



City of Hutto

Agenda

Planning and Zoning Commission Meeting Tuesday, December 1, 2020 at 7:00 PM City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

Page

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

- 3.1. Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Planning and Zoning Commission on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 3, 2020.

3 - 7

[Agenda Item Report - AIR-20-425 - Pdf](#)

- 4.2. Consideration and possible recommendation on the proposed Star Ranch Apartments Final Plat, 13.925 acres, more or less, of land, one multifamily lot, located on Star Ranch Boulevard. 8 - 11

[Agenda Item Report - AIR-20-411 - Pdf](#)

- 4.3. Consideration and possible recommendation on the proposed the Landing Preliminary Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard. 12 - 26

[Agenda Item Report - AIR-20-418 - Pdf](#)

- 4.4. Discussion and possible action on a request for a fee in lieu in place of landscape replacement at the Tex-Mix Development Site, Hutto Crossing Industrial Park at 6648 Highway 79 West. 27 - 50

[Hutto Crossing - Alt. Mitigation Request 2020.10.13](#)

[Hutto Crossing Tree Mitigation 2020.10.12](#)

[UDC Section 10.407](#)

[3 Bids](#)

[Agenda Item Report - AIR-20-427 - Pdf](#)

- 4.5. 2021 Planning and Zoning Submittal Calendar. 51 - 52

[Agenda Item Report - AIR-20-424 - Pdf](#)

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the **December 1, 2020** Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **November 25, 2020** at 3:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttotx.gov or call (512) 759-4033 for assistance.

Planning and Zoning Commission
AGENDA ITEM REPORT



To:

Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 3, 2020.

Meeting: Planning and Zoning Commission - 01 Dec 2020

Department:

Staff Contact:

ATTACHMENTS:

[Planning and Zoning Commission Minutes- 03 Nov 2020](#)



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, November 3, 2020
City Council Chambers

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, November 3, 2020, at 7:00 PM, in the City Council Chambers, with the following members present:

PRESENT: Commissioner James Weaver, Commissioner Jerica Lawyer, Commissioner John Klein, Commissioner Randal Clark, Commissioner Richard Hudson, and Chair Tony Wertz

EXCUSED: Commissioner Susanna Boyer

1 CALL MEETING TO ORDER

Chair Tony Wertz called meeting to order at 7:00 pm.

2 ROLL CALL

Members of the City of Hutto Staff present or on call were Ashley Lumpkin, Executive Director of Infrastructure and Development, Ashby Grundman, Director of Planning, Samuel Ray, Director of Public Works and Engineering, and Angel Kavanaugh Management Assistant

3 PUBLIC COMMENT

No Public Comment

A request was made by Chair Tony Wertz to move Public hearing items 4.1 and 4.2 after Agenda items 5.4 motion to accept was made by Commissioner Rick Hudson and Seconded by Commissioner Randal Clark Motion passed 6 Ayes to 0 Nays.

- a) Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto

and other interested persons an opportunity to address the Planning and Zoning Commission on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4 PUBLIC HEARINGS

- a) Consideration of a public hearing on the proposed zoning change request for Urbana at Cottonwood Creek Planned Unit Development (PUD), 43.521 acres, more or less, of land, a mixed-use PUD, located on CR 199.

Chair Tony Wertz opened to public at 7:42pm Closed at 7:44pm. No action

- b) Consideration of a public hearing on the proposed zoning change request for Aspen Heights Planned Unit Development (PUD), 36.624 acres, more or less, of land, a single-family residential use PUD, located on FM 1660 South.

Chair Tony Wertz opened to the public at 7:45pm

Perry Savard - 1007 Stewart Drive discussed the following concerns: Zoning issues, low income/ Section 8 housing, drainage, traffic study needed at 1660, CR 137 flooding, and over crowding of schools.

Chair Tony Wertz closed to public at 7:51pm.

No action

5 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 6, 2020.

A motion was made to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 6, 2020 as written by Commissioner James Weaver, seconded by Commissioner Randal Clark. Motion passed 6 Ayes to 0 Nays.

- b) Consideration and possible recommendation on the proposed Wilco Ranch Phase 2 Section 1 Final Plat, 15.878 acres, more or less, of land, 84 residential lots, located at CR 119 at Limmer Loop.

A motion was made to accept recommendation on the proposed Wilco Ranch Phase 2 Section 1 Final Plat, 15.878 acres, more or less, of land, 84 residential lots, located at CR 119 at Limmer Loop with staff recommendation that Doc number be added prior to recording by Commissioner Randal Clark, seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

- c) Discussion and possible action on a request for a fee in lieu in place of landscape replacement at the Tex-Mix Development Site, Hutto Crossing Industrial Park at 6648 Highway 79 West.

A motion was made to table request for a fee in lieu in place of landscape replacement at the Tex-Mix Development Site, Hutto Crossing Industrial Park at 6648 Highway 79 West until Tex-Mix Development supplies 3 bids for landscape replacement cost by Commissioner Rick Hudson, seconded by Commissioner Jon Klein. Motion passed 6 Ayes to 0 Nays.

- d) Consideration and possible recommendation on the proposed the Landing Preliminary Plat, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

A motion was made to deny the proposed the Landing Preliminary Plat, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard by Commissioner John Klein, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

6 DEVELOPMENT SERVICES DIRECTOR REPORT

Staff spoke of Capital Improvement Committee meeting will be November 17, 2020 and Planning and Zoning Annual Report to City Council will be November 19, 2020

7 ADJOURNMENT

Chair Tony Wertz adjourned at 8:07pm.

8 CERTIFICATION

I certify that this notice of the November 3, 2020 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 30, 2020 at 3:00 PM.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City

Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

Chair

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Star Ranch Apartments Final Plat, 13.925 acres, more or less, of land, one multifamily lot, located on Star Ranch Boulevard.

Meeting: Planning and Zoning Commission - 01 Dec 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The Star Ranch development area is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a Strategic Partnership Agreement (SPA) and Limited Purpose Annexation (LPA) which include a Concept Plan which has since been revised.

The proposed Star Ranch Apartments Final Plat application is the last step in creating a legal lot for a future multi-family development.

The Final Plat for Star Ranch Apartments is located to the west of SH 130 along the north side of Star Ranch Boulevard. The proposed final plat consists of one multi-family lot, and 13.925 acres of land.

The Final Plat conforms to the approved Preliminary Plat.

Staff Review:

The proposal meets the minimum standards as required in the agreement with Star Ranch.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

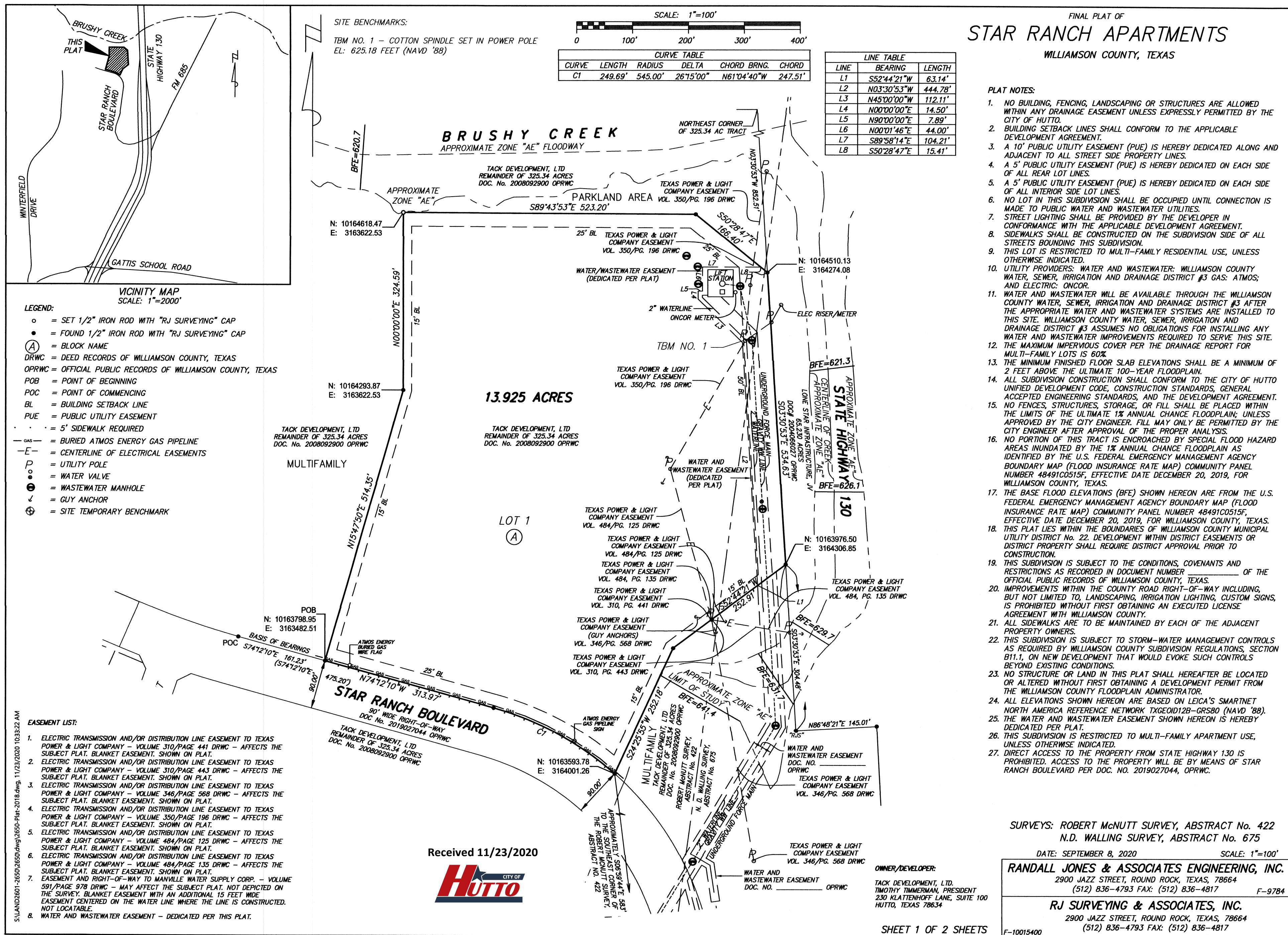
None applicable.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the Final Plat to City Council with the condition that the document number be added prior to recordation and the Traffic Impact Analysis be completed and approved prior to recordation.

ATTACHMENTS:

[SRApartmentsFP-U1-Plat\(11-23-20\)](#)



FINAL PLAT OF
STAR RANCH APARTMENTS
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422 AND THE N.D. WALLING SURVEY, ABSTRACT NO. 675, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 325.34 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2008092900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2"IRON ROD FOUND ON THE NORTH LINE OF THAT 7.182 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY DEED RECORDED IN DOCUMENT NO. 2019027044, OPRWC, BEING THE NORTH RIGHT-OF-WAY LINE OF STAR RANCH BOULEVARD (90-FOOT WIDE);

THENCE ALONG THE NORTH LINE OF SAID 7.182 ACRE TRACT, BEING THE NORTH RIGHT-OF-WAY LINE OF SAID STAR RANCH BOULEVARD, S74°12'10"E (BASIS OF BEARINGS) A DISTANCE OF 161.23 FEET TO A 1/2"IRON ROD FOUND FOR THE POINT OF BEGINNING;

THENCE ACROSS SAID 325.34 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

1. N15°47'50"E A DISTANCE OF 514.35 FEET TO A 1/2"IRON ROD FOUND;
2. N00°00'00"E A DISTANCE OF 324.59 FEET TO A 1/2"IRON ROD SET;
3. S89°43'53"E A DISTANCE OF 523.20 FEET TO A 1/2"IRON ROD FOUND;
4. S50°28'47"E A DISTANCE OF 166.40 FEET TO A 1/2"IRON ROD FOUND ON THE EAST LINE OF SAID 325.34 ACRE TRACT, BEING THE WEST LINE OF THAT 65.230 ACRE TRACT CONVEYED TO LONE STAR INFRASTRUCTURE, JV BY DEED RECORDED IN DOCUMENT NO. 2004066027, OPRWC, FROM WHICH POINT THE NORTHWEST CORNER OF SAID 65.230 ACRE TRACT BEARS N03°30'53"W A DISTANCE OF 852.51 FEET, BEING ALSO THE NORTHEAST CORNER OF SAID 325.34 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 65.230 ACRE TRACT AND THE EAST LINE OF SAID 325.34 ACRE TRACT, S03°30'53"E A DISTANCE OF 534.63 FEET TO A 1/2" IRON ROD FOUND, FROM WHICH A 1/2"IRON ROD FOUND FOR AN ANGLE POINT OF SAID 65.230 ACRE TRACT BEARS S03°30'53"E A DISTANCE OF 304.48 FEET;

THENCE ACROSS SAID 325.34 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. S52°44'21"W A DISTANCE OF 252.91 FEET TO A 1/2"IRON ROD FOUND;
2. S24°25'55"W A DISTANCE OF 252.18 FEET TO A 1/2"IRON ROD FOUND AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, BEING THE NORTH ARC OF SAID 7.182 ACRE TRACT AND THE NORTH RIGHT-OF-WAY OF SAID STAR RANCH BOULEVARD, FROM WHICH THE SOUTHEAST CORNER OF THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY S06°59'44"E A DISTANCE OF 583 FEET;

THENCE ALONG THE NORTH ARC OF SAID 7.182 ACRE TRACT AND THE NORTH RIGHT-OF-WAY OF SAID STAR RANCH BOULEVARD THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 249.69 FEET, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 26°15'00" AND A CHORD BEARING N61°04'40"W, 247.51 FEET TO A 1/2"IRON ROD FOUND;
2. N74°12'10"W A DISTANCE OF 313.97 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 13.925 ACRES OF LAND, MORE OR LESS.
ALL IRON RODS FOUND OR SET HAVE "RJ SURVEYING" CAPS UNLESS NOTED OTHERWISE.

ALL BEARINGS ARE BASED ON NORTH LINE OF THAT 7.182 ACRE TRACT, CALLED AS S74°12'10"E IN THE DEED TO WILLIAMSON COUNTY RECORDED IN DOCUMENT NO. 2019027044, OPRWC. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R020742 AND R457873.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

WE, TACK DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008092900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS STAR RANCH APARTMENTS.

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

TACK DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____

TIMOTHY TIMMERMAN, PRESIDENT
TACK DEVELOPMENT, LTD.
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY TIMMERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

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

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20____.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, ISRAEL RAMIREZ, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 23 DAY OF November, 2020.

Israel Ramirez 11.23.2020
ISRAEL RAMIREZ DATE
LICENSED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793
FIRM NO. 9784



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, JOHN D. KIPP, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5844, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 23 DAY OF NOVEMBER, 2020.

BY: John D Kipp 11/23/2020
JOHN D. KIPP
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 836-4793
FIRM NO. 10015400



THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ____ DAY OF _____, 20____.

DOUG GAUL, MAYOR DATE _____ HOLLY NAGY, CITY SECRETARY DATE _____

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE _____

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

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

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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

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

BILL GRAVELL JR. 11/23/2020
BILL GRAVELL JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: SEPTEMBER 8, 2020

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

Received 11/23/2020



SHEET 2 OF 2 SHEETS

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed the Landing Preliminary Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard.
Meeting: Planning and Zoning Commission - 01 Dec 2020
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The Preliminary Plat is located north of US79 on the west side of Exchange Blvd. The property is currently zoned Multiple household (MF residential) and the three proposed lots conform to the requirements of the MF district.

Adjacent Land Uses:

North – Existing Single-family residential

South – Drainage area and Hanson’s Corner (Commercial)

East - Existing Single-family residential, undeveloped multi-family lot

West - Existing Church and agricultural land with an existing single-family residence

As a part of the application, the applicant tested a proportionality statement to justify the right-of-way dedication requirement. The Unified Development Code (UDC) Section 10.615 - Road Adequacy Standards, the City of Hutto is requiring the applicant to dedicate and improve a Major Collector Road through the proposed development. The major collector is the proposed extension of Live Oak Street as described in the 2018 Mobility Master Plan as adopted by the City of Hutto.

In addition, the applicant has performed a Traffic Impact Analysis which details pro rata share mitigation for adjacent intersection and roadway improvements. Based on the requirements, the applicant has stated that the required costs of dedicating right-of-way and constructing or funding street extension exceeds the rough proportionality of the traffic impact of the development and requested a written determination pursuant to Subsection 212.904(a) of the Texas Local Government Code.

The City has completed the rough proportionality analysis and provided a report to the developer, also attached. The results of the rough proportionality analysis show that the required Right-of-Way dedication, cost of street improvements and TIA mitigation do not exceed the total impact of the proposed development on the transportation network.

RECOMMENDATION:

Staff recommends Planning and Zoning Commission recommend approval of the proposed Preliminary Plat to City Council with the following conditions:

1. Remove all signature blocks from the schematic.
2. Determine a resolution regarding the rough proportionality and future right-of-way extensions and improvements with the Engineering Department, prior to any site plan application submittal.

