowable as indicated in Exhibit B: Local/Neighborhood Commercial: B-1; General Commercial: B-2; and Light Industrial: LI.

4. Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, light industry uses, institutional and civic uses, temporary uses, and accessory uses.

C. DEVELOPMENT STANDARDS

1. Unified Development Code PUD Standard Table

Table 1. Unified Development Code PUD Standard Table

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

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

2. Prohibited Land Uses

The Stromberg PUD will allow the residential uses with development standards as described in this document. The Stromberg PUD will allow commercial and retail uses permitted under the B-1 and B-2 zoning designations, except as prohibited in the following land use list.

Prohibited B-1 and B-2 Land Uses:

- Commercial and Retail Uses (10.304.6)
 - Nightclub
- Accessory Uses (10.304.10)
 - Wind energy system

The Stromberg PUD will allow industrial uses permitted under the LI zoning designation, except as prohibited in the following land use list.

Prohibited LI Land Uses:

- Commercial and Retail Uses (10.304.6)
 - Adult oriented use
- Accessory Uses (10.304.10)
 - Wind energy system
- Smokestacks
- Solar farms
- Concrete batch plant
- Rock crushing site
- Mining and extraction
- Petrochemical industries
- Rubber refining
- Primary metal or related industries
- Junkyard

3. Dog Park Facility

At least one (1) dog park shall be provided (privately owned and maintained) within the boundaries of the Stromberg PUD. The dog park(s) may be located fully within one or more of

the multi-family developments and/or elsewhere on the Property. If the dog park is located within an easement, no structures other than a fence will be allowed to be constructed. The dog park(s) will be privately owned and maintained. Signage will be provided within any Dog Park Facility alleviating the City of any potential liability. The signage will indicate that Residents are to proceed at their own risk.

4. Trail System

The Stromberg PUD shall include an internal trail system to connect land use areas within the boundaries of the development. Any off-street trails may be connected to sidewalks to continue the connectivity of the overall development, as necessary and appropriate. It is anticipated that a pedestrian may be no more than a 10-minute walk from a commercial location within the development. The Trail System will be designed in accordance with Hutto's Parks Master Plan (further coordination with the City will be conducted with each phase of development to ensure compliance).

5. Site Design (10.404)

a. Sidewalks (10.403.9)

To increase pedestrian connectivity, sidewalks with a width of eight feet (8') will be required along both sides of major collectors and both sides of major arterial roadways adjacent to and within one hundred feet (100') of any commercial lot and/or the future school lot.

b. Internal Pedestrian Circulation for Multi-Family Component (10.403.10)

Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5 ft sidewalks shall be located adjacent to parking areas and minimum four-foot (4 ft) sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

c. Water Bodies and Retention (10.403.14)

Retention ponds will not be implemented as a part of the Stromberg PUD; therefore, this section of the Hutto Site Design Standards does not apply. Onsite detention will be provided as part of the Stromberg development. Detention ponds may include appropriate amenities with approval from City Engineer.

d. Parking and Access (10.405)

Table 2. Minimum Parking Requirements Table

Land Use Classification	Required Spaces (minimum)	Required Spaces (maximum)
The Stromberg PUD Detached/Attached MF Units	1 per 1 bedroom unit 1.5 per 2 bedroom unit 2 per 3 bedroom unit The total required spaces shall be increased by 5% to account for guest parking 2% of the parking spaces will be allocated as handicapped	2 per 1 bedroom unit 2.5 per 2 bedroom unit 3 per 3 bedroom unit The total required spaces shall be increased by 7% to account for guest parking 4% of the parking spaces will be allocated as handicapped

Dead end aisles may have no more than 30 parking spaces. Project will be compliant with the International Fire Code, Appendix D - Fire Apparatus Access Roads.

e. Pedestrian Crossings (10.610.2.4)

Signalized pedestrian crossings will be provided across major collectors and arterials to ensure safe pedestrian crossing. These crossings may range from a flashing beacon with pedestrian signage to pedestrian hybrid beacon crossings. Pedestrian signals or hybrid beacons will be used to allow for longer crossing times in shopping districts and/or mid-block crossings. Pedestrian crossings will be provided as each phase of development is completed along the major collectors and arterials.

6. Architectural Design (10.406)

a. Driveway Lengths

Whether located in front of or behind a single-family or townhome residence, driveway lengths should be sufficient to accommodate up to two (2) vehicles parked side by side without obstructing any pedestrian connection. The minimum dimensions for any residential driveway shall be 12' wide by 15' depth.

7. Landscaping (10.407)

The Stromberg PUD will comply with requirements of UDC Section 10.407 unless otherwise specified in this document. For any landscaping implemented within the Stromberg PUD, as required by the UDC or herein, Xeriscaping will be required.

a. Street Trees

Although the City of Hutto UDC does not currently enforce implementation of street trees, the Stromberg PUD will require vegetation along major thoroughfares as noted in Table 3 below. By specifying certain drought tolerant species from the City of Hutto approved plant list, the Stromberg PUD aims to achieve a higher level of aesthetic theming. Tree locations and final configuration will be determined during the site development plan stage.

Selected Native Tall Trees from Section 10.407.6.2 of the Hutto UDC: Blackjack Oak, Bur Oak, Pecan, Shumard Oak and Winged Elm (female only).

Selected Native Short Trees from Section 10.407.6.3 of the Hutto UDC: American Smoke Tree, Crape Myrtle, Desert Willow, Mountain Laurel and Possumhaw Holly.

Selected Native Shrubs from Section 10.407.6.4 of the Hutto UDC: Deer Muhly, Fragrant Sumac, Japanese Barberry, Texas Sage and Texas Sotol.

Table 3. Street Tree Table

Street Classification	Street Trees per Linear Feet of Frontage	Tree Criteria
Major Collector	1 tree per 75 linear feet	3 caliper inches measured 3' above final grade at base of tree
Major Arterial	1 tree per 120 linear feet	3 caliper inches measured 3' above final grade at base of tree

b. Required Landscaping: MF District

Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages.

Residential MF: 20%

The planting requirements listed in the chart below shall be required within the residential portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3in. caliper and 10' tall min.)	Native small trees (2 in. caliper and 8' tall min.)	Native shrubs (3 gallon or 18" tall min.)
MF Residential Units: Landscape required per individual unit	1 per unit	1 per unit	5 per unit

All Required Landscaping within an easement is subject to the approval of the owner of the easement. When in conflict, adjustments to the requirements above may be permitted by-right if required by the easement owner.

c. Required Landscaping: Non-Residential Districts (B-1, B-2 & LI)

Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages:

Commercial (B-1 & B-2): 15%

Light Industrial (LI): 10%

The planting requirements listed in the chart below shall be required within the commercial portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3in. caliper and 10' tall min.)	Native shrubs (3 gallon or 18" tall min.)
Commercial (B-1 & B-2)	1 per every 500 sf of landscaping required	2 per every 500 sf of landscaping required
Light Industrial (LI)	1 per every 500 sf of landscaping required	2 per every 500 sf of landscaping required

Two native small ornamental trees may be substituted for one native tall tree, not to exceed 50% of the required tall trees.

d. **Parking Lot and Vehicular Use Screening**

i. **Requirements**

1. Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10ft. deep.
2. Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
3. Landscape screening shall contain one (1) large tree per sixty (60) linear feet, or portion thereof, and a hedge not less than 3 ft. in height, at full maturity, for 75% of the right-of-way landscape screening area (linear footage), and 67% of the private property landscape screening area (linear footage).
4. In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area. Required parking lot landscaping may be counted toward the minimum landscaped area required.