ATTACHMENTS:

[LandingPrelim-U2-PrelimPlat\(11-24-20\)](#)

[LandingPrelim\(SiteMap\)](#)

[Combined](#)

OWNERS: KALOGRIDIS AND KALOGRIDIS DEVELOPMENT, LLC
ACREAGE: 46.017 ACRES

ENGINEER: RICHARD G. COUCH, P.E. NO. 87285

SURVEYOR: TOMMY P. WATKINS, R.P.L.S. TEXAS REG. NO.4549

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 3

LINEAR FEET OF NEW STREETS: 0.0
CONNECTIVITY INDEX: 0.0

SUBMITTAL DATE: NOVEMBER 3, 2020

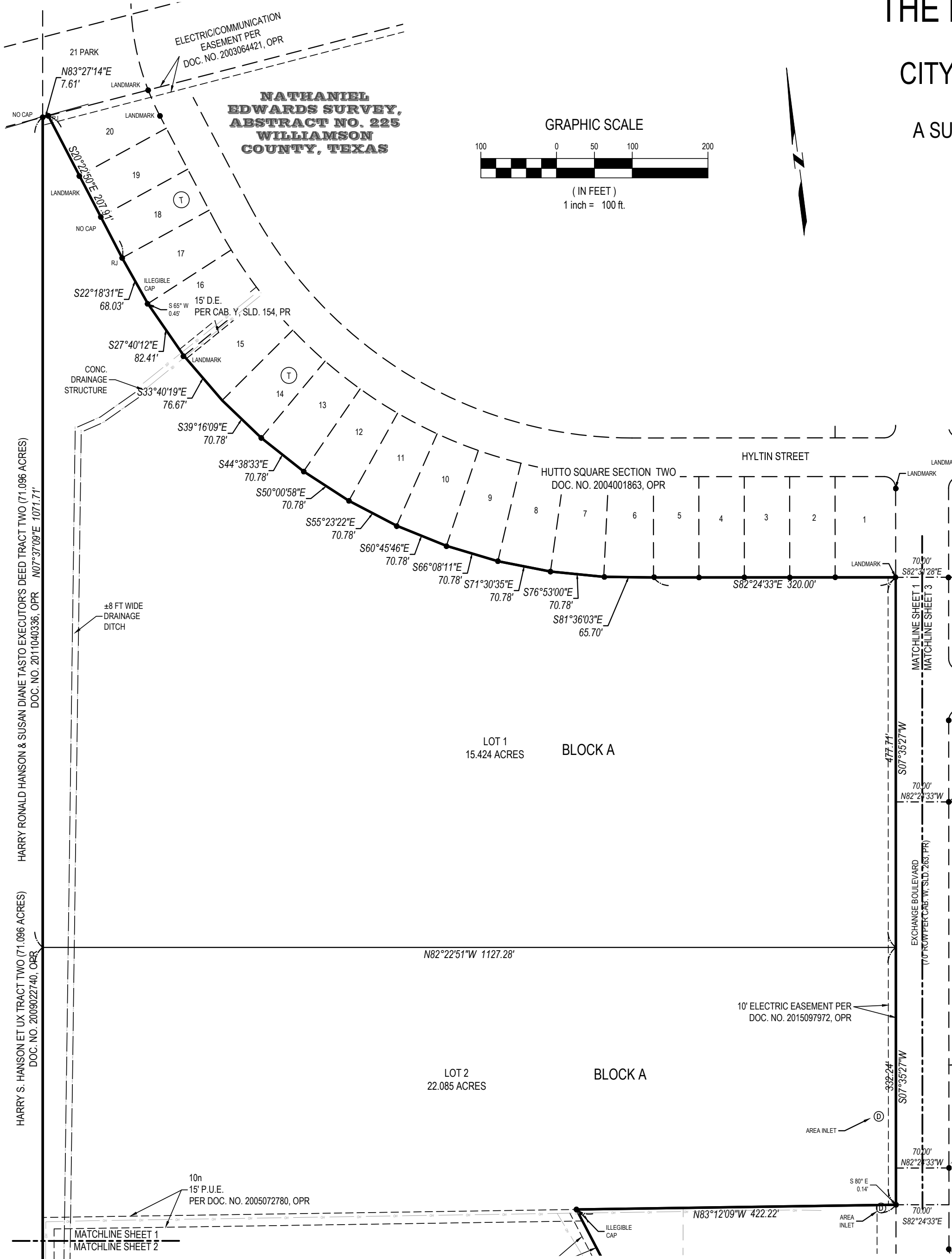
DATE OF PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 16, 2020

ACREAGE BY LOT TYPE:
RIGHT OF WAY: 0.000 AC
OPEN SPACE: 0.000 AC
DEVELOPMENT: 46.017 AC

PATENT SURVEY: NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225,
WILLIAMSON COUNTY, TEXAS

LEGEND

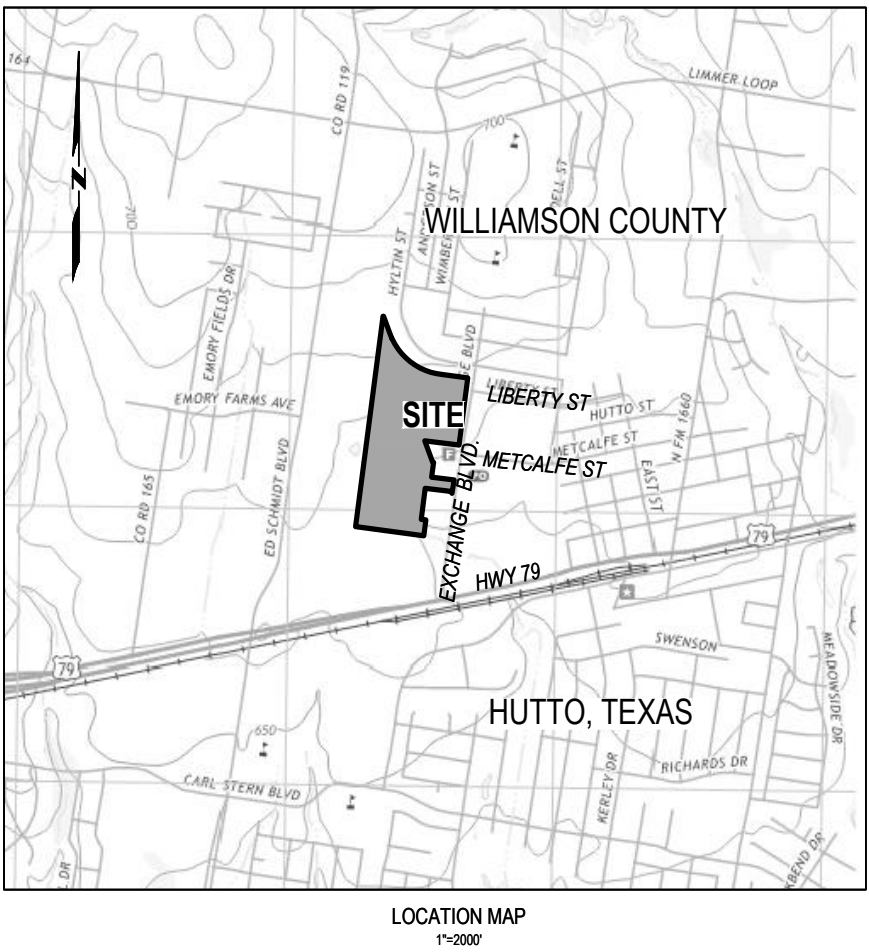
- "X" OR PUNCH MARK FOUND
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- TxDOT TYPE I MONUMENT FOUND
- 1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
- BAKERS-AICKLEN CAP
- JACOBS CORNER CAP
- VICKREY CAP
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- RIGHT OF WAY
- NEIGHBORHOOD BOX UNIT
- DRAINAGE EASEMENT
- WASTEWATER EASEMENT
- UNDERGROUND WASTEWATER
- UNDERGROUND STORM SEWER
- UNDERGROUND GAS
- OVER HEAD UTILITIES
- DRAINAGE SWALE
- STORMSEWER MANHOLE
- SANITARY SEWER MANHOLE



THE LANDING PRELIMINARY PLAT

CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.



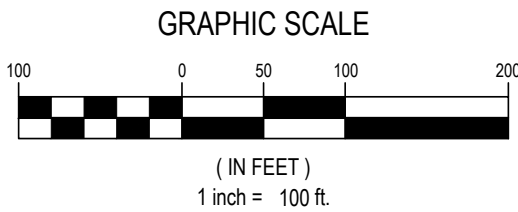
Lot Area Table	
Lot #	Area
1	15.424
2	22.085
3	8.508

Received 11/24/2020



 Engineers - Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPCLS Reg. # F-284 Firm # 10000900	
	DATE: NOVEMBER 2020	PROJECT NO.: 626.0306
	DRAWN BY: BG / DK	SHEET 1 OF 4

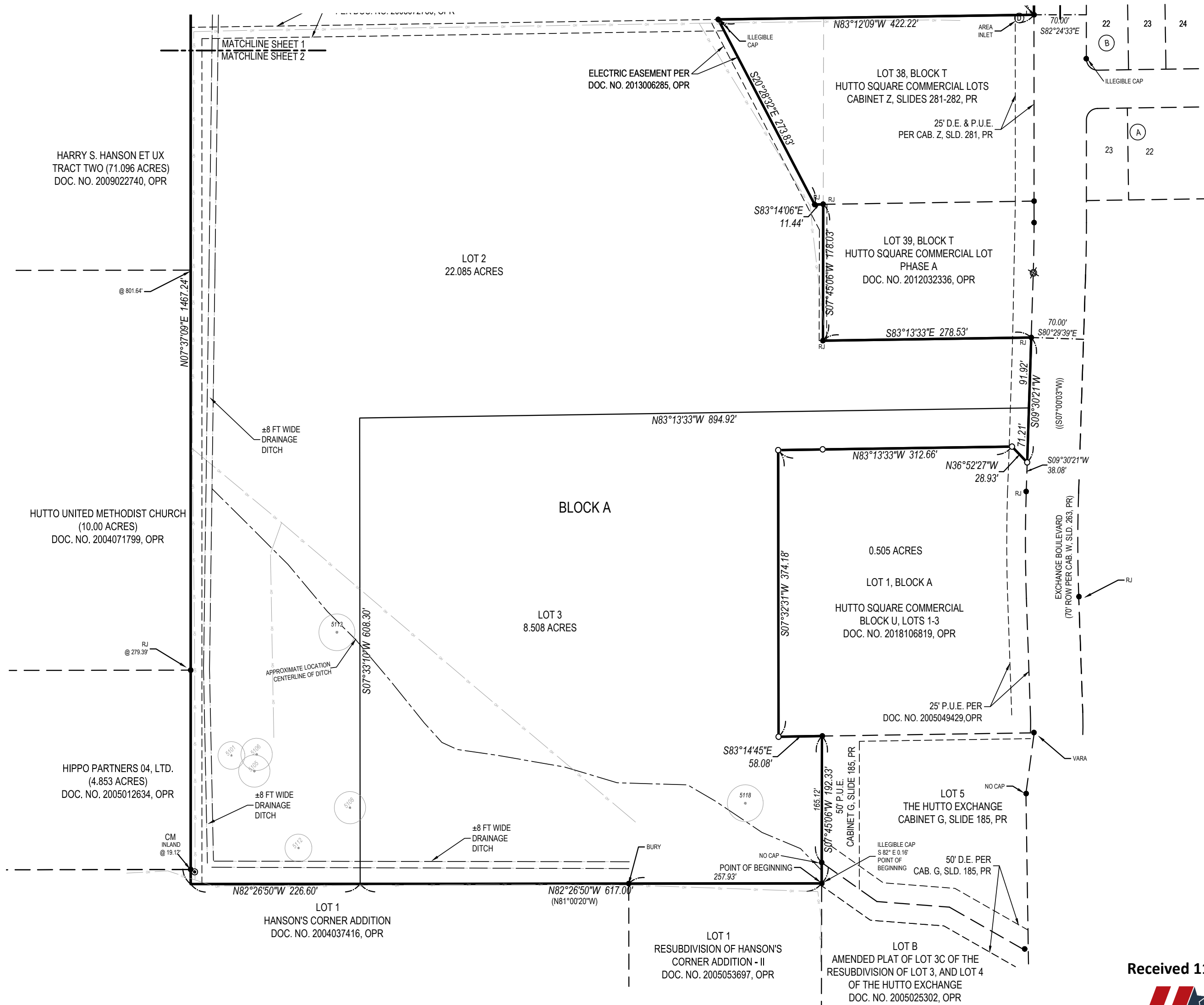
Lot Area Table	
Lot #	Area
1	15.424
2	22.085
3	8.508



THE LANDING PRELIMINARY PLAT

CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.



LEGEND	
	"X" OR PUNCH MARK FOUND
	IRON PIPE FOUND (AS NOTED)
	1/2" IRON ROD WITH CAP FOUND (AS NOTED)
	TxDOT TYPE I MONUMENT FOUND
	1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
	BA BAKER-AICKLEN CAP
	JP JACOBS CORNER CAP
	VP VICKREY CAP
	PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
	DR DEED RECORDS WILLIAMSON COUNTY, TEXAS
	OR OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
	OPR OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	R.O.W. RIGHT OF WAY
	N.B.U. NEIGHBORHOOD BOX UNIT
	D.E. DRAINAGE EASEMENT
	W.W.E. WASTEWATER EASEMENT
	UNDERGROUND WASTEWATER
	UNDERGROUND STORM SEWER
	UNDERGROUND GAS
	OVER HEAD UTILITIES
	DRAINAGE SWALE
	STORMSEWER MANHOLE
	SANITARY SEWER MANHOLE

BENCHMARKS:
ELEVATION REFERENCE:
VERTICAL POSITIONS WERE DETERMINED USING THE "TRIMBLE VRS NETWORK"
AND GPS REAL TIME SURVEY METHODS AND ARE REFERENCED TO NORTH
AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 12B.

TBM#1943-26 - SQUARE CUT ON THE NORTHWEST CORNER OF A STORMSEWER
CURB INLET LOCATED ON THE WEST RIGHT-OF-WAY OF EXCHANGE BOULEVARD
APPROXIMATELY +/- 500 FEET SOUTH OF THE INTERSECTION OF EXCHANGE
BOULEVARD AND WEST METCALFE STREET.
ELEVATION = 661.56' (NAVD 88)

TBM#1943-62 - SQUARE CUT ON THE NORTHEAST CORNER OF A STORMWATER
CURB INLET LOCATED IN THE EAST RIGHT-OF-WAY OF WHITFIELD STREET
APPROXIMATELY +/- 60 FEET NORTH OF THE INTERSECTION OF WHITFIELD STREET
AND HUTTO STREET.
ELEVATION = 665.24' (NAVD 88)

Received 11/24/2020



 Engineers - Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	
	DATE: NOVEMBER 2020	PROJECT NO.: 626.0306
	DRAWN BY: BG/DK	SHEET 2 OF 4

THE LANDING PRELIMINARY PLAT

CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.

CITY MAYOR AND CITY SECRETARY SIGNATURES:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE ____ DAY OF ____ 20__.

DOUG GAUL, MAYOR

DATE

HOLLY NAGY, CITY SECRETARY

DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF HUTTO, THIS THE ____ DAY OF ____ 20__.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

PLAT NOTES:

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
- 3) A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- 4) A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- 5) A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- 6) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 7) SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- 8) SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- 9) AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
- 10) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- 11) UTILITY NOTES: WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 12) FLOODPLAIN NOTES: NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 13) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 14) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 15) ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- 16) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 17) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 18) AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 19) GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- 20) FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, TOMMY P. WATKINS, REGISTERED PUBLIC SURVEYOR NO. 4549, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 23, 2020.

TOMMY P. WATKINS, R.P.L.S.
TEXAS REG. NO. 4549
STATE OF TEXAS
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TEXAS 78746
PHONE: 512-327-2946
FAX: 512-327-2973
TBPLS FIRM NO. 10000900

**PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THAT I, RICHARD G. COUCH, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

RICHARD G. COUCH, P.E. NO. 87285
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TEXAS 78746
PHONE: 512-327-2946
FAX: 512-327-2973
TBPE REG. NO. F-284

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 11/24/2020



 CunninghamAllen Engineers - Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	
	DATE: NOVEMBER 2020	PROJECT NO.: 626.0306
	DRAWN BY: BG/DK	SHEET 3 OF 4

THE LANDING PRELIMINARY PLAT

CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.

DESCRIPTION OF 46.017 ACRES OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THOSE TWO TRACTS OF LAND CONVEYED TO KALOGRIDIS AND KALOGRIDIS LLC IN DOCUMENT NUMBERS 2017077918 AND 2017118415, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS:

BEGINNING, IN THE WEST LINE OF LOT B, AMENDED PLAT OF LOT 3C OF THE RESUBDIVISION OF LOT 3 AND LOT 4 OF THE HUTTO EXCHANGE, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2005025302 OF SAID OFFICIAL PUBLIC RECORDS, AT THE NORTHEAST CORNER OF LOT 1, RESUBDIVISION OF HANSON'S CORNER ADDITION-II, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2005053697, OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 82° EAST, A DISTANCE OF 0.16 FEET;

THENCE, NORTH 82°26'50" WEST, WITH THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 843.60 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 07°37'09" EAST, (RECORD: NORTH 09°02'46" EAST), WITH THE WEST LINE OF THIS TRACT, PASSING A 1/2 INCH IRON ROD AT A DISTANCE OF 19.12 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2538.96 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND;

THENCE, NORTH 83°27'14" EAST, (RECORD: NORTH 84°52'55" EAST), WITH THE NORTH LINE OF THIS TRACT, A DISTANCE OF 7.61 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND;

THENCE, WITH THE NORTHERLY LINE OF THIS TRACT THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 20°22'50" EAST (RECORD: SOUTH 19°04'16" EAST), A DISTANCE OF 207.91 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND;
2. SOUTH 22°18'31" EAST (RECORD: SOUTH 20°37'07" EAST), A DISTANCE OF 68.03 FEET;
3. SOUTH 27°40'12" EAST (RECORD: SOUTH 26°12'12" EAST), A DISTANCE OF 82.41 (RECORD: 82.56) FEET;
4. SOUTH 33°40'19" EAST (RECORD: SOUTH 32°14'54" EAST), A DISTANCE OF 76.67 FEET;
5. SOUTH 39°16'09" EAST (RECORD: SOUTH 37°50'44" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS SOUTH 30°15' EAST, A DISTANCE OF 0.16 FEET;
6. SOUTH 44°38'33" EAST (RECORD: SOUTH 43°13'08" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 54°15' EAST, A DISTANCE OF 0.30 FEET;
7. SOUTH 50°00'58" EAST (RECORD: SOUTH 48°35'33" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 52°39' EAST, A DISTANCE OF 0.25 FEET;
8. SOUTH 55°23'22" EAST (RECORD: SOUTH 53°57'57" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "ATS ENGINEERING" FOUND, BEARS SOUTH 08°51' EAST, A DISTANCE OF 0.65 FEET;
9. SOUTH 60°45'46" EAST (RECORD: SOUTH 59°20'21" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 05°34' EAST, A DISTANCE OF 0.44 FEET;
10. SOUTH 66°08'11" EAST (RECORD: SOUTH 64°42'46" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 75°42' EAST, A DISTANCE OF 0.13 FEET;
11. SOUTH 71°30'35" EAST (RECORD: SOUTH 70°05'10" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "RJS RPLS 4391" FOUND, BEARS SOUTH 34°01' EAST, A DISTANCE OF 0.13 FEET;
12. SOUTH 76°53'00" EAST (RECORD: SOUTH 75°27'35" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS SOUTH 67°36' EAST, A DISTANCE OF 0.87 FEET;
13. SOUTH 81°36'03" EAST (RECORD: SOUTH 80°10'38" EAST), A DISTANCE OF 65.70 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS NORTH 72°41' EAST, A DISTANCE OF 0.95 FEET;
14. SOUTH 82°24'33" EAST (RECORD: SOUTH 80°59'08" EAST), A DISTANCE OF 320.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS NORTH 82°25' WEST, A DISTANCE OF 0.34 FEET;

THENCE, SOUTH 07°35'27" WEST, (RECORD: SOUTH 09°00'52" WEST), WITH THE EASTERLY LINE OF THIS TRACT AND THE WEST LINE OF SAID HUTTO EXCHANGE SECTION ONE AND THE WEST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, A DISTANCE OF A DISTANCE OF 809.95 FEET TO THE NORTHEAST CORNER OF LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SLIDES 281-282, OF SAID PLAT RECORDS, FROM WHICH 1/2 INCH IRON ROD FOUND BEARS, SOUTH 63° EAST, 0.14 FEET

THENCE, CONTINUING WITH THE EASTERLY LINE OF THIS TRACT AND WITH THE NORTH, WEST AND SOUTH LINE OF SAID LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS, AND THE WEST AND SOUTH LINE OF LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2012032336, OF SAID OFFICIAL PUBLIC RECORDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 83°12'09" WEST (RECORD: NORTH 81°46'28" WEST), A DISTANCE OF 422.22 (RECORD: 422.44) FEET TO A 1/2 INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE NORTHWEST CORNER OF SAID LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS;
2. SOUTH 20°28'32" EAST (RECORD: SOUTH 19°04'16" EAST), A DISTANCE OF 273.83 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "RJ SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS;
3. SOUTH 83°14'06" EAST (RECORD: SOUTH 81°46'28" EAST), A DISTANCE OF 11.44 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "RJ SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A;
4. SOUTH 07°45'06" WEST (RECORD: SOUTH 09°10'05" WEST), A DISTANCE OF 178.03 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED " RJ SURVEYING " FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A;
5. SOUTH 83°13'33" EAST (RECORD: SOUTH 81°46'28" EAST), CONTINUING WITH THE EASTERLY LINE OF THIS TRACT, A DISTANCE OF 278.53 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED " RJ SURVEYING " FOUND IN THE WEST LINE OF SAID HUTTO SQUARE SECTION ONE AND WEST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD FOR THE SOUTHEAST CORNER OF SAID LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A;

THENCE, SOUTH 09°30'21" WEST (RECORD: SOUTH 07°00'03" WEST), CONTINUING WITH THE EASTERLY LINE OF THIS TRACT AND THE WEST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD, A DISTANCE OF 163.13 FEET TO THE EASTERNMOST NORTHEAST CORNER OF LOT 1, BLOCK A, HUTTO SQUARE COMMERCIAL, BLOCK U, LOTS 1-3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2018106819, OF SAID PLAT RECORDS, FROM WHICH A DISTURBED 1/2 INCH IRON ROD WITH CAP MARKED "RJ SURVEYING" FOUND AT A POINT OF CURVATURE IN SAID WEST RIGHT-OF-WAY LINE BEARS, SOUTH 09°30'21" WEST, A DISTANCE OF 38.08 FEET;

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD AND CONTINUING WITH THE EASTERLY LINE OF THIS TRACT, THE NORTH, WEST AND SOUTH LINE OF SAID LOT 1, BLOCK A, HUTTO SQUARE COMMERCIAL, BLOCK U, LOTS 1-3, THE WEST LINE OF LOT 5, THE HUTTO EXCHANGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET G, SLIDE 185, OF SAID PLAT RECORDS, AND WEST LINE OF SAID LOT B, AMENDED PLAT OF LOT 3C OF THE REXUDIBISION OF LOT 3 AND LOT 4 OF THE HUTTON EXCHANGE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

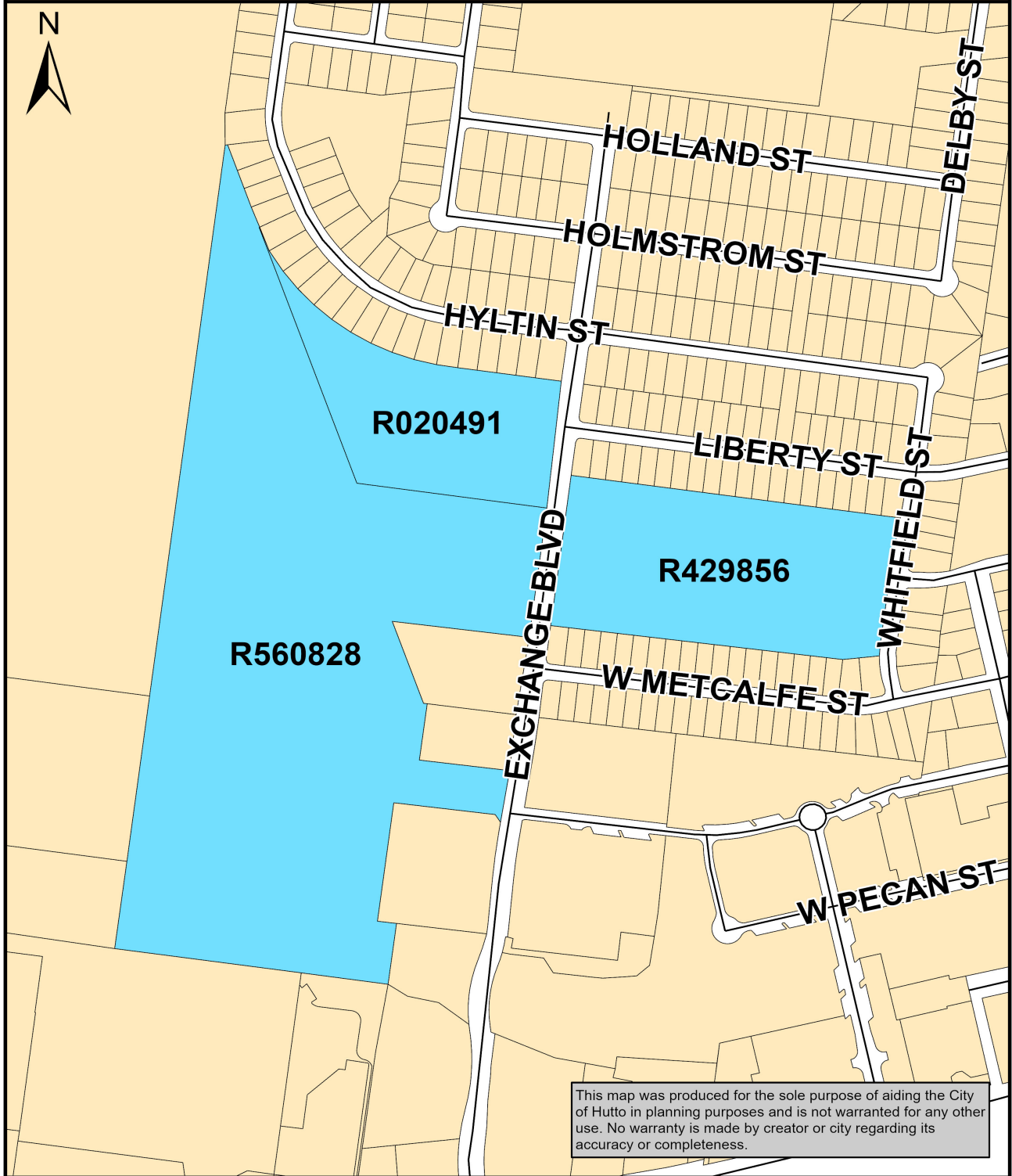
1. NORTH 36°52'27" WEST, A DISTANCE OF 28.93 FEET TO A THE WESTERNMOST NORTHEAST CORNER OF SAID LOT 1, BLOCK A;
2. NORTH 83°13'33" WEST, A DISTANCE OF 312.66 FEET TO 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND;
3. SOUTH 07°32'31" WEST, A DISTANCE OF 374.18 FEET TO 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND;
4. SOUTH 83°14'45" EAST, A DISTANCE OF 58.08 FEET TO 1/2 INCH IRON ROD FOUND;
5. SOUTH 07°45'06" WEST, A DISTANCE OF 192.33 FEET TO THE **POINT OF BEGINNING**.

Received 11/24/2020



 Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	
	DATE: NOVEMBER 2020	PROJECT NO.: 626.0306
	DRAWN BY: BG / DK	SHEET 4 OF 4

The Landing



Map Document: (K:\Site_Location_Maps\
2020_Site_Location_Maps\The_Landing.mxd)
10/30/2020 -- 8:51:40 AM Page 7 of 15



0 200 400 800
Feet



PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **DECEMBER 1, 2020**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** will hold a public hearing regarding the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Fax this form to (512) 759-5962 Attention: Development Services-Planning Division.
3. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

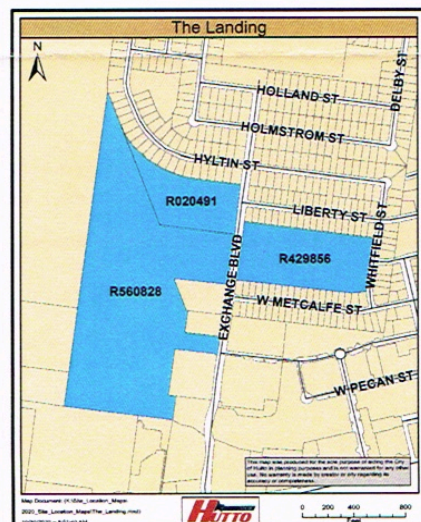
Name: 21044 SHERMAN WAY, LLC - STEPHEN MCCOY, MEMBER MKNAGINE
Address: 560 US-79, HUTTO, TEXAS 78634

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Landing Preliminary Plat/PZ 12-01-2020



PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **DECEMBER 1, 2020**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** will hold a public hearing regarding the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Fax this form to (512) 759-5962 Attention: Development Services-Planning Division.
3. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name: Jeff & Lauren Allman
Address: 209 Hyatt St. Hutto, TX 78634

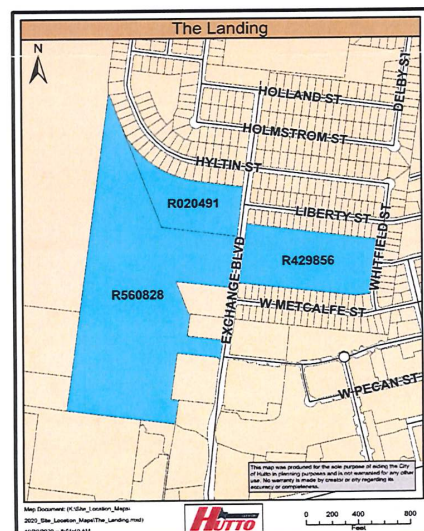
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

When we purchased our home in 2010 we were informed that there would not be any multi-family homes in our back yard. This is partly why we purchased this home. If this lot is to be used, please consider single family homes to increase over all value for the longevity of our neighborhood.

SITE LOCATION MAP





PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **DECEMBER 1, 2020**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** will hold a public hearing regarding the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Fax this form to (512) 759-5962 Attention: Development Services-Planning Division.
3. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name:

Kellie N Greer

Address:

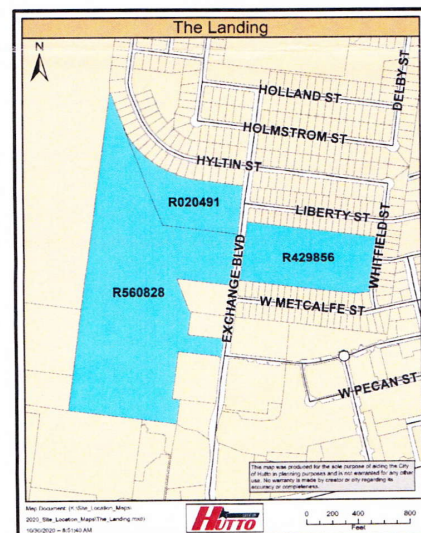
303 Liberty St Hutto TX, 78634

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





**PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE**

PLANNING & ZONING COMMISSION ON: DECEMBER 1, 2020

MEETING LOCATION: 500 W. Live Oak St. – City Hall

MEETING TIMES: 7:00 PM

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** will hold a public hearing regarding the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Fax this form to (512) 759-5962 Attention: Development Services-Planning Division.
3. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name: Taylor Huff

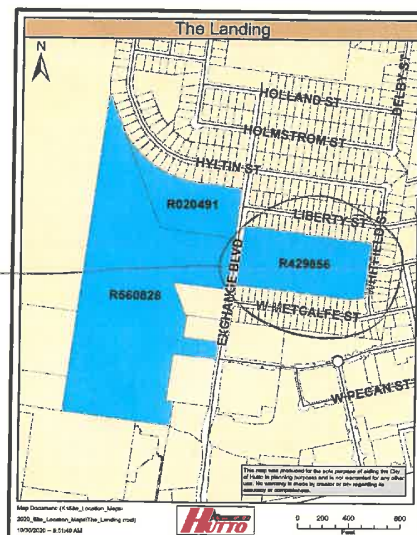
Address: 309 Liberty Street

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP

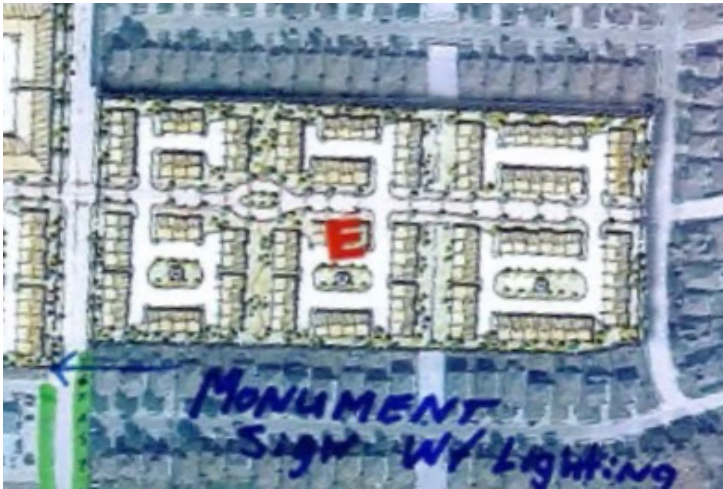


I object to section R429856.
This is not a large space to
try and SQUEEZE in townhomes
that would invade the privacy +
views of those who live on
Liberty + Metcalfe. In fact, it's
absolutely ridiculous + takes
away from Hutto's small town
feel.
- Taylor Huff

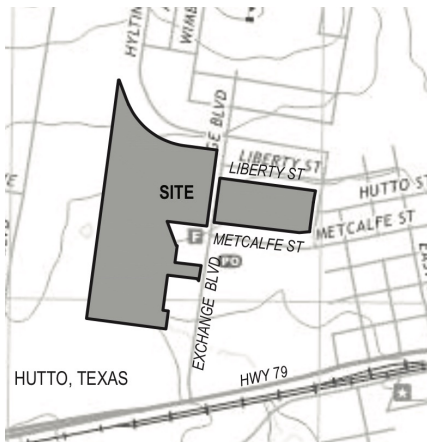
Vote No. This makes our family uncomfortable. Developers are trying to break apart our residential neighborhood with high density housing, incomplete application and unknown number of units and impact. Vote No.

That said, our family wants to see for Block B (~10.7 acres, Lot 21-A & Lot 21-B) is a mix of 1 and 2-story single family homes similar to the CURRENT neighborhood bounded on three sides by W Metcalfe St, Whitfield St. and Liberty St. Adding 2-story high density townhomes in this area breaks up the neighborhood. It's OK to have high density housing on the larger Block A parcels west of Exchange Blvd

Further, where's open space? a park? How does this development help anyone except the developer?



Just look how many units they intend to cram in the space compared to the surrounding residential homes. NO! Yes to single family homes!



CITY OF Hutto

**PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE**

PLANNING & ZONING COMMISSION ON: DECEMBER 1, 2020
MEETING LOCATION: 500 W. Live Oak St. – City Hall
MEETING TIMES: 7:00 PM

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** will hold a public hearing regarding the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Fax this form to (512) 759-5962 Attention: Development Services-Planning Division.
3. Email your response to: planning@huttotx.gov Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name: _____

Address: _____

☐ I AM IN FAVOR

☐ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP

We object. -Rob Huston, 206 Whitfield, 11/24/2002



PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **DECEMBER 1, 2020**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** will hold a public hearing regarding the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Fax this form to (512) 759-5962 Attention: Development Services-Planning Division.
3. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name: Elizabeth Jackson
Address: 317 Liberty St.

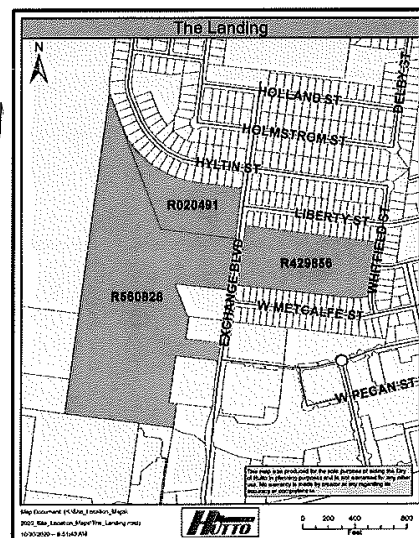
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

Decreased property value
Construction headache
Poor traffic pattern (if multifamily
lots) designed for such small
space
privacy in my back yard
is now gone, with multilevel
buildings.