- ii. Landscaping required under Section 7.b. & 7.c. above may be counted towards landscaping required in Section 7.d.i. above.
- iii. Unless otherwise stated in this PUD, no other landscaping requirements shall be required.
- iv. All Required Landscaping within an easement is subject to the approval of the owner of the easement. When requirements are in conflict, adjustments to the requirements above may be permitted by right if required by the easement owner.

e. **Materials, Maintenance, and Replacement**

i. **Plant Materials**

1. Plant choices must be based on the Central Texas ecological setting and site microclimate conditions. Plant choices must classify as drought-tolerant to fall within the xeriscaping category.
- ii. Maintenance:
 1. Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details.
 2. The applicant, landowner or successors must jointly be responsible for regular maintenance of all landscaping elements in good condition, including wood fencing, walls, or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds, and litter.
- iii. License Agreement
 1. A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage, or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced streetlights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls. The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

f. Irrigation

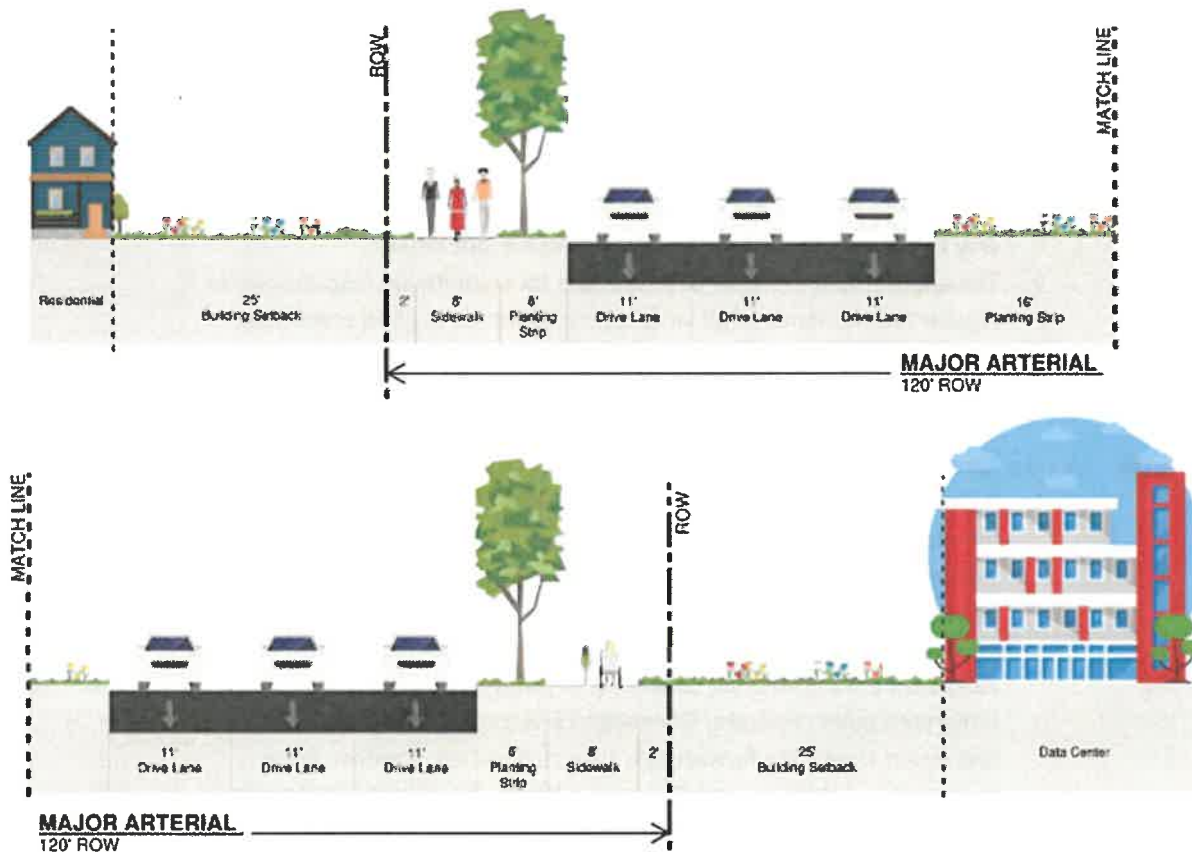
- i. Automatic irrigation shall be provided on site in compliance with Section 10.407.7 of the UDC.
- ii. Drip irrigation shall be provided for planting beds only and is not required for the irrigation of trees.

8. Data Center (10.308.13)

a. Required Bufferyards

Any Data Center use within the Light Industrial (LI) zoned portion of the project adjacent to a residentially zoned portion of the project shall provide a bufferyard with a minimum width equal to 1.5 ft for every one foot in building height of the Data Center. The bufferyard shall consist of one of the following:

- Proposed Arterial Street Section with a minimum of 30 ft. wide planting area (planting areas can be non-adjacent to each other as shown in the street cross section, below). Street trees will be provided as outlined in the section above to provide for a visual screen between land uses
- Buildings with a transitional use type (Multifamily)



b. Conditions

Subject to the Required Bufferyards as outlined above, Data Center development will be permitted by right as part of the Light Industrial (LI) zoning within this PUD. As such, Data Centers will be allowed a maximum height of 120 feet. Regardless of height, Data Centers shall be subject to the criteria applicable to all Industrial uses identified by the Unified Development Code, unless otherwise specified within this PUD.

c. Utility Substations

All substations will have a solid, masonry fence with a height sufficient to conceal the substation, but no shorter than 6ft in height. (10.408.5 of the UDC)