SITE LOCATION MAP





PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **DECEMBER 1, 2020**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** will hold a public hearing regarding the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Fax this form to (512) 759-5962 Attention: Development Services-Planning Division.
3. Email your response to: planning@huttotx.gov Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name: Amanda Williams

Address: 218 Hytlin St. Hutto TX 78634

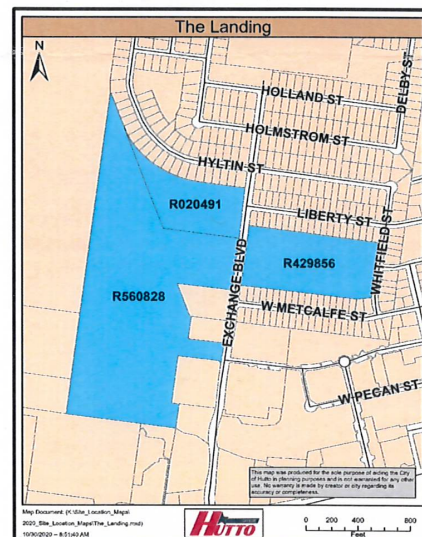
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

I do not want any apartment communities on Exchange. The street has too much traffic near a school zone as it is. There are plenty of other areas around Hutto that are more suitable for multifamily. I would like to see these areas reserved for commercial use.

SITE LOCATION MAP





Blair Landscape Architecture, LLC
100 Congress Ave, Ste 2000
Austin, Texas 78701

Date: 10/13/2020

RE: **Alternative Mitigation Request**
Hutto Crossing Industrial Park
Project No.: MPN# 1725-ENG

City of Hutto Planning & Zoning Commission
500 W. Live Oak St.
Hutto, Texas 78634

Whom it may concern,

The roadway improvements for the Hutto Crossing Industrial Park development require the removal of 539" inches of existing trees. Due to the preliminary nature of the development, we are requesting a 50% reduction in the required tree planting with a fee in lieu option to mitigate the remaining inches. The planted inches are proposed near the Tex-Mix Development in order to take advantage of the water that will be available nearby for irrigation.

Please see tree breakdown below:

Preserved: 126"

Removed: 539"

Total inches planted: 272" (68 trees at 4" caliper)

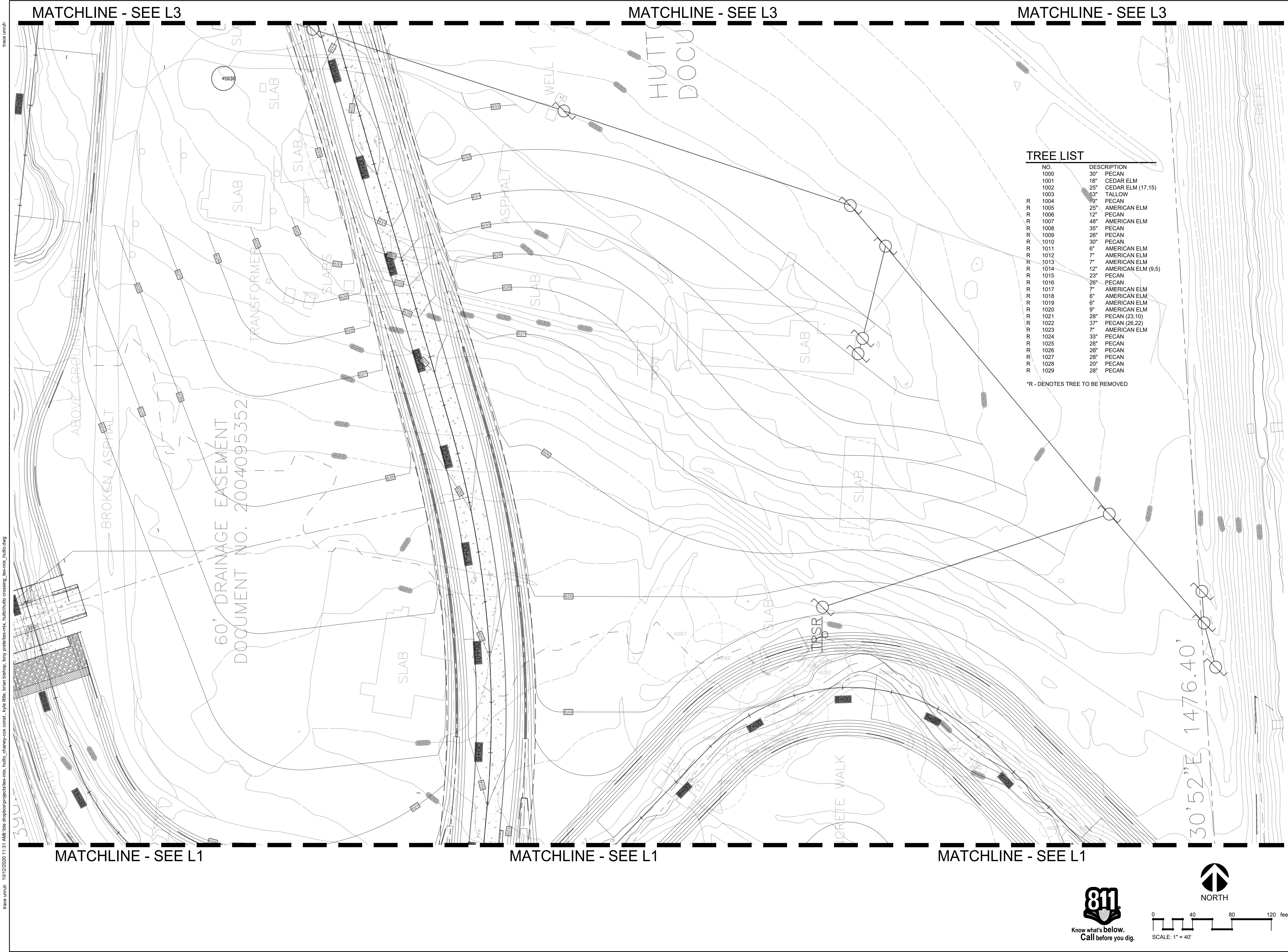
Remaining inches to be mitigated: 267"

We would like to ask the Planning and Zoning Commission to allow for the fee in lieu option for the remaining 267".

Thank you for your time and consideration.

Sincerely,

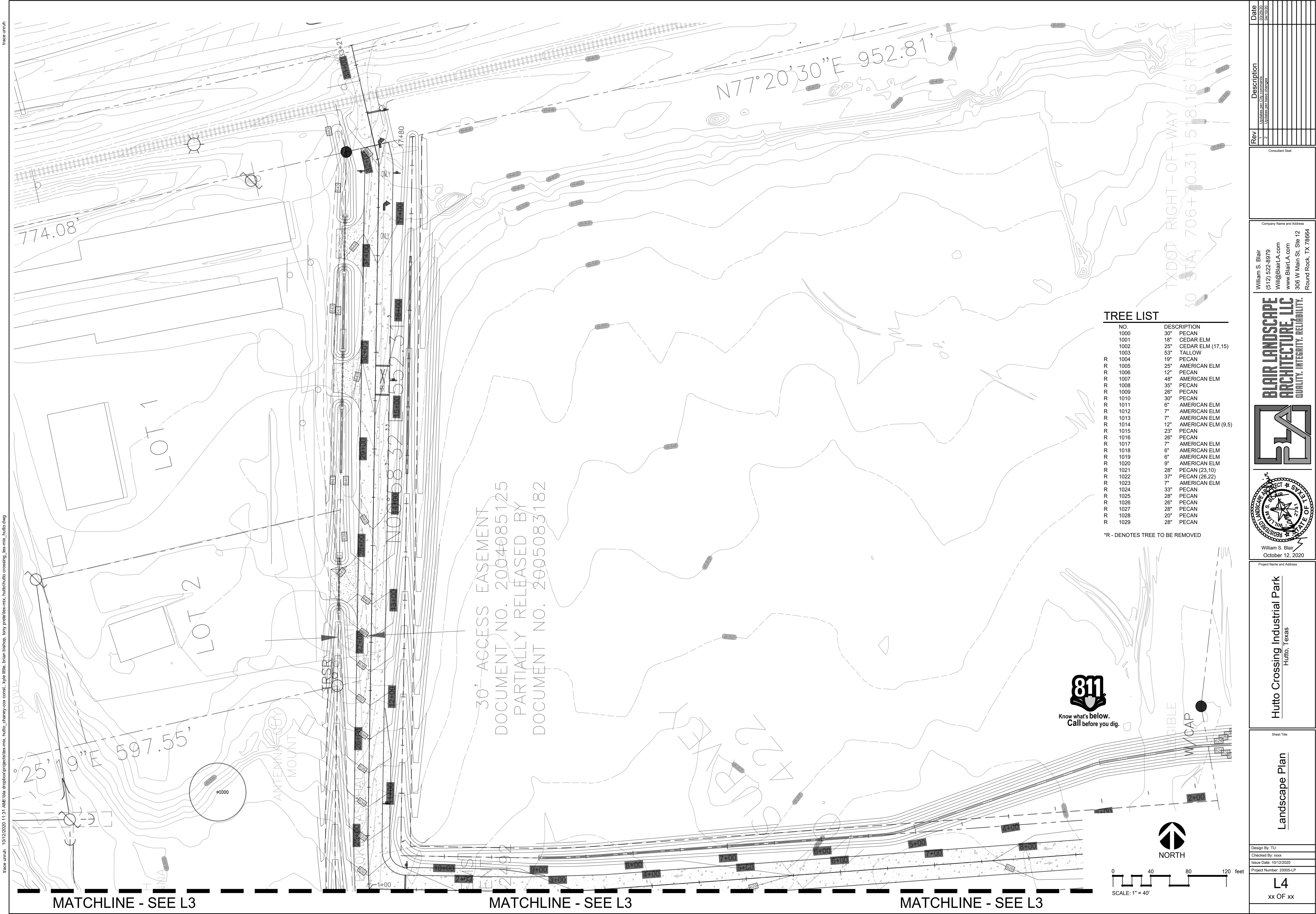
Will Blair
President, Blair Landscape Architecture, LLC



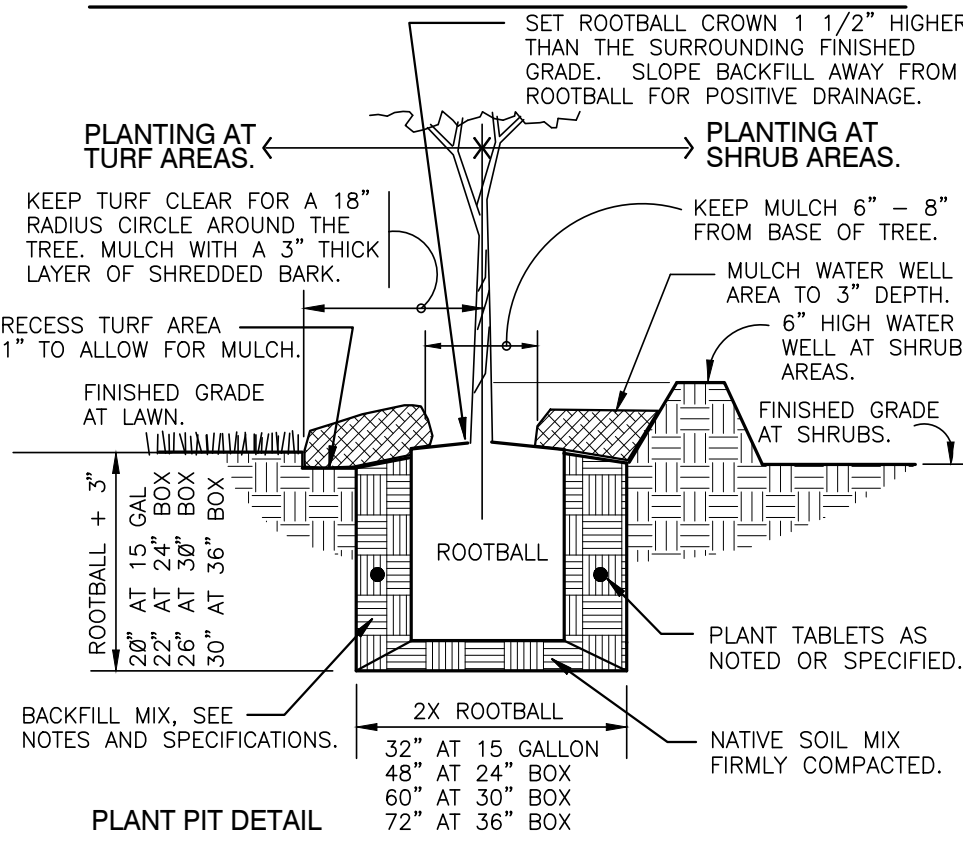
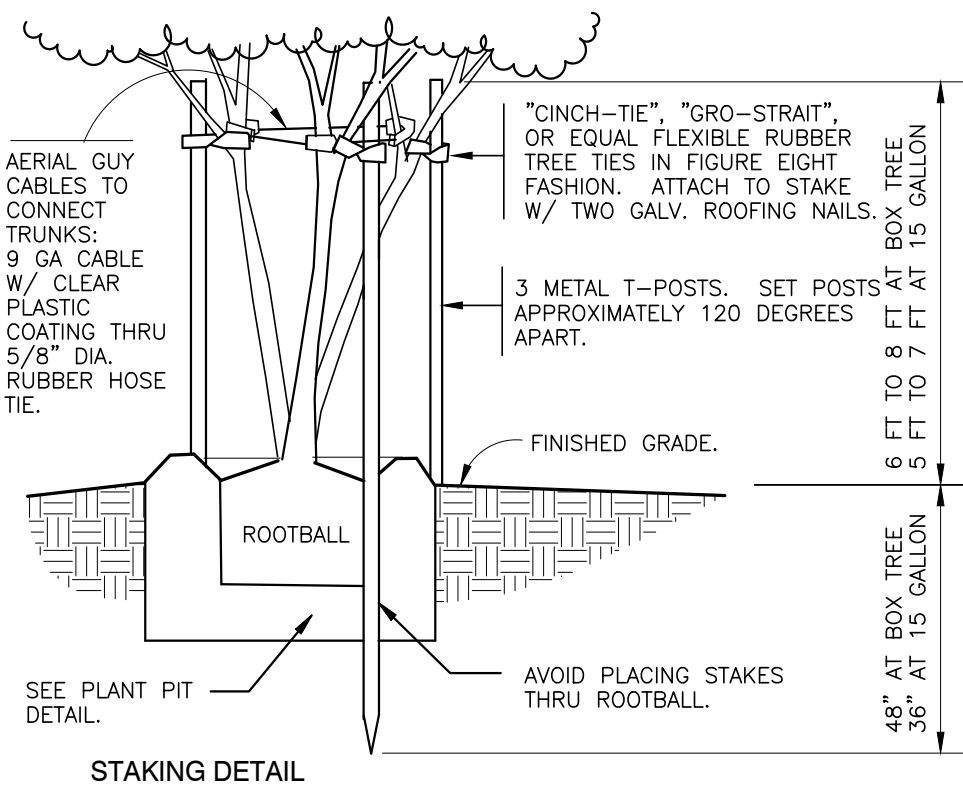
TREE LIST	
NO.	DESCRIPTION
1000	30" PECAN
1001	18" CEDAR ELM
1002	25" CEDAR ELM (17,15)
1003	53" TALLOW
R 1004	19" PECAN
R 1005	25" AMERICAN ELM
R 1006	12" PECAN
R 1007	48" AMERICAN ELM
R 1008	35" PECAN
R 1009	26" PECAN
R 1010	30" PECAN
R 1011	6" AMERICAN ELM
R 1012	7" AMERICAN ELM
R 1013	7" AMERICAN ELM
R 1014	12" AMERICAN ELM (9,5)
R 1015	23" PECAN
R 1016	28" PECAN
R 1017	7" AMERICAN ELM
R 1018	6" AMERICAN ELM
R 1019	6" AMERICAN ELM
R 1020	9" AMERICAN ELM
R 1021	28" PECAN (23,10)
R 1022	37" PECAN (26,22)
R 1023	7" AMERICAN ELM
R 1024	33" PECAN
R 1025	28" PECAN
R 1026	26" PECAN
R 1027	28" PECAN
R 1028	20" PECAN
R 1029	28" PECAN

*R - DENOTES TREE TO BE REMOVED

Rev	Description	Date
1	ISSUED FOR CONSTRUCTION	10/12/2020
2	REVISION	10/12/2020
3	REVISION	10/12/2020
4	REVISION	10/12/2020
5	REVISION	10/12/2020
6	REVISION	10/12/2020
7	REVISION	10/12/2020
8	REVISION	10/12/2020
9	REVISION	10/12/2020
10	REVISION	10/12/2020
11	REVISION	10/12/2020
12	REVISION	10/12/2020
13	REVISION	10/12/2020
14	REVISION	10/12/2020
15	REVISION	10/12/2020
16	REVISION	10/12/2020
17	REVISION	10/12/2020
18	REVISION	10/12/2020
19	REVISION	10/12/2020
20	REVISION	10/12/2020
21	REVISION	10/12/2020
22	REVISION	10/12/2020
23	REVISION	10/12/2020
24	REVISION	10/12/2020
25	REVISION	10/12/2020
26	REVISION	10/12/2020
27	REVISION	10/12/2020
28	REVISION	10/12/2020
29	REVISION	10/12/2020
30	REVISION	10/12/2020
31	REVISION	10/12/2020
32	REVISION	10/12/2020
33	REVISION	10/12/2020
34	REVISION	10/12/2020
35	REVISION	10/12/2020
36	REVISION	10/12/2020
37	REVISION	10/12/2020
38	REVISION	10/12/2020
39	REVISION	10/12/2020
40	REVISION	10/12/2020
41	REVISION	10/12/2020
42	REVISION	10/12/2020
43	REVISION	10/12/2020
44	REVISION	10/12/2020
45	REVISION	10/12/2020
46	REVISION	10/12/2020
47	REVISION	10/12/2020
48	REVISION	10/12/2020
49	REVISION	10/12/2020
50	REVISION	10/12/2020
51	REVISION	10/12/2020
52	REVISION	10/12/2020
53	REVISION	10/12/2020
54	REVISION	10/12/2020
55	REVISION	10/12/2020
56	REVISION	10/12/2020
57	REVISION	10/12/2020
58	REVISION	10/12/2020
59	REVISION	10/12/2020
60	REVISION	10/12/2020
61	REVISION	10/12/2020
62	REVISION	10/12/2020
63	REVISION	10/12/2020
64	REVISION	10/12/2020
65	REVISION	10/12/2020
66	REVISION	10/12/2020
67	REVISION	10/12/2020
68	REVISION	10/12/2020
69	REVISION	10/12/2020
70	REVISION	10/12/2020
71	REVISION	10/12/2020
72	REVISION	10/12/2020
73	REVISION	10/12/2020
74	REVISION	10/12/2020
75	REVISION	10/12/2020
76	REVISION	10/12/2020
77	REVISION	10/12/2020
78	REVISION	10/12/2020
79	REVISION	10/12/2020
80	REVISION	10/12/2020
81	REVISION	10/12/2020
82	REVISION	10/12/2020
83	REVISION	10/12/2020
84	REVISION	10/12/2020
85	REVISION	10/12/2020
86	REVISION	10/12/2020
87	REVISION	10/12/2020
88	REVISION	10/12/2020
89	REVISION	10/12/2020
90	REVISION	10/12/2020
91	REVISION	10/12/2020
92	REVISION	10/12/2020
93	REVISION	10/12/2020
94	REVISION	10/12/2020
95	REVISION	10/12/2020
96	REVISION	10/12/2020
97	REVISION	10/12/2020
98	REVISION	10/12/2020
99	REVISION	10/12/2020
100	REVISION	10/12/2020
101	REVISION	10/12/2020
102	REVISION	10/12/2020
103	REVISION	10/12/2020
104	REVISION	10/12/2020
105	REVISION	10/12/2020
106	REVISION	10/12/2020
107	REVISION	10/12/2020
108	REVISION	10/12/2020
109	REVISION	10/12/2020
110	REVISION	10/12/2020
111	REVISION	10/12/2020
112	REVISION	10/12/2020
113	REVISION	10/12/2020
114	REVISION	10/12/2020
115	REVISION	10/12/2020
116	REVISION	10/12/2020
117	REVISION	10/12/2020
118	REVISION	10/12/2020
119	REVISION	10/12/2020
120	REVISION	10/12/2020
121	REVISION	10/12/2020
122	REVISION	10/12/2020
123	REVISION	10/12/2020
124	REVISION	10/12/2020
125	REVISION	10/12/2020
126	REVISION	10/12/2020
127	REVISION	10/12/2020
128	REVISION	10/12/2020
129	REVISION	10/12/2020
130	REVISION	10/12/2020
131	REVISION	10/12/2020
132	REVISION	10/12/2020
133	REVISION	10/12/2020
134	REVISION	10/12/2020
135	REVISION	10/12/2020
136	REVISION	10/12/2020
137	REVISION	10/12/2020
138	REVISION	10/12/2020
139	REVISION	10/12/2020
140	REVISION	10/12/2020
141	REVISION	10/12/2020
142	REVISION	10/12/2020
143	REVISION	10/12/2020
144	REVISION	10/12/2020
145	REVISION	10/12/2020
146	REVISION	10/12/2020
147	REVISION	10/12/2020
148	REVISION	10/12/2020
149	REVISION	10/12/2020
150	REVISION	10/12/2020
151	REVISION	10/12/2020
152	REVISION	10/12/2020
153	REVISION	10/12/2020
154	REVISION	10/12/2020
155	REVISION	10/12/2020
156	REVISION	10/12/2020
157	REVISION	10/12/2020
158	REVISION	10/12/2020
159	REVISION	10/12/2020
160	REVISION	10/12/2020
161	REVISION	10/12/2020
162	REVISION	10/12/2020
163	REVISION	10/12/2020
164	REVISION	10/12/2020
165	REVISION	10/12/2020
166	REVISION	10/12/2020
167	REVISION	10/12/2020
168	REVISION	10/12/2020
169	REVISION	10/12/2020
170	REVISION	10/12/2020
171	REVISION	10/12/2020
172	REVISION	10/12/2020
173	REVISION	10/12/2020
174	REVISION	10/12/2020
175	REVISION	10/12/2020
176	REVISION	10/12/2020
177	REVISION	10/12/2020
178	REVISION	10/12/2020
179	REVISION	10/12/2020
180	REVISION	10/12/2020
181	REVISION	10/12/2020
182	REVISION	10/12/2020
183	REVISION	10/12/2020
184	REVISION	10/12/2020
185	REVISION	10/12/2020
186	REVISION	10/12/2020
187	REVISION	10/12/2020
188	REVISION	10/12/2020
189	REVISION	10/12/2020
190	REVISION	10/12/2020
191	REVISION	10/12/2020
192	REVISION	10/12/2020
193	REVISION	10/12/2020
194	REVISION	10/12/2020
195	REVISION	10/12/2020
196	REVISION	10/12/2020
197	REVISION	10/12/2020
198	REVISION	10/12/2020
199	REVISION	10/12/2020
200	REVISION	10/12/2020
201	REVISION	10/12/2020
202	REVISION	10/12/2020
203	REVISION	10/12/2020
204	REVISION	10/12/2020
205	REVISION	10/12/2020
206	REVISION	10/12/2020
207	REVISION	10/12/2020
208	REVISION	10/12/2020
209	REVISION	10/12/2020
210	REVISION	10/12/2020
211	REVISION	10/12/2020
212	REVISION	10/12/2020
213	REVISION	10/12/2020
214	REVISION	10/12/2020
215	REVISION	10/12/2020
216	REVISION	10/12/2020
217	REVISION	10/12/2020
218	REVISION	10/12/2020
219	REVISION	10/12/2020
220	REVISION	10/12/2020
221	REVISION	10/12/2020
222	REVISION	10/12/2020
223	REVISION	10/12/2020
224	REVISION	10/12/2020
225	REVISION	10/12/2020
226	REVISION	10/12/2020
227	REVISION	10/12/2020
228	REVISION	10/12/2020
229	REVISION	10/12/2020
230	REVISION	10/12/2020
231	REVISION	10/12/2020
232	REVISION	10/12/2020
233	REVISION	10/12/2020
234	REVISION	10/12/2020
235	REVISION	10/12/2020
236	REVISION	10/12/2020
237	REVISION	10/12/2020
238	REVISION	10/12/2020
239	REVISION	10/12/2020
240	REVISION	10/12/2020
241	REVISION	10/12/2020
242	REVISION	10/12/2020
243	REVISION	10/12/2020
244	REVISION	10/12/2020
245	REVISION	10/12/2020
246	REVISION	10/12/2020
247	REVISION	10/12/2020
248	REVISION	10/12/2020
249	REVISION	10/12/2020
250	REVISION	10/12/2020
251	REVISION	10/12/2020
252	REVISION	10/12/2020
253	REVISION	10/12/2020
254	REVISION	10/12/2020
255	REVISION	10/12/2020
256	REVISION	10/12/2020
257	REVISION	10/12/2020
258	REVISION	10/12/2020
259	REVISION	10/12/2020
260	REVISION	10/12/2020
261	REVISION	10/12/2020
262	REVISION	10/12/2020
263	REVISION	10/12/2020
264	REVISION	10/12/2020
265	REVISION	10/12/2020
266	REVISION	10/12/2020
267	REVISION	10/12/2020
268	REVISION	10/12/2020
269	REVISION	10/12/2020
270	REVISION	10/12/2020
271	REVISION	10/12/2020
272	REVISION	10/12/2020
273	REVISION	10/12/2020
274	REVISION	10/12/2020
275	REVISION	10/12/2020
276	REVISION	10/12/2020
277	REVISION	10/12/2020
278	REVISION	10/12/2020
279	REVISION	10/12/2020
280	REVISION	10/12/2020
281	REVISION	10/12/2020
282	REVISION	10/12/2020
283	REVISION	10/12/2020
284	REVISION	10/12/2020
285	REVISION	10/12/2020
286	REVISION	10/12/2020
287	REVISION	10/12/2020
288	REVISION	10/12/2020
289	REVISION	10/12/2020
290	REVISION	10/12/2020
291	REVISION	10/12/2020
292	REVISION	10/12/2020
293	REVISION	10/12/2020
294	REVISION	10/12/2020
295	REVISION	10/12/2020
296	REVISION	10/12/2020
297	REVISION	10/12/2020
298	REVISION	10/12/2020
299	REVISION	10/12/2020
300	REVISION	10/12/2020
301	REVISION	10/12/2020
302	REVISION	10/12/2020
303	REVISION	10/12/2020
304	REVISION	10/12/2020
305	REVISION	10/12/2020
306	REVISION	10/12/2020
307	REVISION	10/12/2020
308	REVISION	10/12/2020
309	REVISION	10/12/2020
310	REVISION	10/12/2020
311	REVISION	10/12/2020
312	REVISION	10/12/2020
313	REVISION	10/12/2020
314	REVISION	10/12/2020
315	REVISION	10/12/2020
316	REVISION	10/12/2020
317	REVISION	10/12/2020
318	REVISION	10/12/2020
319	REVISION	10/12/2020
320	REVISION	10/12/2020
321	REVISION	10/12/2020
322	REVISION	10/12/2020
323	REVISION	10/12/2020
324	REVISION	10/12/2020
325	REVISION	10/12/2020
326	REVISION	10/12/2020
327	REVISION	10/12/2020
328	REVISION	10/12/2020
329	REVISION	10/12/2020
330	REVISION	10/12/2020
331	REVISION	10/12/2020
332	REVISION	10/12/2020
333	REVISION	10/12/2020
334	REVISION	10/12/2020
335		

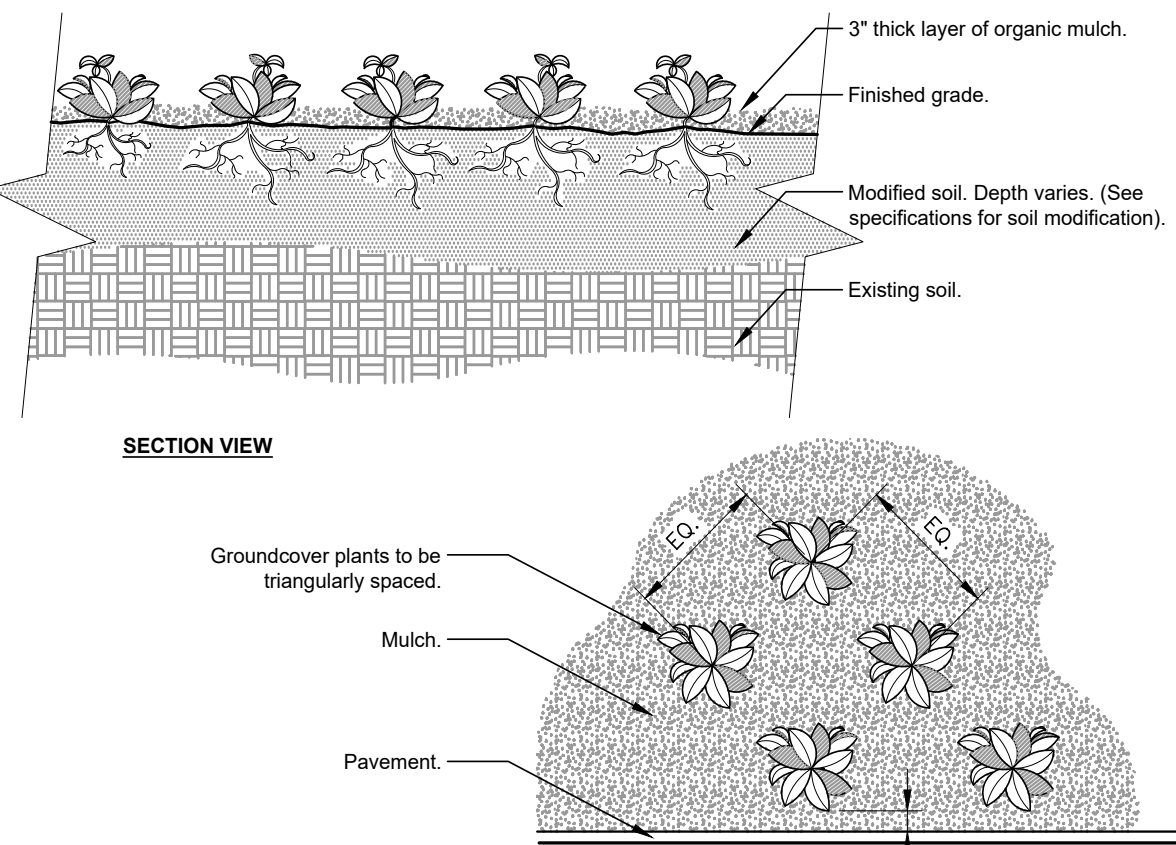


trace unruh



1 TREE PLANTING MULTI-STAKE

1\"/>



- Notes:**
- 1- See planting legend for groundcover species, size, and spacing dimension.
 - 2- Small roots (1/2\"/>
 - 3- Settle soil around root ball of each groundcover prior to mulching.

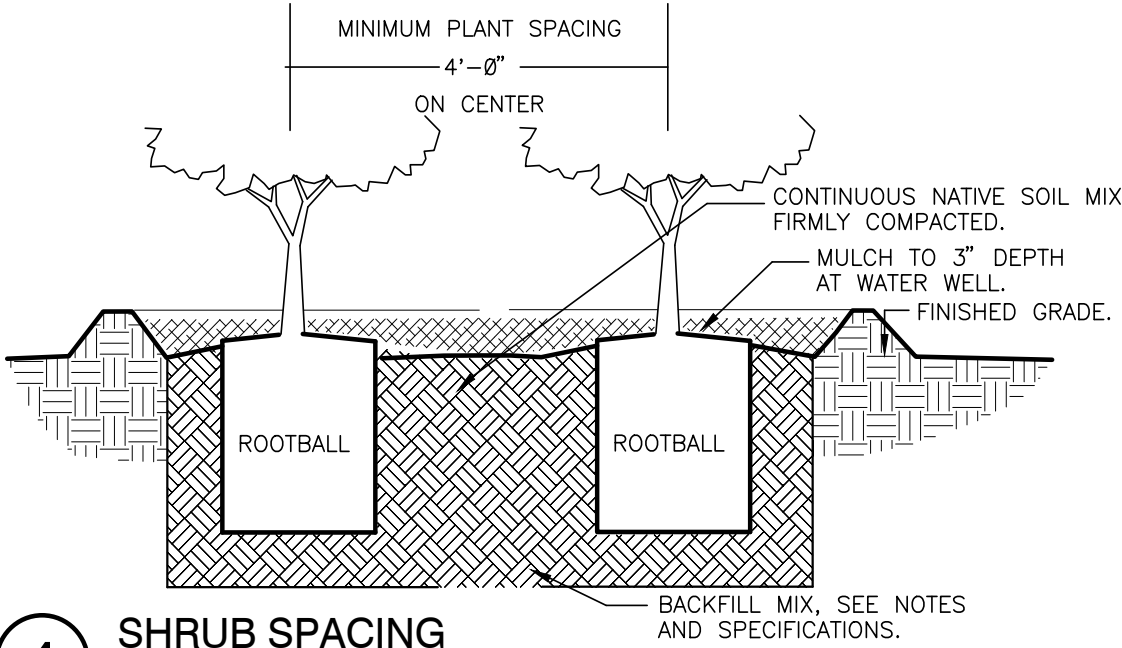
2 GROUNDCOVER

3/4\"/>

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-GROU-01

3 SHRUB PLANTING

1\"/>



4 SHRUB SPACING

NO SCALE

LANDSCAPE PLANTING SPECIFICATIONS

- 1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- 2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- 3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- 4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
- 5) Tree pits are to be the same depth as the root ball and 24\"/>
- 6) Trees should be positioned in the center of the tree pits, back filled with soil (mix of 50% prepared and 50% excavated) until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36\"/>
- 7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- 8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
- 9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
- 10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil mix or plant material.
- 11) All planting beds should have improved soil containing a minimum 20% organic content tilled into them to a depth of six (8) inches.
- 12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.
- 13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.
- 14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add improved soils containing a minimum 20% organic content tilled to a minimum depth of four (4) inches to the turf area. Rake area to a finish grade (1\"/>
- 15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
- 16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
- 17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.
- 18) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
- 19) Remove all tags, ribbons and wires from all newly installed plant material.

REFERENCE NOTE SPECIFICATIONS

LAWN AREAS - SOD / HYDROMULCH / SEED MIX

- 1A. Lawn, Bermuda "Latitude 36" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
- 1B. Blackland Prairie Mix - Hydromulch. Tackifier additive for hydromulch. Spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Temporary irrigation until established if outside of property line. Seed available at www.seedsources.com. Pre emergent weed treatment recommended.
- 1C. Drainfield Mix - Hydromulch. Tackifier additive for hydromulch. Spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Temporary irrigation until established if outside of property line. Seed available at www.seedsources.com.