D. EXHIBITS

Exhibit A: Survey

Exhibit B: The Stromberg Concept Plan

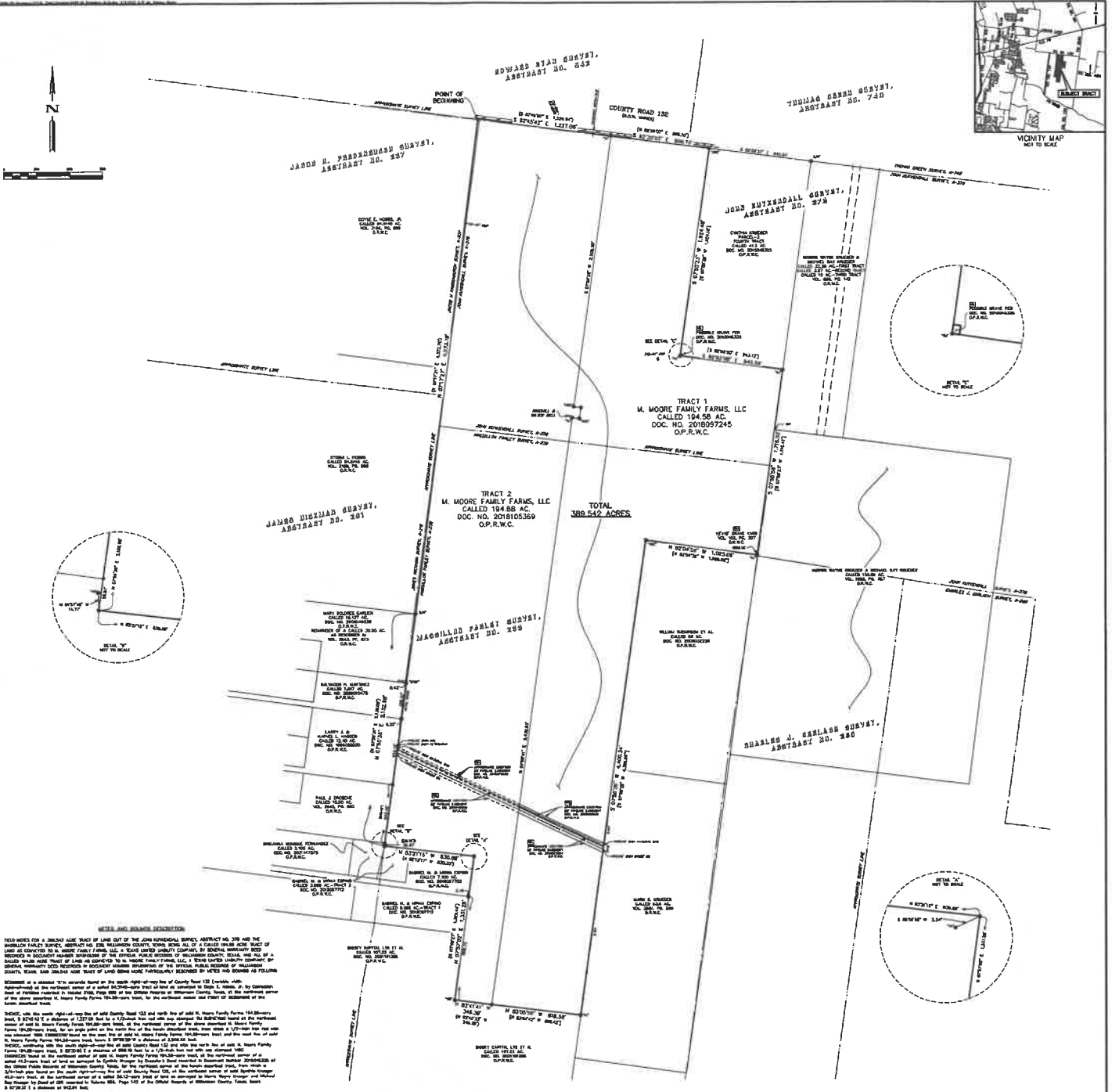
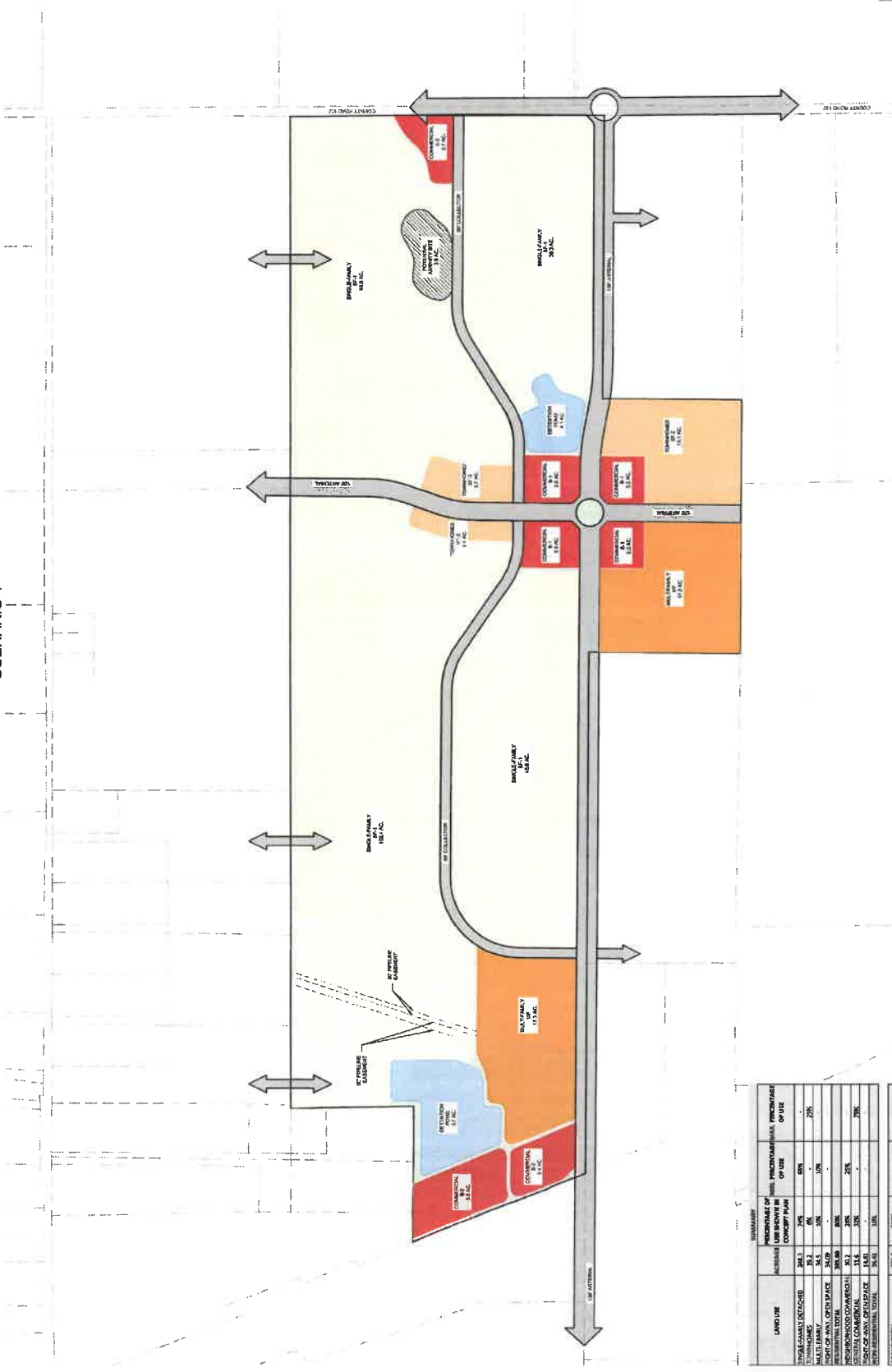
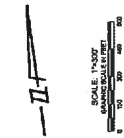
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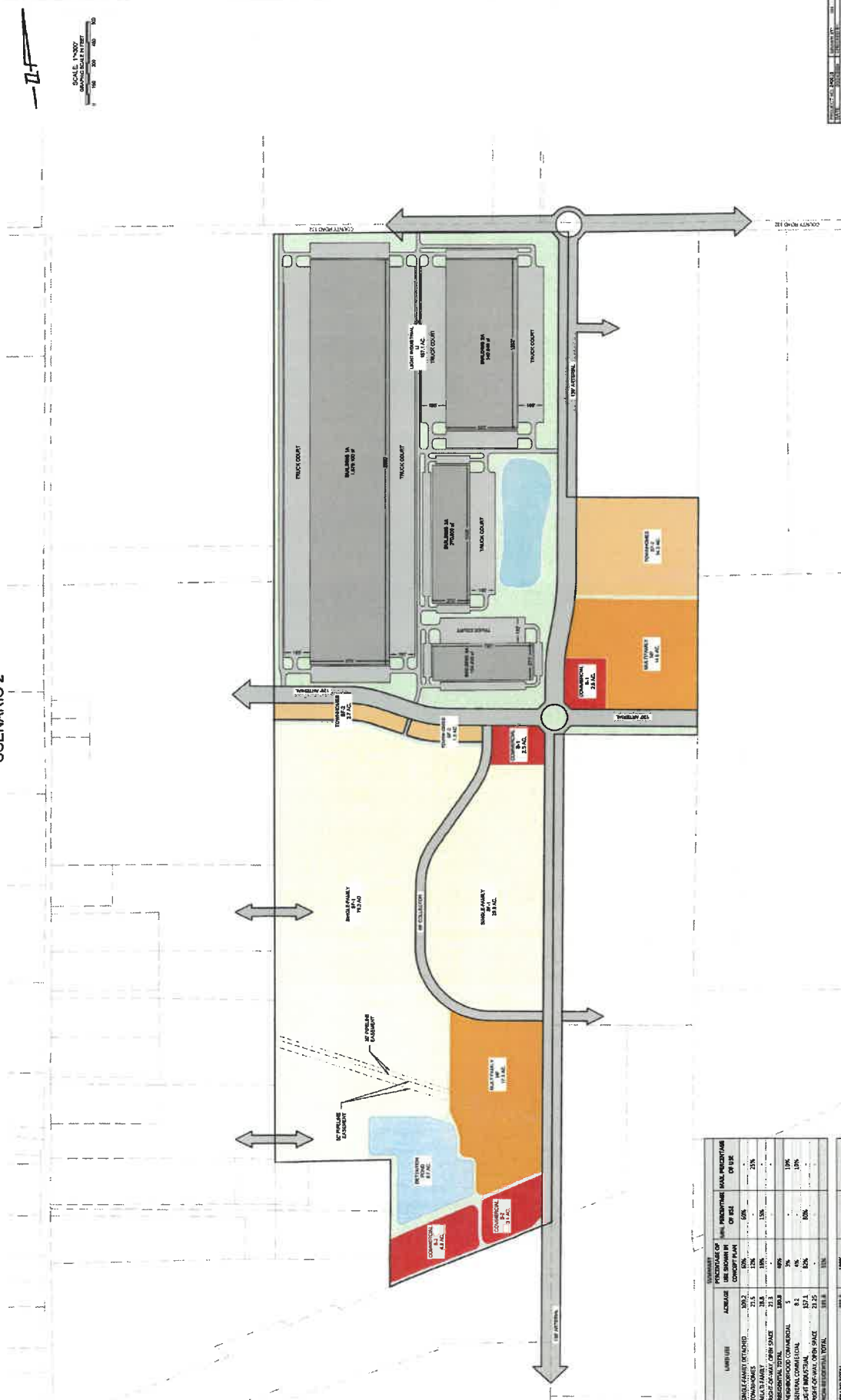
EXHIBIT B - STROMBERG CONCEPT PLAN SCENARIO 1

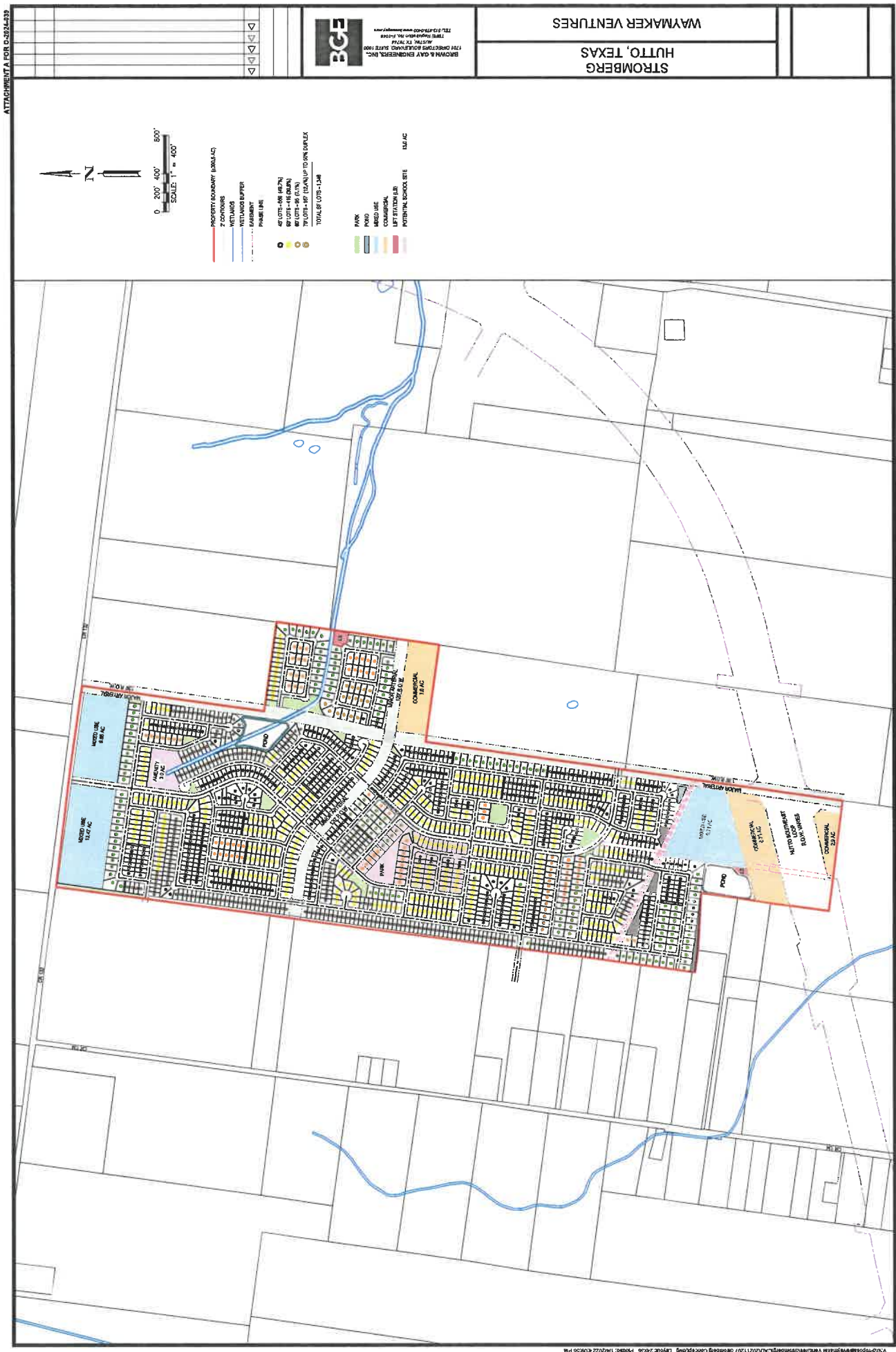


LAND USE	PERCENTAGE OF TOTAL		PERCENTAGE OF TOTAL	
	CONCEPT PLAN	PERCENTAGE OF TOTAL	PERCENTAGE OF TOTAL	PERCENTAGE OF TOTAL
EXISTING LAND USE	25%	25%	25%	25%
NEW LAND USE	75%	75%	75%	75%
TOTAL	100%	100%	100%	100%

GRAY ENGINEERS

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COMPLETE NEIGHBORHOODS

PURPOSE AND CHARACTER

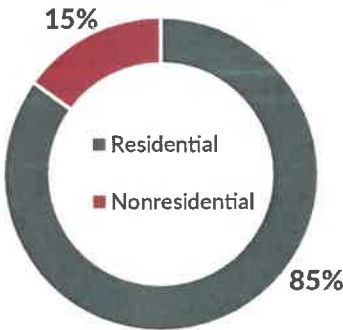
Complete Neighborhoods allow for mixed uses including residential, office, retail, and others uses. These uses are more likely to be horizontally mixed as opposed to vertical mixed-use. The density, intensity and scale are lower and more compatible with residential neighborhood land uses.

Single-family detached homes make up the majority of this land use category, although some townhomes, duplexes, missing middle, and small multifamily should be included to create diversity in housing choices and are good options to create transitions between complete neighborhoods and other more dense land use areas. A mixture of housing types allows people to stay in the neighborhood even as their housing needs change, promoting long-term stability.

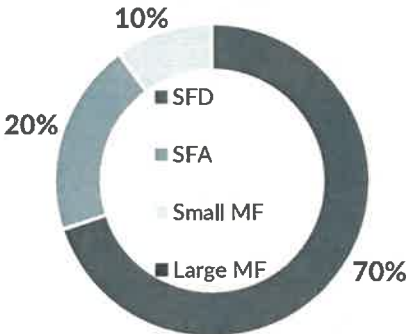
Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.



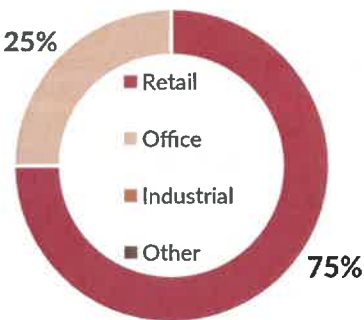
Development Ratio



Residential Development Types



Nonresidential Development Types



Density
4 to 12 units per acre Avg. 3 jobs per acre

Intensity
Low to Medium

Scale
Low-Rise



Development Type	Appropriateness	Conditions
Single-Family Detached (SFD)	●●●●●	Appropriate overall.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●○	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Apartment House (3-4 units)	●●●●○	Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Can be appropriate with neighborhood-scale when adjacent to Neighborhood Activity Center. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur adjacent in other appropriate future land use categories.
Mixed-Use Urban, Neighborhood Scale	●●●●●	Appropriate in that it provides for retail, office, and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods. Promotes walkability and 10-minute neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	Not considered appropriate, but may occur in other adjacent future land use categories.
Shopping Center, Neighborhood Scale	●●●○○	While less preferred than mixed-use, this can provide retail and services at a scale compatible with and supportive of surrounding neighborhoods, promoting walkability and 10-minute neighborhoods.
Shopping Center, Community Scale	●○○○○	Not considered appropriate.
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all land use categories.

From: [Robyn Wright](#)
To: [Planning](#)
Subject: Response on zoning request for Stromberg Planned Unit Development
Date: Thursday, June 20, 2024 1:17:15 PM

Please see below - thanks!

Case Name: zoning request for Stromberg Planned Unit Development
Public Hearing Date: P&Z Commission-7/02/2024, City Council-7/11/2024
Name: Brett Rodgers
Address: 1325 CR 134, Hutto, TX 78634
Response: In Favor

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AGENDA ITEM REPORT

5.3.



To: Planning and Zoning Commission
Subject: Consideration and discussion on amending Section 10.410.7 Temporary signs and displays to add temporary signage for religious organizations.
Meeting: Tuesday, November 4, 2025
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

This is a discussion item for the possibility of adding temporary sign regulations for religious organizations to the Unified Development Code. Over the past few months, staff has had conversations with different religious organizations about temporary signage with many concerns about the lack of temporary signage options for religious organizations during various gatherings and services during the week. Since the current timeline for adoption of the Unified Development Code Rewrite is unknown, staff is in the process of looking into amending the current code. Since this item is a discussion only, the intent is to introduce this amendment to the commission, receive any feedback and bring this amendment back to the commission for a recommendation to City Council. Code amendments will require a public hearing at both Planning and Zoning and City Council.