STEEL EDGE

2. Steel edge, 3/16\"/>
- MULCHES / GRAVELS / RIVER ROCK / BOULDERS
3. Mulch, Native Hardwood. 3\"/>

LANDSCAPE MAINTENANCE REQUIREMENTS

- A) All required landscaping, irrigation systems, fences, walls, berms, vegetation and other landscape components shall be maintained by the owner or agent in a healthy, safe and operating condition.
- B) Maintenance practices shall consist of all regular and normal maintenance operations of landscaping including, but not limited to, weeding, irrigation, fertilizing, pruning, mowing and litter pick-up. Plant material that exhibits severe levels of insect or pest infestation, disease and/or damage, shall be appropriately treated, and all dead plant material shall be removed and replaced with living plant material where required according to the city approved plan for the site.
- C) Street right-of-way between a property line and curb or street pavement adjoining the property shall be maintained by the adjacent landowner.
- D) It shall be the responsibility of the owner to maintain and properly irrigate all landscaping required by this section. Failure to replace dead or diseased plant material within 30 days of written notification by the city shall constitute a violation of the zoning ordinance.
- E) It shall be unlawful for any person to damage required landscaping through tree topping, over pruning or chemical poisoning. It shall be an affirmative defense that a maintenance/pruning plan was approved by the zoning administrator and that the work was performed in compliance with said approved plan. In the event that required landscaping has been so severely damaged due to tree topping, over pruning or chemical poisoning that it has died, the developer/owner shall replace the landscaping within 45 days of written notice from the city.

CITY IRRIGATION SPECIFICATIONS

- All required landscape areas shall be irrigated by an underground automatic system that may include a drip irrigation system. This system shall adhere to manufacturer specifications and the rules and regulations established by TCEQ or successor agency. In addition, an irrigation system must be designed by a landscape architect or irrigator licensed by the state. An irrigation system shall comply with the following:
- A) Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for prevailing winds. The system shall promote minimum runoff and minimum overspray onto non-irrigated areas (i.e., paving, walkway, buildings).
 - B) Sprinkler heads shall have matched precipitation rates within each control valve circuit.
 - C) Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation components shall be required where static pressure exceeds manufacturer's recommended operating range.
 - D) Valves and circuits shall be separated based on water use requirements, so that turf areas can be watered separately from shrubs, trees and groundcover areas. A minimum of one bubbler each shall be provided for all large and medium size trees.
 - E) Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas.
 - F) All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming. Controller(s) shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days.
 - G) All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off device.

ADDITIONAL IRRIGATION SPECIFICATIONS

- 1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
- 2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
- 3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.
- 4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
- 5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- 7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
- 8) Irrigation contractor will replace or repair all items damaged by his work.
- 9) All work shall be installed in accordance with applicable codes and ordinances for the City of Hutto, Texas and the National Electrical Code and all governing authorities.
- 10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
- 11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
- 12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
- 13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
- 14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
- 15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
- 16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
- 17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
- 18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000

Date	
Description	
Rev	
Consultant Seal	
Company Name and Address	William S. Blair (512) 522-8979 Will@BlairLA.com www.BlairLA.com 300 W Main St, Ste 12 Round Rock, TX 78664
Project Name and Address	BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY. INTEGRITY. RELIABILITY. Hutto Crossing Industrial Park Hutto, Texas
Sheet Title	Landscape Details & Specifications
Design By: TU	
Checked By: voox	
Issue Date: 10/12/2020	
Project Number: 20005-LP	
L5	
xx OF xx	

10.406.7.7 Mechanical equipment screening

- Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.
- Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.
- Solar panels are exempt from mechanical equipment screening standards.

10.406.7.8 Utility equipment screening

- Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location possible and screened with architecturally integral wing walls and/or landscaping.
- Utility equipment must be painted or coated to match the color of the mounting surface.

10.407 Landscaping**10.407.5 Required landscaping-non-residential and 5+ household residential development**

10.407.5.1 Minimum landscaped area

Parcels with a non-residential use or 5+ household residential structures must be landscaped as follows. Additional plants may be required per bufferyard standards in Section 10.403.6, and mechanical equipment screening requirements.

10.407.5.1.1 *Minimum percentage*

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

- Commercial uses: 15%
- Multifamily dwellings: 20%
- Office and professional uses: 15%
- Institutional and civic uses: 15%
- Industrial or manufacturing uses: 10%

10.407.5.1.2 *Tree and shrub requirement for commercial, multifamily, office and professional and institutional and civic uses.*

For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

10.407.5.1.3 *Tree and shrub requirements for industrial or manufacturing uses*

For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

In some instances, site constraints make it impossible to plant the minimum required amount of trees. The Planning and Zoning Commission may authorize up to a 50% reduction in the required tree planting with a fee in lieu when tree planting is shown to not be feasible or practical. These fees will be paid to the City of Hutto and held in the Parks Improvement Fund.

10.407.5.1.4 *Detention areas*

Detention areas shall not be counted toward the required minimum landscaped area.



P.O. Box 1876
Liberty Hill, TX 78642
512-228-4833

November 19, 2020

TEX MIX HUTTO

Landscape and Irrigation Proposal

We hereby propose to furnish all labor and materials necessary for the completion of the landscape and irrigation system installation as per the landscape plan dated 10/23/2020.

Landscaping \$58,398.00

This price includes all plants and trees, planting soil mix, mulch, steel edging and fine grading in areas indicated on the plans. This price excludes rough grading, tree protection, hand watering and removal of erosion controls.

Design/Build Irrigation System \$21,442.00

This price excludes wall penetrations, 110v power to controller location, 2" conduit from controller location to landscape area, water meter, tap and fees, boring under or cutting and patching asphalt or concrete.

Tree Mitigation (68 - 4" b&b trees) \$54,518.00

Tree Mitigation Irrigation \$4,991.00

Total \$59,509

Winter Cereal Rye Hydromulch (unit price per square foot) \$.05

Temporary Irrigation (unit price per square foot) \$.08

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications, and to be completed in a substantial workmanlike manner. Payment to be made as per draw date. Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above this Proposal. This Proposal is valid for 60 days.

Respectfully submitted,

Clark A. Carter

Per:

Texas LI #4716

Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is: www.tceq.state.tx.us



October 30, 2020

Chaney-Cox Construction
6102 General Bruce Dr., Ste. A
Temple, Texas 76502

Re: Tex Mix Plant – Hutto: Revised Landscape Proposal.

SCOPE: Furnish equipment, labor and material to complete the following landscape per revised plans and notes dated 10/23/2020.

Base Landscape

Description	Unit	Qty.	Price
New trees per plan.	ea	82	\$ 30,750.00
Shrubs per plan.	ea	476	\$ 11,875.00
Tree staking.	ea	82	\$ 4,330.00
Hardwood mulch - 3" deep.	cy	230	\$ 12,800.00
Backfill compost tilled with existing soil for beds & trees per plan.	cy	150	\$ 9,600.00
Steel edging - 3/16" green.	lf	2,500	\$ 14,475.00
Subtotal:			\$ 83,830.00
Tax on material:			\$ 3,278.00
Total:			\$ 87,108.00

Unit Prices

Install Bermuda/Rye seed mix hydro-mulch.	\$ 0.39 / SY.
Install above ground temporary irrigation with battery operated timers.	\$ 1.35 / SY.

Alternate – Tree Mitigation

Description	Unit	Qty.	Price
Provide and install (68) 4" caliper B&B mitigation trees per mitigation plan dated 10/23/20. Includes - Trees, staking, backfill mix and mulch.	ea	68	\$ 51,000.00

Exclusions: Rough grade ; Off-site hauling ; Erosion control ; Tree protection ; Traffic control ; Barricades ; Street rental ; Transport or grading of on-site top soil ; Screening on-site top soil ; Revegetation of area outside hydro-mulch limits per landscape drawings ; Bond ; Maintenance.

Regards,
Russell Barksdale

\$51,000 Tree Mitigation Planting
\$10,500 Irrigation for Tree Mitigation (next page)
\$61,500 Total Tree Mitigation



November 3, 2020

Chaney-Cox Construction
6102 General Bruce Dr., Ste. A
Temple, Texas 76502

Re: Tex Mix Plant – Hutto: Revised Irrigation Proposal.

SCOPE: Furnish equipment, labor and material to design and install a commercial irrigation system by Riata LS per drawings dated 10/23/20.

Permanent Irrigation

Description	Unit	Qty.	Price
Commercial irrigation system installed. Riata assumes conventional irrigation system supplied by designated water meter (meter by others). System to be applied to all sod, beds and proposed trees.	ea	1	\$ 32,975.00
Tax on material:			\$ 1,484.00
Total:			\$ 34,459.00

Tree Mitigation Irrigation

Description	Price
Tree bubblers installed on (68) mitigation trees. Two bubblers per tree. ADD:	\$ 10,500.00

Exclusions: Water meter ; Electrical power to irrigation controller ; Sleeves ; Boring ; Revegetation of areas not listed as hydro-mulch on drawings ; Bond ; Maintenance.

Regards,
Russell Barksdale



LANDSCAPE • IRRIGATION • RETAINING WALLS • CONCRETE PAVERS
OUTDOOR LIVING • OUTDOOR LIGHTING • LANDSCAPE SUPPLIES

www.UnitedLS.com

October 8, 2020

Chaney – Cox Construction Inc.
PO box 1902
Temple, TX 76503

RE: Tex-Mix Hutto

B&B Trees

1. 68ea B&B Trees
 - a. Bur Oak- \$850.00 $\rightarrow \times (68) = \$57,800 + \$6,800 \text{ irrigation} = \$64,600$
 - b. Live Oak- \$850.00 $\rightarrow \times (68) = \$57,800 + \$6,800 \text{ irrigation} = \$64,600$
 - c. Red Oak- \$765.00 $\rightarrow \times (68) = \$52,020 + \$6,800 \text{ irrigation} = \$58,820$
 - d. Cedar Elm- \$750.00 $\rightarrow \times (68) = \$51,000 + \$6,800 \text{ irrigation} = \$57,800$

NOTE: United Highly recommends Container trees. United does not warranty B&B Trees.

Travis Wilson – VP Commercial Construction
United Landscape Construction & Supply, Inc.
2141 Thomas Arnold Rd. – Salado, TX 76571
Mobile – 254-534-2488 – travis@UnitedLS.com

"Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), MC-178, P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is: www.tceq.state.tx.us"

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Discussion and possible action on a request for a fee in lieu in place of landscape replacement at the Tex-Mix Development Site, Hutto Crossing Industrial Park at 6648 Highway 79 West.
Meeting: Planning and Zoning Commission - 01 Dec 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

UPDATE:

At the request of the Planning and Zoning Commission, the applicant has obtained 3 bids for landscaping. The three bids are attached to the staff report. The quotes are \$59,509, \$61,500 and \$64,600 for an average of \$61,869.66.

From Previous Staff Report:

The applicant is requesting a fifty (50) percent reduction in the required tree mitigation. They are proposing to pay for the reduction at \$150 per inch totaling \$40,425 which, if approved, would be placed in the Parks Improvement Fund.

Section 10.407.5.1.3 of the UDC allows the Planning and Zoning Commission to approve a reduction in the required tree planting with a fee in lieu when tree planting is shown to not be feasible or practical.

FINANCIAL IMPACT:

The applicant would pay the agreed upon amount to the Parks Improvement Fund.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends approval of the request. The industrial site is restricted in regards to landscaping and the applicant is proposing to plant 272 inches and pay for 269.5 inches.

ATTACHMENTS:

[Hutto Crossing - Alt. Mitigation Request_2020.10.13](#)

[Hutto Crossing Tree Mitigation_2020.10.12](#)

[UDC Section 10.407](#)

[3 Bids](#)



Blair Landscape Architecture, LLC
100 Congress Ave, Ste 2000
Austin, Texas 78701

Date: 10/13/2020

RE: **Alternative Mitigation Request**
Hutto Crossing Industrial Park
Project No.: MPN# 1725-ENG

City of Hutto Planning & Zoning Commission
500 W. Live Oak St.
Hutto, Texas 78634

Whom it may concern,

The roadway improvements for the Hutto Crossing Industrial Park development require the removal of 539" inches of existing trees. Due to the preliminary nature of the development, we are requesting a 50% reduction in the required tree planting with a fee in lieu option to mitigate the remaining inches. The planted inches are proposed near the Tex-Mix Development in order to take advantage of the water that will be available nearby for irrigation.

Please see tree breakdown below:

Preserved: 126"

Removed: 539"

Total inches planted: 272" (68 trees at 4" caliper)

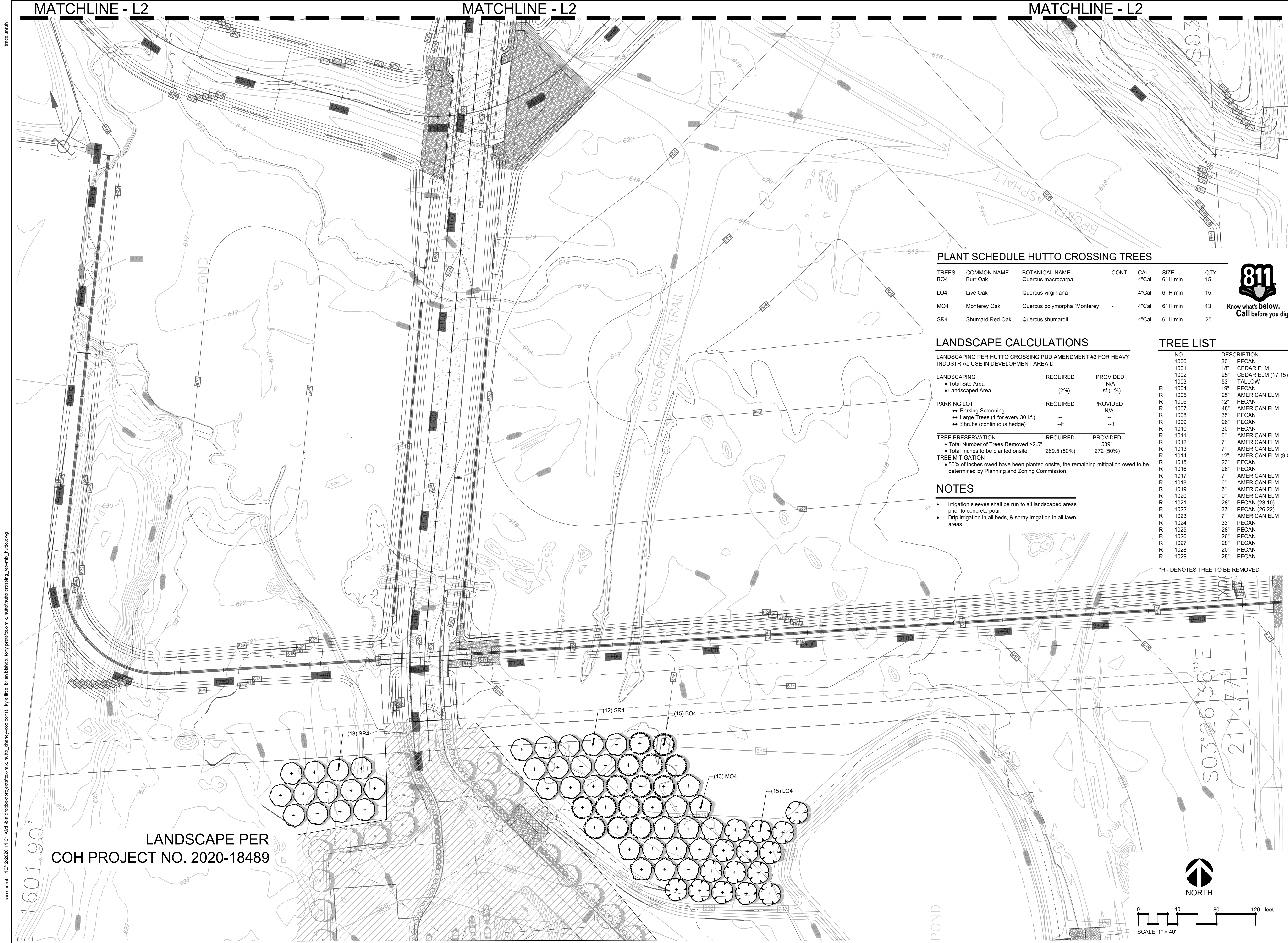
Remaining inches to be mitigated: 267"

We would like to ask the Planning and Zoning Commission to allow for the fee in lieu option for the remaining 267".

Thank you for your time and consideration.

Sincerely,

Will Blair
President, Blair Landscape Architecture, LLC



PLANT SCHEDULE HUTTO CROSSING TREES						
TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
BO4	Burr Oak	Quercus macrocarpa	-	4"Cal	6' H min	15
LO4	Live Oak	Quercus virginiana	-	4"Cal	6' H min	15
MO4	Monterey Oak	Quercus polymorpha 'Monterey'	-	4"Cal	6' H min	13
SR4	Shumard Red Oak	Quercus shumardii	-	4"Cal	6' H min	25



LANDSCAPE CALCULATIONS

LANDSCAPING PER HUTTO CROSSING PUD AMENDMENT #3 FOR HEAVY INDUSTRIAL USE IN DEVELOPMENT AREA D

LANDSCAPING	REQUIRED	PROVIDED
• Total Site Area	N/A	N/A
• Landscaped Area	-- (2%)	-- sf (-%)

PARKING LOT	REQUIRED	PROVIDED
•• Parking Screening	--	N/A
•• Large Trees (1 for every 30 f.f.)	--	--
•• Shrubs (continuous hedge)	--lf	--lf

TREE PRESERVATION	REQUIRED	PROVIDED
• Total Number of Trees Removed >2.5"	538	538
• Total Inches to be planted onsite	269.5 (50%)	272 (50%)

TREE MITIGATION
• 50% of inches owed have been planted onsite, the remaining mitigation owed to be determined by Planning and Zoning Commission.

NOTES

- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Drip irrigation in all beds, & spray irrigation in all lawn areas.

TREE LIST

NO.	DESCRIPTION
1000	30" PECAN
1001	18" CEDAR ELM
1002	25" CEDAR ELM (17,15)
1003	53" TALLOW
R 1004	19" PECAN
R 1005	25" AMERICAN ELM
R 1006	12" PECAN
R 1007	48" AMERICAN ELM
R 1008	35" PECAN
R 1009	26" PECAN
R 1010	30" PECAN
R 1011	8" AMERICAN ELM
R 1012	7" AMERICAN ELM
R 1013	7" AMERICAN ELM
R 1014	12" AMERICAN ELM (9,5)
R 1015	23" PECAN
R 1016	26" PECAN
R 1017	7" AMERICAN ELM
R 1018	6" AMERICAN ELM
R 1019	6" AMERICAN ELM
R 1020	9" AMERICAN ELM
R 1021	28" PECAN (23,10)
R 1022	37" PECAN (26,22)
R 1023	7" AMERICAN ELM
R 1024	33" PECAN
R 1025	28" PECAN
R 1026	26" PECAN
R 1027	28" PECAN
R 1028	20" PECAN
R 1029	28" PECAN

*R - DENOTES TREE TO BE REMOVED

Rev	Description	Date
1	Initial Design	10/12/2020
2	Revised Design	10/12/2020
3	Final Design	10/12/2020

Consultant Seal

Company Name and Address
William S. Blair
(512) 522-8979
W@BlairLA.com
www.BlairLA.com
300 W Main St, Ste 12
Round Rock, TX 78664

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

BLA

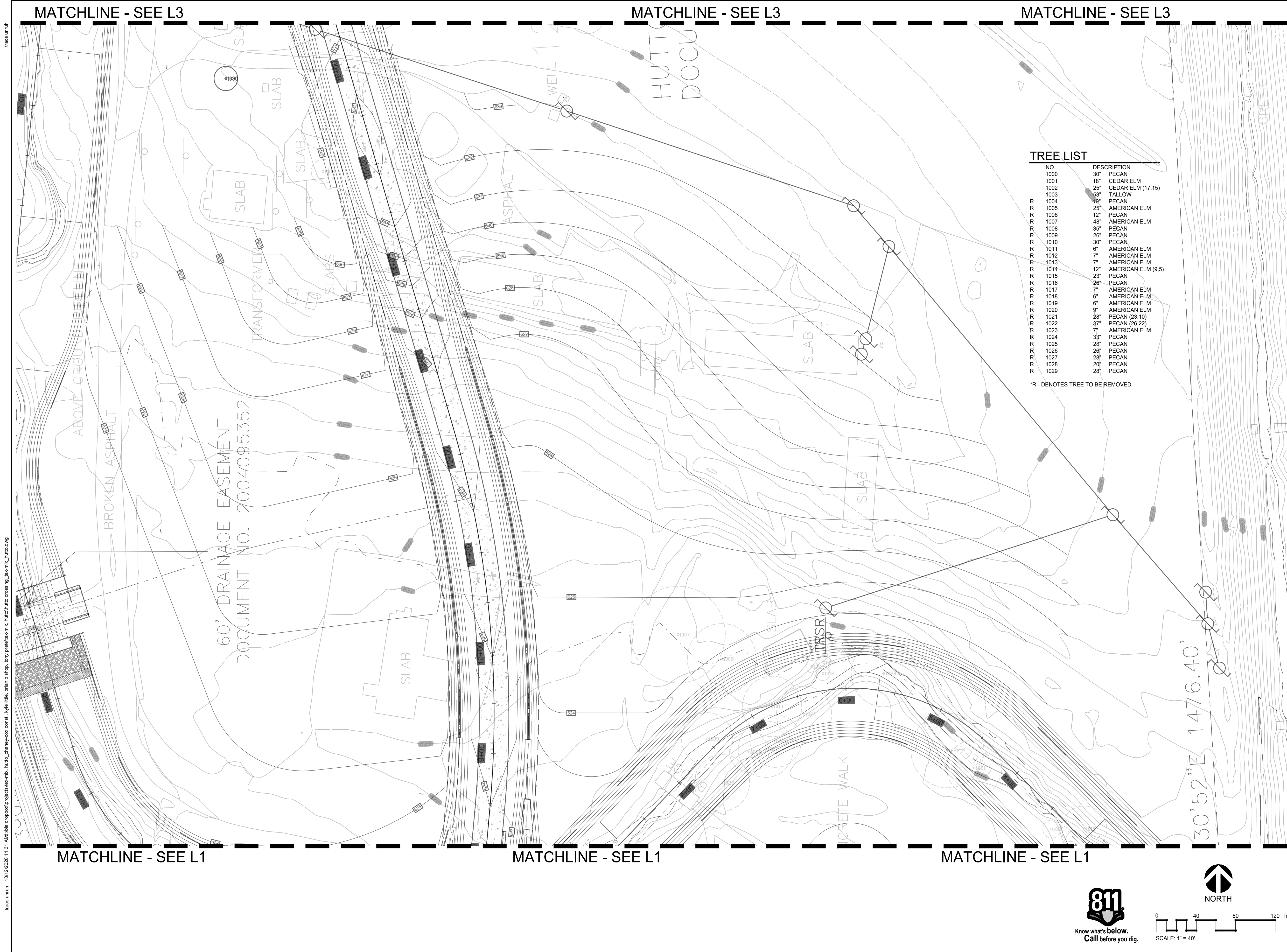
Seal of the State of Texas, Professional Engineer, William S. Blair, No. 10000, Exp. 12/31/2024

Project Name and Address
Hutto Crossing Industrial Park
Hutto, Texas

Sheet Title
Landscape Plan

Design By: TU
Checked By: voox
Issue Date: 10/12/2020
Project Number: 20005-LP

L1
xx OF xx



TREE LIST

NO.	DESCRIPTION
1000	30" PECAN
1001	18" CEDAR ELM
1002	25" CEDAR ELM (17,15)
1003	53" TALLOW
R 1004	19" PECAN
R 1005	25" AMERICAN ELM
R 1006	12" PECAN
R 1007	48" AMERICAN ELM
R 1008	35" PECAN
R 1009	26" PECAN
R 1010	30" PECAN
R 1011	6" AMERICAN ELM
R 1012	7" AMERICAN ELM
R 1013	7" AMERICAN ELM
R 1014	12" AMERICAN ELM (9.5)
R 1015	23" PECAN
R 1016	28" PECAN
R 1017	7" AMERICAN ELM
R 1018	6" AMERICAN ELM
R 1019	6" AMERICAN ELM
R 1020	9" AMERICAN ELM
R 1021	28" PECAN (23.10)
R 1022	37" PECAN (26.22)
R 1023	7" AMERICAN ELM
R 1024	33" PECAN
R 1025	28" PECAN
R 1026	26" PECAN
R 1027	28" PECAN
R 1028	20" PECAN
R 1029	28" PECAN

*R - DENOTES TREE TO BE REMOVED

Date	10/12/2020
Rev	1
Description	Update per client comments
Rev	2
Description	Update per client comments
Rev	3
Description	Update per client comments
Rev	4
Description	Update per client comments
Rev	5
Description	Update per client comments
Rev	6
Description	Update per client comments
Rev	7
Description	Update per client comments
Rev	8
Description	Update per client comments
Rev	9
Description	Update per client comments
Rev	10
Description	Update per client comments
Rev	11
Description	Update per client comments
Rev	12
Description	Update per client comments
Rev	13
Description	Update per client comments
Rev	14
Description	Update per client comments
Rev	15
Description	Update per client comments
Rev	16
Description	Update per client comments
Rev	17
Description	Update per client comments
Rev	18
Description	Update per client comments
Rev	19
Description	Update per client comments
Rev	20
Description	Update per client comments
Rev	21
Description	Update per client comments
Rev	22
Description	Update per client comments
Rev	23
Description	Update per client comments
Rev	24
Description	Update per client comments
Rev	25
Description	Update per client comments
Rev	26
Description	Update per client comments
Rev	27
Description	Update per client comments
Rev	28
Description	Update per client comments
Rev	29
Description	Update per client comments
Rev	30
Description	Update per client comments
Rev	31
Description	Update per client comments
Rev	32
Description	Update per client comments
Rev	33
Description	Update per client comments
Rev	34
Description	Update per client comments
Rev	35
Description	Update per client comments
Rev	36
Description	Update per client comments
Rev	37
Description	Update per client comments
Rev	38
Description	Update per client comments
Rev	39
Description	Update per client comments
Rev	40
Description	Update per client comments
Rev	41
Description	Update per client comments
Rev	42
Description	Update per client comments
Rev	43
Description	Update per client comments
Rev	44
Description	Update per client comments
Rev	45
Description	Update per client comments
Rev	46
Description	Update per client comments
Rev	47
Description	Update per client comments
Rev	48
Description	Update per client comments
Rev	49
Description	Update per client comments
Rev	50
Description	Update per client comments
Rev	51
Description	Update per client comments
Rev	52
Description	Update per client comments
Rev	53
Description	Update per client comments
Rev	54
Description	Update per client comments
Rev	55
Description	Update per client comments
Rev	56
Description	Update per client comments
Rev	57
Description	Update per client comments
Rev	58
Description	Update per client comments
Rev	59
Description	Update per client comments
Rev	60
Description	Update per client comments
Rev	61
Description	Update per client comments
Rev	62
Description	Update per client comments
Rev	63
Description	Update per client comments
Rev	64
Description	Update per client comments
Rev	65
Description	Update per client comments
Rev	66
Description	Update per client comments
Rev	67
Description	Update per client comments
Rev	68
Description	Update per client comments
Rev	69
Description	Update per client comments
Rev	70
Description	Update per client comments
Rev	71
Description	Update per client comments
Rev	72
Description	Update per client comments
Rev	73
Description	Update per client comments
Rev	74
Description	Update per client comments
Rev	75
Description	Update per client comments
Rev	76
Description	Update per client comments
Rev	77
Description	Update per client comments
Rev	78
Description	Update per client comments
Rev	79
Description	Update per client comments
Rev	80
Description	Update per client comments
Rev	81
Description	Update per client comments
Rev	82
Description	Update per client comments
Rev	83
Description	Update per client comments
Rev	84
Description	Update per client comments
Rev	85
Description	Update per client comments
Rev	86
Description	Update per client comments
Rev	87
Description	Update per client comments
Rev	88
Description	Update per client comments
Rev	89
Description	Update per client comments
Rev	90
Description	Update per client comments
Rev	91
Description	Update per client comments
Rev	92
Description	Update per client comments
Rev	93
Description	Update per client comments
Rev	94
Description	Update per client comments
Rev	95
Description	Update per client comments
Rev	96
Description	Update per client comments
Rev	97
Description	Update per client comments
Rev	98
Description	Update per client comments
Rev	99
Description	Update per client comments
Rev	100
Description	Update per client comments

Consultant Seal

Company Name and Address

William S. Blair
(512) 522-8979
WBlair@BlairLA.com
www.BlairLA.com
300 W Main St, Ste 12
Round Rock, TX 78664

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

Professional Seal

William S. Blair
October 12, 2020

Project Name and Address

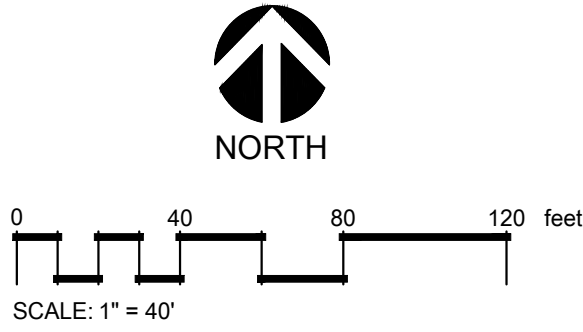
Hutto Crossing Industrial Park
Hutto, Texas

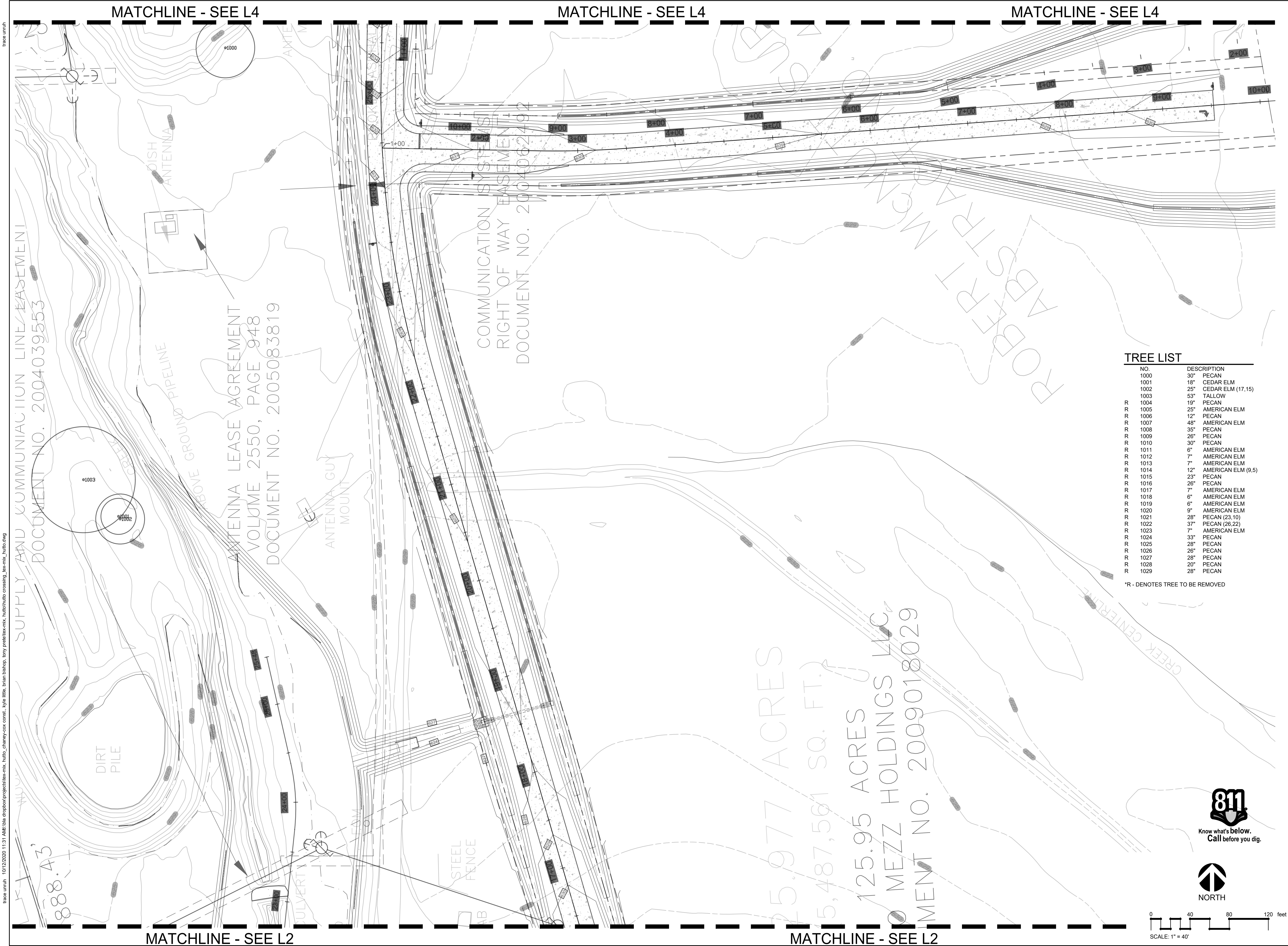
Sheet Title

Landscape Plan

Design By: TU
Checked By: voox
Issue Date: 10/12/2020
Project Number: 20005-LP

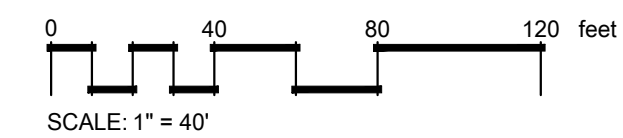
L2
XX OF XX



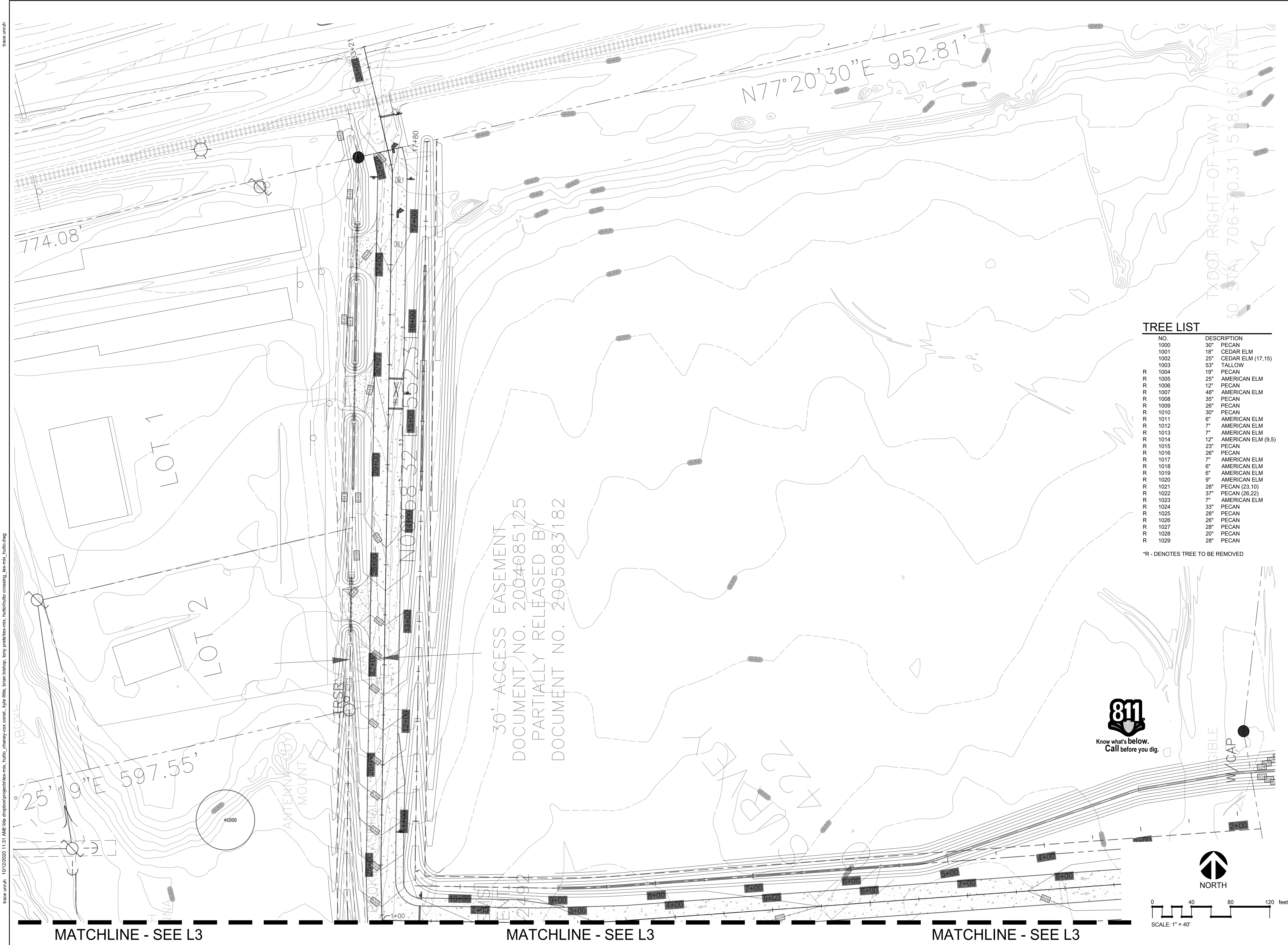


TREE LIST	
NO.	DESCRIPTION
1000	30" PECAN
1001	18" CEDAR ELM
1002	25" CEDAR ELM (17,15)
1003	53" TALLOW
1004	19" PECAN
R 1005	25" AMERICAN ELM
R 1006	12" PECAN
R 1007	48" AMERICAN ELM
R 1008	35" PECAN
R 1009	28" PECAN
R 1010	30" PECAN
R 1011	6" AMERICAN ELM
R 1012	7" AMERICAN ELM
R 1013	7" AMERICAN ELM
R 1014	12" AMERICAN ELM (9,5)
R 1015	23" PECAN
R 1016	26" PECAN
R 1017	7" AMERICAN ELM
R 1018	6" AMERICAN ELM
R 1019	6" AMERICAN ELM
R 1020	9" AMERICAN ELM
R 1021	28" PECAN (23,10)
R 1022	37" PECAN (26,22)
R 1023	7" AMERICAN ELM
R 1024	33" PECAN
R 1025	28" PECAN
R 1026	26" PECAN
R 1027	28" PECAN
R 1028	20" PECAN
R 1029	28" PECAN