In response to the discussions that staff has had with the various religious organizations, along with public comments that were made to City Council at a prior meeting, the following changes are being proposed by staff and shown in the attached exhibit:

1. Before erection any temporary signage, the user must apply for an application and receive approval from the city. This application can be renewed annually.
2. The application must include a copy of an agreement authorizing temporary use of a school or 501 (c) non-profit facility located within city limits of Hutto or the extraterritorial jurisdiction. If the religious organization is the owner, the agreement will not be required.
3. The agreement must identify the address, the user's weekly meeting day(s), start time, end time, type and amount of signage.
4. The applicant shall notify the city within five (5) business days of any changes to the application.
5. Any temporary signage authorized by the application may be placed only on the property identified in the agreement. Signage must be placed on the property and kept out of any rights-of-way, sight triangles, utility poles, traffic control devices, trees or any location that obstructs pedestrian, vehicular or ADA access.
6. Temporary signs may be placed no more than four (4) hours before the scheduled weekly meetings and must be removed no later than four (4) hours after the meeting concludes.
7. Signage must be securely placed and maintained in good condition and kept free of litter and debris.
8. Signage will be administered and enforced without regard to the sign's message, viewpoint, or speaker identity.

AGENDA ITEM REPORT

5.3.



SUMMARY OF REQUEST:

This is a discussion item only for the possibility of adding a section for religious organizations in the temporary signage and display section of the Unified Development Code.

STAFF REVIEW:

This is a discussion only.

FISCAL NOTES:

None at this time.

POLICY IMPLICATIONS:

None at this time.

ATTACHMENTS:

1. redline signage udc 10.410

10.409.9 Floodlights

- Floodlights may be used only to light sports fields, outdoor recreation areas and construction sites.
- Floodlights must be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare.

10.409.10 Accent lighting

- Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.
- Pole mounted accent lighting greater than 1 ft. tall is prohibited.
- Roof-mounted and rooftop accent lighting is prohibited.
- Banding of building plane changes (cornices, building corners, column edges, etc) with neon or other illumination is prohibited.

10.409.11 Signs

- Signs may be illuminated internally.
- Bottom mounted lights may illuminate a monument sign no more than 8 ft. tall. Lighting should not spill over the edge of the sign face.
- Exposed bulbs that outline a sign are prohibited.
- Blinking, chasing, or other changes in illumination intensity, color, or direction, intentional or not, are prohibited. This includes electronic message centers.

General sign requirements are in Section 10.410.

10.409.12 Alternative conformance

Development Services staff may consider an alternative lighting plan. Alternative lighting plans must 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.

10.410 Signs**10.410.1 Intent**

Standards for use, placement, size and design of signs are intended to:

- Protect the public from signs that are poorly designed, constructed or maintained; and signs that are dangerously distracting to pedestrians and motorists by their message delivery and placement.
- Preserve and enhance property values; create a more attractive business climate, increase the quality of life for residents, and protect the unique character of the city's built and natural environment, by curbing visual pollution resulting from excessive signs.
- Contribute to a built environment that will differentiate Hutto from adjacent municipalities, and reinforce the city's identity and desired character.
- Protect residential areas adjoining non-residential areas from adverse visual impacts of nearby signs.
- Reduce clutter, confusion and visual pollution caused by sign oversaturation, and visual blight from poorly designed and maintained signs, and thus increase sign legibility and effectiveness.
- Protect public health, safety and welfare.

10.410.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes; except Section 10.410.4	Yes; except Section 10.410.3	Yes; except Section 10.410.3	Yes

10.410.3 Permitted signs in conventional zoning districts**10.410.3.1 Agricultural uses**

The following signs are permitted on lots with agricultural uses, and vacant parcels not subdivided or zoned for residential use.

Type		Number	Maximum area	Maximum height	Minimum setback
Permanent	Attached (wall) or freestanding (monument, pole), at farm stands, or retail operations selling products produced on site	1	32 sq. ft.	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (monument, pole), at farms, ranches, or similar operations	1 per driveway entrance	32 sq. ft.	6 ft.; 10 ft. to bottom if arched over driveway entrance	5 ft. from property lines
	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary displays	Allowed only for agricultural uses, per Section 10.410.7				

10.410.3.2 Residential uses

The following signs are permitted on lots with residential uses and no others.

Type	Number	Maximum area	Maximum height	Minimum setback
Permanent: development identification	Freestanding (monument or integrated into entry feature) 2 per entrance into the development	32 sq. ft. per sign	6 ft.; may be taller if integrated into entry feature (fountain, etc)	5 ft. from property lines
Temporary: property with construction	Freestanding (pole) or attached (wall) 1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. Attached – below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall) 1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property with model home	Freestanding (pole) 1 per house	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: new residential development	Freestanding (pole) or attached (wall) 1 per entrance into the development	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (flag) 1 per 50 linear feet of project frontage; up to 6 for the development	15 sq. ft. per flag	20 ft.	5 ft. from property lines
	Freestanding (pole) 1 per 50 linear feet of project frontage; up to 6 for the development	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary displays	Only for rental multiple household dwelling complexes, subject to Section 10.410.7.			

10.410.3.3 Institutional and civic uses

The following signs are permitted on lots with institutional and civic uses, and no others.

Type	Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (pole, monument) 1	32 sq. ft.	6 ft.	5 ft. from property lines
	Attached (awning, canopy, projecting, wall, window) 2 per wall	Building total = 0.5 sq. ft. per façade frontage ft	Below roofline	n/a
Temporary: property with construction	Attached (wall) or freestanding (pole) 1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Attached (wall) or freestanding (pole) 1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to Section 10.410.7.			

10.410.3.4 Commercial, retail and industrial uses, and B-1, B-2, LI, I and REC districts
The following signs are permitted on lots with commercial, retail and industrial uses, and all uses in the B-1, B-2, LI, I and REC districts, and no others.

	Type	Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (monument): single use/building sites and outparcels	1, or 2 (1 per street frontage) if on corner lot with $\geq 1,000$ ft. of linear frontage	32 sq. ft. per sign	6 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center $< 100,000$ sq. ft. GFA	1 per street frontage	48 sq. ft. per sign	8 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center $\geq 100,000$ sq. ft. GFA	1 per street frontage or per 1000 ft. of linear frontage	64 sq. ft. per sign	12 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Attached (awning, canopy, projecting, wall and window): single use/building sites	Any, up to maximum permitted area for the wall	Front/façade: 1.0 sq. ft. per linear wall frontage ft. Side and rear walls: 0.50 sq. ft. per linear wall frontage ft.	Below roofline	n/a
	Attached (awning, canopy, projecting, wall and window): multi-tenant building/shopping center sites	Any, up to maximum permitted area for the tenant frontage of the wall where the signage will be placed	Same permitted area as single use/building sites, allocated by tenant frontage for an individual façade or wall. May be further restricted by master sign plan	Below roofline	n/a
	Attached (gas station canopy; instead of freestanding signs)	1 on each side	no more than 32 sq. ft. per sign	n/a	n/a
	Attached (sculptural)	1 per building or tenant space	no more than 32 sq. ft. (height at tallest point $\times$ width at widest point)	at least 50% of sculpture height below roofline or parapet wall	n/a

Permanent	Freestanding (Pole) (SH 130 Frontage only): Single use (pole with stucco finish and base) Allowed only instead of a Monument Sign	1 fronting SH130 per every 1,000 feet frontage	180 sq. ft. per sign	24 ft (as measured from the finished elevation of the frontage road in front of the center)	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (Pole) (SH 130 Frontage only): Multi-tenant multi-building/retail center ≥100,000 sq. ft. GFA (pole with stucco finish and base) Allowed only instead of a Multi-Tenant Monument Sign	1 fronting SH130 per every 1,000 feet frontage	180 sq. ft. per sign	30 ft (as measured from the finished elevation of the frontage road in front of the center)	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
Temporary: Construction	Freestanding	2 per vehicle entrance	64 sq. ft. per sign	6 ft.	5 ft. from property lines
Temporary: A-frame	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	1 sq. ft. per acre per sign, 32 sq. ft. per sign minimum allocation, not to exceed 128 sq. ft. per sign.	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to provisions of Section 10.410.7.				

10.410.4 Permitted signs in FBC and OT District Sign Standards

10.410.4.1 Applicability:

1. All signs shall comply with this section unless specifically listed herein.
2. For all new signs and modifications to existing signs, the standards in the table below shall apply and sign permits may be approved administratively, unless specifically noted in this section.
3. An applicant has the option to establish unique sign standards through a Master Sign Plan that includes standards for size, color, type, design, and location based upon specific performance criteria. In the FBC district, a Master Sign Plan shall be considered per Section 10.203.1. A Master Sign Plan in the OT district shall be reviewed by Development Services staff and approved by the Historic Preservation Commission (HPC).
4. Non conforming signs shall meet Section 10.410.11 of the City of Hutto UDC.

10.410.4.2 Prohibited Signs:

The following sign types are prohibited unless approved as part of a Master Sign Plan or otherwise noted:

1. Freestanding Pole signs
2. Animated signs
3. Streamers and pennants
4. Inflatables and balloons

10.410.4.3 General Sign Standards: Signs shall be designed to be compatible with not just the historic character of the area but convey quality and permanence. To this end, the following sign standards shall apply by sign type:

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
Permanent Signs					
i. Freestanding Monument sign (single use/building site and/or outparcel)	1 per street frontage	32 sq.ft./ sign face	6 feet	4 feet	Standards for all monument signs: 1. All monument signs shall include a sign face and a sign structure (sides, base and cap). a. The sign base and sign structure shall be brick, stone, or masonry material matching the front façade of the building. b. The sign face shall be framed by a minimum of 6" of brick, stone, or masonry material matching the front façade of the building. c. The monument sign base shall be a maximum of 2 feet in height and shall be included in the calculation of total height. 2. Maximum total height is measured from the finished grade at the center of the sign to the top of the sign cap. If the finished grade at the center of the sign is higher or lower than the finished grade of the fronting street, then the height shall be measured from the finished grade of the fronting street. 3. Monument signs shall not block any driveway or street sight triangles 4. Monument signs shall only be permitted along: a. street frontages where the building setback is 10 feet or greater; OR b. US 79 frontage; OR c. FM 1660 frontage 5. Following standards shall also apply to monument signs with message boards: a. Shall only be permitted for public, non-profit, institutional, and religious uses. b. Shall not include flashing letters or words or rapidly changing
ii. Freestanding Monument sign (multi-tenant building/retail center <50,000 sq.ft. GFA)	1 per street frontage	48 sq.ft. / sign face; divided into no more than 4 sign panels/sign face	8 feet	4 feet	
iii. Freestanding Monument sign (multi-tenant building/retail center ≥50,000 sq.ft. GFA)	1 per street frontage or per 1,000 feet of linear street frontage	64 sq.ft. / sign face; divided into no more than 6 sign panels/sign face	10 feet	6 feet	
v. Freestanding Monument sign (with message board – electronic or non-electronic)	1 per lot	32 sq.ft./sign face	6 feet	4 feet	

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
					messages 6. Message boards: a. Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated; messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.
v. Attached sign – primary (building)	1 per street frontage	1.5 sq.ft. for every linear foot of building frontage up to max. of 100 sq.ft. (for single tenant façade) 2.0 sq.ft. for every linear width of tenant frontage up to a max of 100 sq.ft. for each tenant (for multi-tenant facades)	Located on the building façade above 8' and below the top of the parapet.	NA	The following shall apply to building signs: - Signs may be internally or externally lit. - All exposed conduit, junction boxes, and electrical transformer boxes must be concealed from public view. - Individual channel letters (with or without internal illumination) shall be utilized. Channel letters incorporated on a cloud background may also be acceptable. - Wireways shall be preferred over exposed raceways if channel letters are not possible, and shall be as thin and narrow as possible so as to not extend in width or height beyond the area of the sign's lettering or graphics, finished to match the color and texture of the façade background, or be integrated into the overall design of the sign. - Exposed raceways shall not be permitted. - Plain rectangular cabinet box type signs shall not be permitted unless in the shape of a logo or unique design that is integral to the sign.
vi. Attached sign – secondary (side/rear building façade, awning, or	1 additional side/rear building façade sign	0.75 sq.ft. for every linear foot of building	Located on the building façade	NA	- Same standards as above for secondary building signs - On multi-tenant buildings, secondary building signs shall only be permitted

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
canopy)	1 per awning or canopy over 6 feet in width	frontage or tenant frontage up to max. of 75 sq.ft. 16 sq.ft. for each awning or canopy sign	above 8' and below the top of the parapet.		if the tenant space is adjoining the building façade where the secondary sign is proposed. 3. Awnings narrower than 6 feet may include a logo only (no larger than 4 sq.ft. per awning) 4. Awnings shall NOT be vinyl or plastic 5. Awnings shall be of made of a fade-resistant material and kept in good repair and condition.
vii. Attached sign (building projecting sign—single or multi-tenant building)	1 per street fronting building façade	50 sq.ft. per sign face	Above the awning or canopy line	NA	1. Will not obstruct any pedestrian or vehicular way (vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft from the finished sidewalk if it is illuminated). 2. Sign may project no more than 50% of the width of the sidewalk or 6 ft. from building façade line (whichever is less). 3. Sign may not extend above building parapet line or eaves line. 4. Shall be located over the canopy line
viii. Attached sign or tenant projecting sign (under awning or canopy projecting – multi-tenant building)	1 per tenant space	16 sq.ft./sign face per tenant space	Min. vertical clearance of 8' required under the sign	NA	1. May encroach a maximum of 3 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. 2. Tenant projecting signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk.
ix. Attached sign (sculptural)	1 per tenant space (in lieu of a tenant projecting sign)	16 sq.ft./sign face per tenant space	Min. vertical clearance of 8' required under the sign	NA	1. Total area of the sign shall be measured by adding all the three plane areas of the 3 dimensional sign. 2. At least 50% of the height of the sign shall be located below the parapet or roof line.
x. Attached sign (marquee sign)	1 per building (in lieu of a primary building sign and building projecting	100 sq.ft. per sign	Min. vertical clearance of 8' required under the marquee	NA	1. Permitted for theaters, auditoriums, and other public gathering venues of 100 persons or more 2. Marquee signs shall be attached to the building or located above or below canopy 3. Message boards may have changeable copy (electronic and

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
	sign)				non-electronic). Electronic message boards shall be non flashing. If LED signs are used for the Marquee, they shall be covered by a lens diffuser.
xi. Attached sign (neon sign)	1 per tenant	Varies	Min. vertical clearance of 8'		1. Shall only be permitted through review and approval by the Historic Preservation Commission.
xii. Attached sign (window sign)	NA	25% of each window area	NA	NA	1. Window signs should not obscure the visibility into a shop for the passerby. Every effort should be made to integrate window signs with store window displays. 2. No fluorescent materials shall be used for window signs. 3. Window signs are only permitted on the first story of the building. 4. Temporary advertising placards, banners, pennants, trademarks, or other descriptive material may be placed on the inside of the glass. However, they shall be integrated with a storefront display of merchandise in the store. 5. Business name, address, hours of operation, entrance/exit information, and emergency phone numbers may be displayed on primary entrance door. 6. Business address, closed/open signs, hours of operation, credit card logos, real estate signs and 'now hiring' signs are exempt from the maximum area limitation. 7. Mannequins and storefront displays of merchandise sold are not considered window signs. 8. Interior directory signage identifying shopping aisles and merchandise display areas shall also be exempt from the window sign limitation. 9. Small neon "open" signs are permitted.
xiii. Attached sign (permanent menu board – restaurants only)	1 per tenant (restaurants and cafes only)	4 sq.ft.	NA	NA	1. Permanent menu boards may be mounted on the railing of the sidewalk café or on the wall next to the entrance door into the restaurant or café.

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
					2. Such menu boards may be illuminated by the smallest light fixture needed to provide appropriate illumination.
xiv. Attached sign (building directory – multi-tenant buildings or sites)	1 per building	12 sq.ft.	NA	NA	1. Shall be allowed for all multi-tenant commercial and mixed use buildings only mainly to provide signage to upper floor tenants. 2. The directory sign shall be affixed on the ground floor façade of the building next to the doorway or entrance that provides access to the upper floor tenants.
xv. Painted on wall signs (murals)	Varies	Varies	NA	NA	1. Shall only be permitted through review and approval by the Historic Preservation Commission in the OT district.
Temporary Signs					
i. Portable sign (A-frame or sandwich board)	1 per tenant	12 sq.ft. per sign face	4 feet	NA	1. Sign shall be placed in front of the respective tenant space. 2. A minimum of 6 ft. of sidewalk shall remain clear. 3. Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. 4. Sign shall be removed every day after the business is closed.
ii. Banners	1 per tenant	32 sq.ft.	NA	NA	1. Shall be permitted no more than four times in each calendar year for no more than 14 continuous days at a time with a minimum 14-day break between banner installation. 2. Shall only be permitted on non-residential lots. 3. City is exempt from the above timeframe provisions.
iii. Banners - "Grand opening"	1 per tenant	64 sq.ft.	NA	NA	1. Shall be permitted one time with a new business that has obtained a certificate of occupancy from the city for no more than 45 continuous days.
iv. Storefront window displays	NA	NA	NA	NA	1. Storefront window displays shall be exempt so long as they display mannequins and merchandise being sold.

Chapter 4 Site design standards

§10.410 Signs

v. For sale, rent or lease sign	1 per tenant space (window) ; and 1 per site (freestanding)	32 sq.ft. per sign	6 feet for free standing signs	6 feet for free standing signs	1. Shall not block any sign triangles for driveways and streets
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Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
	freestanding or sign attached to a wall or fence)		ng sign		
vii. Special event signs	1 per site	32 sq. ft. per sign	NA	NA	1. Shall be permitted to be placed no more than 4 weeks prior to the event and removed within 2 working days after the event
Exempt Signs					
i. City, state, or country flags					No corporate logos allowed
ii. Political signs					Shall be removed immediately after the election
iii. Traffic control or safety sign					
iv. Wayfinding signs within the public right of way					Per any city or public agency plans
v. Directional signs internal to a site without visibility from any public street					If adjoining any residential uses, lighting shall be minimally intrusive and directed away from residential uses to the extent possible.

10.410.5 Exempted signs

These signs are permitted in all districts, unless noted.

- Address numbers and family name identification on residences.
- City-owned/operated signs.
- Off-site directional kiosk signs authorized by the City of Hutto.
- Directional sign: one freestanding sign per curb cut in commercial and industrial districts only. Signs may be no more than 4 ft. tall and no more than 6 sq. ft. in area.
- For sale, for rent and for lease signs on vehicles, boats, trailers and other personal property.
- Garage sale signs: up to three signs, each no more than 4 sq. ft., may be displayed only while the garage sale is in progress. Garage sale signs must be placed outside of the right-of-way and public property. Garage sale signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said garage sale sign must be removed before 5:00 PM on the last day of the sale. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.
- Hippopotamus statues no more than 3 ft. tall painted with the name, logo and/or trademark colors of the business or sponsor displaying them.



Hippopotamus statue

- Historical markers, plaques, grave markers, cornerstones and commemorative tablets.
- Works of fine art that in no way identify or advertise a product or business.
- National, state, local and decorative non-commercial flags, each no more than 50 sq. ft. in area, flown for their intended purpose under generally accepted flag protocol, on a flagpole or building mounted staff no taller than the maximum permitted building height in the underlying zoning district, and not acting as a form of advertising.
- Open house signs: up to three signs may be used, displayed outside the public right-of-way and public property. Open house signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said open house sign shall be displayed only while the open house is in progress or for 16 hours in a one-week period, whichever is shorter. The sign must be removed immediately after the open house. Signs may be no more than 4 sq. ft. in area, and no more than 4 ft. tall. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.
- Public Information Signs, provided such signs are removed no more than 3 days after event.
- Public utility warning and underground utility identification signs.
- Religious symbols (cross, Star of David, star and crescent, etc.). Signs where the shape of a religious symbol is an integral part of the sign design are not exempted.
- Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial, public or semi-public use, including telephone booths, mail and newspaper boxes, vending machines, automated teller machines, gas pumps and vacuums.
- Signs, notices, placards, certificates and official papers authorized or required by statute, government agency or court.
- Signs for rest rooms, accepted credit cards, business organization membership (Chamber of Commerce, Better Business Bureau, etc.), meetings of civic groups, and business hours, displayed at a business.
- Signs identifying zones in parking lots, no more than 6 sq. ft. in area.
- Signs on concessions and rides at special events such as fairs and festivals.
- Signs painted on vehicles and trailers that are operating and registered, used in everyday business activities, parked in areas appropriate for their use as vehicles normally used during business hours, and not being used only for attracting business.
- Temporary decorations and displays that are clearly associated with a national, local, or religious holiday or celebration, provided there are no fire, traffic, or pedestrian hazards.

10.410.6 Prohibited signs

The following signs are prohibited in all districts, unless noted.

- Off-premise signs, except for directional kiosk signs authorized by the City of Hutto and wayfinding sign program as authorized by the City of Hutto.
 - Signs with changing light, color or motion effects, intentional or resulting from a defect. This prohibition includes, but is not limited to:
 - Blinking, flashing, chasing, strobe and alternating color lights, integrated into a sign or not.
 - Electronic message centers.
 - Signs incorporating "eye catchers" and similar shiny devices designed to reflect light and create a glimmering or flashing effect.
 - Signs with animated or rotating parts.
 - Signs emitting flame, smoke, steam or other visual matter.
- This prohibition does not apply to:
- Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated, messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.
 - Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals.
 - Holiday decorations and light strings displayed during December. Light strings cannot outline or highlight a sign.
 - Rotating barber poles, that may or may not be internally lit, at a legitimate barber or beauty shop.
 - Rudimentary time and temperature displays that are not potentially distracting to drivers.
 - Warning signs and markers placed by, or authorized by and on behalf of government agencies.
- Signs placed in or over the public right-of-way or public property. The city may remove signs in the public right-of-way or on public property.

This prohibition does not apply to:

- Signs placed by government authorities.
- Banners placed on a light pole, utility pole, or over a street, as part of a special event of general civic interest.
- Kiosk and way-finding signs.
- Temporary garage sale and open house signs in compliance with Section 10.410.5 and this Code, and if no more than three (3) signs are located on any lot or abutting any lot.
- Temporary political campaign sign or literature may be placed on public property that serves as an early voting location or an election day voting location. Only signs and literature that refer to a candidate or issue that is on the ballot at a particular voting location may be placed at that voting location. A maximum of ten (10) signs per candidate or issue may be placed at each polling location.
- Temporary political sign or literature placed on public property being used as a polling location may not:
 - be placed within the public right-of-way;
 - have an effective area greater than three (3) sq. ft.;
 - be more than four (4) ft. high;
 - be illuminated or have any moving elements;
 - be within one-hundred (100) ft. of an outside door through which a voter may enter the public building;
 - be on driveways, parking areas, or medians within parking areas on the premises, with the exception of political campaign signs attached to vehicles lawfully parked at the premises;

- be attached, placed or otherwise affixed in any area designated as a planting or landscaped area or to any tree, shrub, building, pole or other improvement;
 - be placed within ten (10) ft. of the public road way adjacent to the premises;
 - be placed on the premises earlier than twenty-four (24) hours before the commencement of early voting if being placed at an early voting location or the commencement of election day voting if being placed at an election day voting location; and remain on the premises more than twenty-four (24) hours after early voting has ended if placed at an early voting location or after election day voting has ended if being placed at an election day voting location.
- Signs placed on vehicles and trailers that are parked and used primarily as a sign.
 - Signs and posters placed on trees, fences, light poles and utility poles, except parking lot zone signs on light poles.
 - Banners, pennants, balloons, streamers, and other temporary signs, except on a temporary basis as permitted in Section 10.410.7.
 - Attached signs placed on a roof or above a parapet wall of a building. This prohibition does not apply to sculptural signs.
 - Attached domed, bullnose and bubble-style awning signs.
 - Freestanding signs placed where they might obscure a clear view of traffic on intersecting streets, and traffic warning and control signals and signs.
 - Signs that closely resemble or imitate official signs and traffic control devices.
 - Signs blocking doors, windows, vents, stairs and ramps.
 - Signs built and displayed without a sign permit, if a sign permit is required.
 - Signs built from materials usually used for temporary signs (cloth, thin plastic, corrugated plastic, etc.) displayed as permanent signs, except for no more than 30 days or less in place of a damaged, removed or permitted but unbuilt sign
 - Portable signs, including signs originally built as portable signs permanently mounted on a building or the ground.
 - Snipe, spam, and bandit signs.
 - Large objects such as motor vehicles, boats, aircraft, engine blocks, home appliances, heavy equipment, industrial machinery, and similar objects used as or included in signs.
 - Signs not expressly permitted in this section or elsewhere in this code.

10.410.7 Temporary signs and displays

10.410.7.1 Temporary displays

Temporary displays may include these items, only as permitted in Section 10.410.3 and 10.410.4

- Banners, no more than 32 sq. ft.
- Banners placed over the street to identify special events of general civic interest. The banners cannot be used for commercial advertising. Sponsor identification may be displayed on no more than 25% of the banner face area.
- Pennants, streamers, and small (no more than 12 in. diameter) balloons.
- Balloons and other inflatable objects no more than 12 ft. in height. Balloons and inflatable objects cannot be placed on top of a building. Inflatable objects cannot have flailing or animated elements.
- New development marketing flags.
- Grand Opening Banners, no more than 64 sq. ft. and removed after 45 days after opening of the business.

A business may have up to ten temporary displays in a calendar year, with a time of no more than 15 days for each display. No more than two consecutive displays shall be permitted.

10.410.7.2 Construction – “Coming Soon” sign display time

Temporary signs may be displayed up to 18 months. Signs must be removed in 48 hours after

construction is complete.

10.410.7.3 Real estate sign display time

Temporary signs on property for sale or rent must be removed in 48 hours after the lease or sale of the identified property.

10.410.7.4 Temporary development sign display time

- Temporary signs at developments may be displayed for up to one year, or until the last house or unit in the development is sold, whichever is later.
- Temporary development signs at rental communities may be displayed for up to one year, or until 90% of units are occupied, whichever is later.

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10.410.7.5 Temporary religious organization sign display

- Before erecting any temporary signage, the user must apply for an application and receive approval from the city. This application can be renewed annually.
- The application must include a copy of an agreement authorizing temporary use of a school or 501 (c) non-profit facility located within city limits of Hutto or the extraterritorial jurisdiction. If the religious organization is the owner, the agreement will not be required.
- The agreement must identify the address, the user's weekly meeting day(s), start time, end time, types and amount of signage.
- The applicant shall notify the city within five (5) business days of any changes to the application.
- Any temporary signage authorized by the application may be placed only on the property identified in the agreement. Signage must be placed on the property and kept out of any rights-of-way, sight triangles, utility poles, traffic control devices, trees or any location that obstructs pedestrian, vehicular or ADA access.
- Temporary signs may be placed no earlier than four (4) hours before the scheduled weekly meetings and must be removed no later than four (4) hours after the meeting concludes.
- Signage must be securely placed and maintained in good condition and kept free of litter and debris.
- Signage will be administered and enforced without regard to the sign's message, viewpoint, or speaker identity.

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10.410.8 Substitution of noncommercial message

Noncommercial copy may be substituted for commercial copy on any permitted sign. If noncommercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign under this code and will not be treated as an outdoor advertising display. Content of noncommercial copy on a sign otherwise permitted by this code may be changed without complying with provisions required for sign copy or design approval.

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10.410.9 Sign design

10.410.9.1 Color

Colors for sign frames and supports must match the primary finish and colors of buildings on the site.

10.410.9.2 Illumination

- Illumination must be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so it does not point towards the sky.
- Illumination must be steady and even over the entire sign face. The full number of lighting elements must be kept in working condition.

10.410.9.3 Materials

- Internally lit channel letters and halo lit letters are preferred for attached signs. Domed, bullnose and bubble-style awning signs, and internally illuminated box signs, are prohibited as attached signs.
- The sign base of permanent freestanding signs must match the dominant masonry surface material of the main building on the site.

10.410.9.4 Attached sign placement

- Attached signs cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements.
- Signs must be placed at least 3 ft. from the vertical edge of a wall and other attached signs.

10.410.9.5 Attached sign height

- Attached signs must be placed entirely below the lowest point of a building's parapet wall, except signs on water towers and smokestacks.
- The lowest point of a projecting or awning sign must be at least 8 ft. above the sidewalk.

10.410.9.6 Window sign area

- Window signs may cover no more than 25% of a window area.
- Window signs are not considered in measuring the overall sign face area on a wall.

10.410.9.7 Freestanding sign placement

- Freestanding signs cannot be placed where they obscure important architectural features such as entrances, display windows or decorative elements when seen from the public right-of-way.

- Freestanding signs cannot be placed in or project over the public right-of-way, or create a visual obstruction in a vertical space between 3 ft. and 10 ft. above the curb in the clear vision area.

10.410.9.8 Freestanding sign landscaping

Landscaping must form a cluster at the base of freestanding signs, in an area at least 25% of the sign height around the footprint.

10.410.9.9 A-frame signs

A-frame signs must be secured firmly in place. Securing may include anchoring to the wall of the building or weighing down with sandbags. Sandbags cannot protrude from the sides of sign.

10.410.9.10 Sign Master Plans

Development Services staff may require a Sign Master Plan to be submitted and approved with a concept plan or site plan for a development. Sign type, color, scheme, size and illumination in the center must be coordinated and compatible with the architectural character on the site.

10.410.10 Sign permits

10.410.10.1 Sign permit required

Sign permits are required for the following sign types:

- New permanent signs, excluding window signs.
- New development signs.
- New real estate, construction and temporary development signs at least 12 sq. ft.
- Temporary displays.
- A-frame signs (permit duration one year; may be renewed)
- Expansion to the face area or height, or change in the dimensions of an existing sign
- Change in the location of an existing sign.
- Change in the logo, name or message displayed on an existing sign, except altering the copy on changeable copy faces.

10.410.10.2 Sign permit and specific use permit approval required

Specific use permit review and approval, and a sign permit, is required for a sculptural sign.

10.410.10.3 Sign permit not required

Sign permits are not required for the following sign types:

- Exempted signs.
- Window signs.

10.410.10.4 Revocation

Sign permits will be revoked if there is any violation of this code or misrepresentation of any information in the permit application.

10.410.10.5 Pending violations

Sign permits will not be issued for businesses or locations where existing signs violate this code, except to replace an illegal sign with a legal sign.

10.410.10.6 Expiration

Sign permits expire six months after permit issuance, if the signs are not built.

10.410.11 Sign maintenance

10.410.11.1 Building code conformance

Signs must be built and maintained in conformance to structural, electrical and safety standards of the

most current International Building Code, as adopted by the City.

10.410.11.2 Condition

Signs must be kept clean and in good repair, visually and structurally. Braces, bolts, clips, fastenings and supporting frames must be securely affixed to the support structure or wall. Signs must be kept free of rust, rot, insect infestations, bird nests and other deterioration.

10.410.11.3 Blank signs

Sign faces that are unreadable, not maintained, or removed, leaving only the shell or support structure, must be replaced in 30 days or the sign must be removed. This is not an exception to the prohibition of nonconforming sign replacement.

10.410.11.4 Unsafe signs

Signs that are unsecured, unsafe or in danger of falling; or damaged, destroyed, taken down or removed for any purpose other than copy change, must be removed or repaired to conform to this code.

10.410.11.5 Removal

- When sign removal is required, the entire sign and supporting structure must be removed.
- Signs painted directly on an exposed masonry wall must be removed by a process that strips the entire sign from the wall, not by painting over the sign. Signs declared historic by the Historic Preservation Commission are exempt.

10.410.12 Nonconforming and abandoned signs

10.410.12.1 Nonconforming signs

Provisions for nonconforming and abandoned signs are in Section 10.206.5.

10.410.12.2 Abandoned signs

Signs are considered abandoned if they:

- Advertise or identify an object, person, institution, business, product, service, event or location that no longer exists or is no longer relevant; or
- Abandoned signs must be removed by the sign owner, property owner or the city at the owner's expense. Abandoned signs cannot be reused. Signs declared historic by the Historic Preservation Commission are exempt.

10.411 Use specific design standards

10.411.1 Intent

Certain uses may include design qualities that would have an adverse impact on Hutto's character and sense of place. Design of these uses will shape much of the character and attractiveness of Hutto's streetscapes, so it is important they contribute to and integrate well with the city's built environment. These special design standards, and other standards in this chapter, apply to the following uses to ensure they will be compatible with Hutto's built environment.

10.411.2 Applicability

This Section applies in the following areas.