*R - DENOTES TREE TO BE REMOVED



Rev	Description	Date		
Consultant Seal				
Company Name and Address				
Blair Landscape Architecture, LLC Quality. Integrity. Reliability.				
Professional Seal				
Project Name and Address				
Hutto Crossing Industrial Park Hutto, Texas				
Sheet Title				
Landscape Plan				
Design By: TUI Checked By: xxx Issue Date: 10/12/2020 Project Number: 20005-LP				
L3 xx OF xx				



TREE LIST	
NO.	DESCRIPTION
1000	30" PECAN
1001	18" CEDAR ELM
1002	25" CEDAR ELM (17.15)
1003	53" TALLOW
R 1004	19" PECAN
R 1005	25" AMERICAN ELM
R 1006	12" PECAN
R 1007	48" AMERICAN ELM
R 1008	35" PECAN
R 1009	26" PECAN
R 1010	30" PECAN
R 1011	6" AMERICAN ELM
R 1012	7" AMERICAN ELM
R 1013	7" AMERICAN ELM
R 1014	12" AMERICAN ELM (9.5)
R 1015	23" PECAN
R 1016	26" PECAN
R 1017	7" AMERICAN ELM
R 1018	6" AMERICAN ELM
R 1019	6" AMERICAN ELM
R 1020	9" AMERICAN ELM
R 1021	28" PECAN (23.10)
R 1022	37" PECAN (26.22)
R 1023	7" AMERICAN ELM
R 1024	33" PECAN
R 1025	28" PECAN
R 1026	26" PECAN
R 1027	28" PECAN
R 1028	20" PECAN
R 1029	28" PECAN

*R - DENOTES TREE TO BE REMOVED

Rev	Description	Date
1	Initial Design	10/12/2020
2	Revised Design	10/12/2020
3	Final Design	10/12/2020
4	As Built	10/12/2020

Consultant Seal

Company Name and Address

William S. Blair
(512) 522-8979
W@BlairLA.com
www.BlairLA.com
300 W Main St, Ste 12
Round Rock, TX 78664

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

BLA

Professional Seal
WILLIAM S. BLAIR
REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
October 12, 2020

Project Name and Address

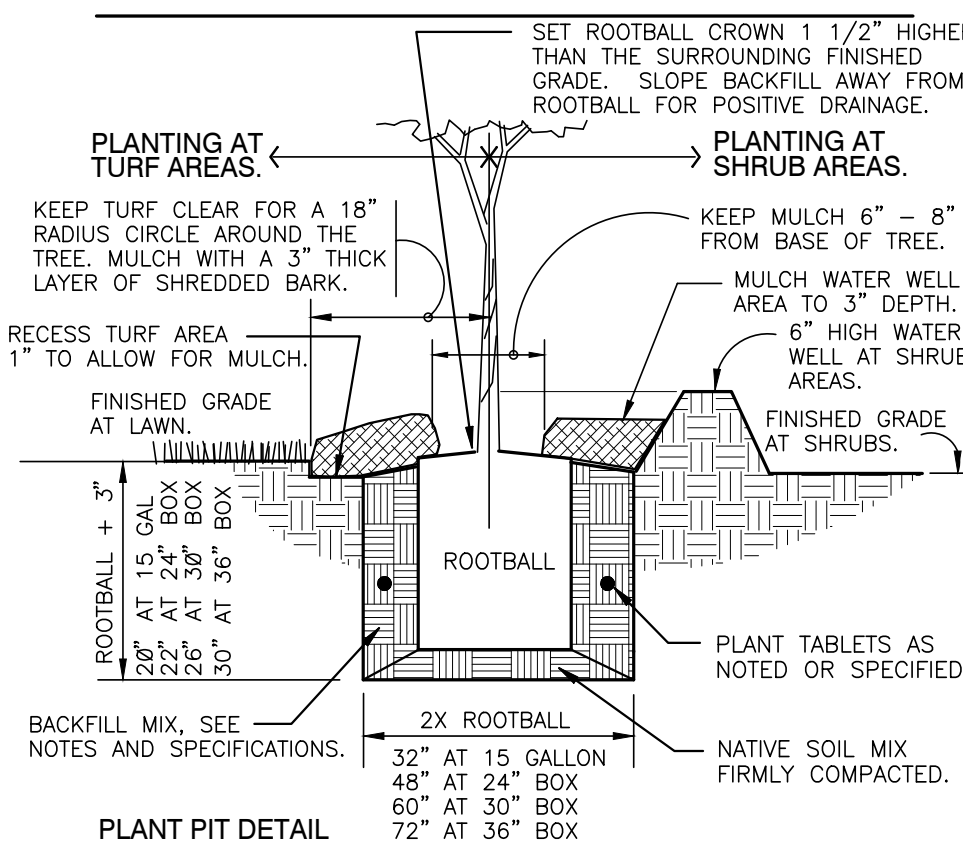
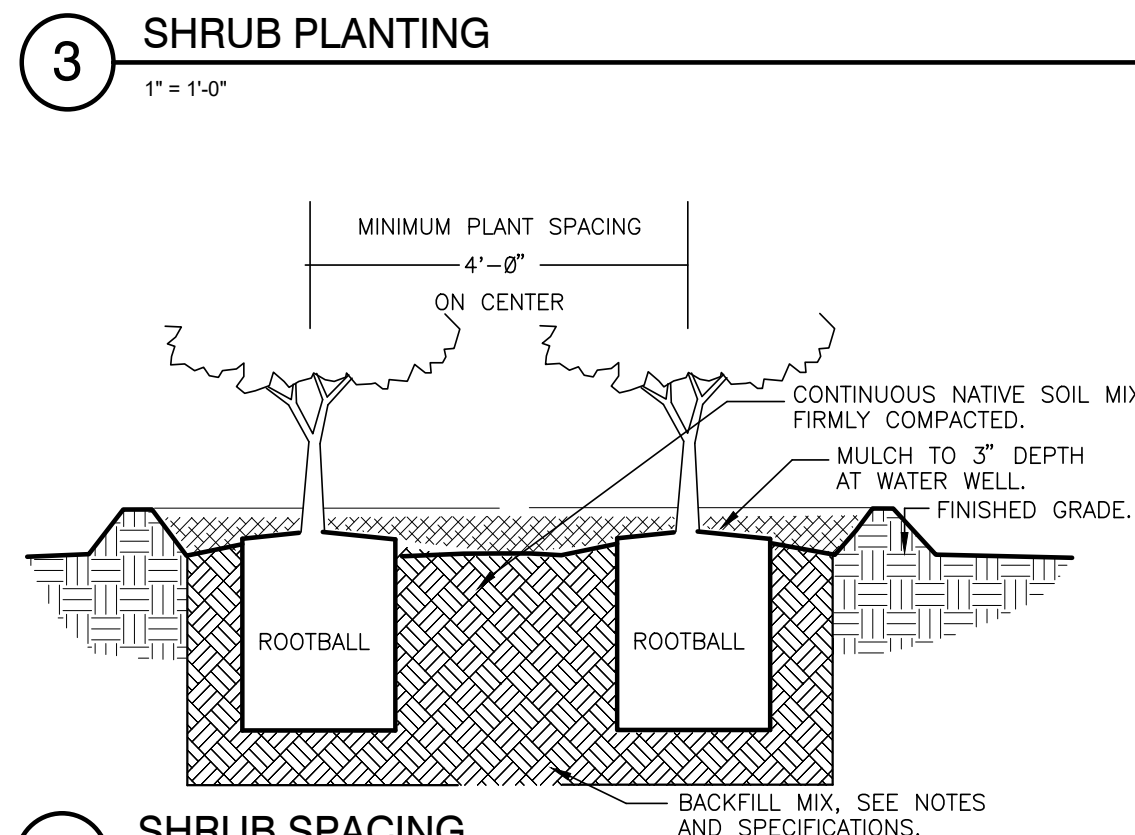
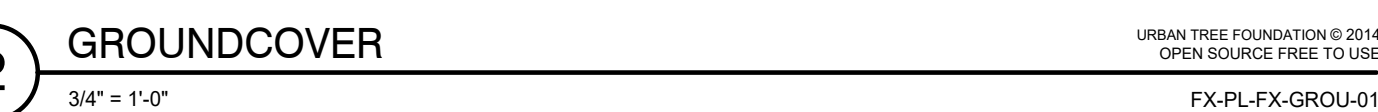
Hutto Crossing Industrial Park
Hutto, Texas

Sheet Title

Landscape Plan

Design By: TU
Checked By: voox
Issue Date: 10/12/2020
Project Number: 20005-LP

L4
xx OF xx


$$1'' = 1'-0''$$

$$1^* = 1' \cdot 0'$$

$$3/4" = 1'-0"$$

Notes:

- 1- See planting legend for groundcover species, size, and spacing dimension.
- 2- Small roots ($\frac{1}{2}$ " or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
- 3- Settle soil around root ball of each groundcover prior to mulching.

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-GROU-01

- 1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- 2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- 3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- 4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
- 5) Tree pits are to be the same depth as the root ball and 24" wider. Tree pits shall be 50% excavated soil and 50% prepared soil. Prior to planting, the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
- 6) Trees should be positioned in the center of the tree pits, back filled with soil (mix of 50% prepared and 50% excavated) until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Improved soils should contain a minimum 20% organic content.
- 7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- 8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
- 9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover plants.
- 10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil mix or plant material.
- 11) All planting beds should have improved soil containing a minimum 20% organic content tilled into them to a depth of six (6) inches.
- 12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.
- 13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.
- 14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add improved soils containing a minimum 20% organic content tilled to a minimum depth of four (4) inches to the turf area. Rake area to a finish grade (1" below walks and curbs).
- 15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
- 16) Water soil dry so as to not allow turf blades to wilt. If necessary water twice per day.
- 17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.
- 18) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
- 19) Remove all tags, ribbons and wires from all newly installed plant material.

LAWN AREAS - SOD / HYDROMULCH / SEED MIX

- 1A. Lawn, Bermuda "Latitude 36" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
 - 1B. Blackland Prairie Mix - Hydromulch. Tackifier additive for hydromulch. Spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Temporary irrigation until established if outside of property line. Seed available at www.seedsources.com. Pre emergent weed treatment recommended.
 - 1C. Drainfield Mix - Hydromulch. Tackifier additive for hydromulch. Spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Temporary irrigation until established if outside of property line. Seed available at www.seedsources.com.
- STEEL EDGE**
2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
- MULCHES / GRAVELS / RIVER ROCK / BOULDERS**
3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.

A) All required landscaping, irrigation systems, fences, walls, berms, vegetation and other landscape components shall be maintained by the owner or agent in a healthy, safe and operating condition.

B) Maintenance practices shall consist of all regular and normal maintenance operations of landscaping including, but not limited to, weeding, irrigation, fertilizing, pruning, mowing and litter pick-up. Plant material that exhibits severe levels of insect or pest infestation, disease and/or damage, shall be appropriately treated, and all dead plant material shall be removed and replaced with living plant material where required according to the city approved plan for the site.

C) Street right-of-way between a property line and curb and street pavement adjoining the property shall be maintained by the adjacent landowner.

D) It shall be the responsibility of the owner to maintain and properly irrigate all landscaping required by this section. Failure to replace dead or diseased plant material within 30 days of written notification by the city shall constitute a violation of the zoning ordinance.

E) It shall be unlawful for any person to damage required landscaping through tree topping, over pruning or chemical poisoning. It shall be an affirmative defense that a maintenance/pruning plan was approved by the zoning administrator and that the work was performed in compliance with said approved plan. In the event that required landscaping has been so severely damaged due to tree topping, over pruning or chemical poisoning that it has died, the developer/owner shall replace the landscaping within 45 days of written notice from the city.

All required landscape areas shall be irrigated by an underground automatic system that may include a drip irrigation system. This system shall adhere to manufacturer specifications and the rules and regulations established by TCEQ or successor agency. In addition, an irrigation system must be designed by a landscape architect or irrigator licensed by the state. An irrigation system shall comply with the following:

- A) Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for prevailing winds. The system shall promote minimum runoff and minimum overspray onto non-irrigated areas (i.e., paving, walkway, buildings).
- B) Sprinkler heads shall have matched precipitation rates within each control valve circuit.
- C) Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation components shall be required where static pressure exceeds manufacturer's recommended operating range.
- D) Valves and circuits shall be separated based on water use requirements, so that turf areas can be watered separately from shrubs, trees and groundcover areas. A minimum of one bubbler each shall be provided for all large and medium size trees.
- E) Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas.
- F) All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming. Controller(s) shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days.
- G) All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off device.

- 1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
- 2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
- 3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.
- 4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
- 5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- 7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
- 8) Irrigation contractor will replace or repair all items damaged by his work.
- 9) All work shall be installed in accordance with applicable codes and ordinances for the City of Hutto Texas and the National Electrical Code and all governing authorities.
- 10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
- 11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
- 12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull points shall be installed in approved valve boxes.
- 13) Irrigation contractor shall obtain all necessary permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
- 14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the drip-line of existing trees.
- 15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
- 16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
- 17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
- 18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000

Design By: TU
Checked By: xxxx
Issue Date: 10/12/2020
Project Number: 20005-LP
L5 xx OF xx

10.406.7.7 Mechanical equipment screening

- Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.
- Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.
- Solar panels are exempt from mechanical equipment screening standards.

10.406.7.8 Utility equipment screening

- Electrical meters, switch boxes, panels, conduit, and related utility equipment must be placed in the most inconspicuous location possible and screened with architecturally integral wing walls and/or landscaping.
- Utility equipment must be painted or coated to match the color of the mounting surface.

10.407 Landscaping

10.407.5 Required landscaping-non-residential and 5+ household residential development

10.407.5.1 Minimum landscaped area

Parcels with a non-residential use or 5+ household residential structures must be landscaped as follows. Additional plants may be required per bufferyard standards in Section 10.403.6, and mechanical equipment screening requirements.

10.407.5.1.1 *Minimum percentage*

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

- Commercial uses: 15%
- Multifamily dwellings: 20%
- Office and professional uses: 15%
- Institutional and civic uses: 15%
- Industrial or manufacturing uses: 10%

10.407.5.1.2 *Tree and shrub requirement for commercial, multifamily, office and professional and institutional and civic uses.*

For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

10.407.5.1.3 *Tree and shrub requirements for industrial or manufacturing uses*

For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

In some instances, site constraints make it impossible to plant the minimum required amount of trees. The Planning and Zoning Commission may authorize up to a 50% reduction in the required tree planting with a fee in lieu when tree planting is shown to not be feasible or practical. These fees will be paid to the City of Hutto and held in the Parks Improvement Fund.

10.407.5.1.4 *Detention areas*

Detention areas shall not be counted toward the required minimum landscaped area.



P.O. Box 1876
Liberty Hill, TX 78642
512-228-4833

November 19, 2020

TEX MIX HUTTO

Landscape and Irrigation Proposal

We hereby propose to furnish all labor and materials necessary for the completion of the landscape and irrigation system installation as per the landscape plan dated 10/23/2020.

Landscaping \$58,398.00

This price includes all plants and trees, planting soil mix, mulch, steel edging and fine grading in areas indicated on the plans. This price excludes rough grading, tree protection, hand watering and removal of erosion controls.

Design/Build Irrigation System \$21,442.00

This price excludes wall penetrations, 110v power to controller location, 2" conduit from controller location to landscape area, water meter, tap and fees, boring under or cutting and patching asphalt or concrete.

Tree Mitigation (68 - 4" b&b trees) \$54,518.00

Tree Mitigation Irrigation \$4,991.00

Total \$59,509

Winter Cereal Rye Hydromulch (unit price per square foot) \$.05

Temporary Irrigation (unit price per square foot) \$.08

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications, and to be completed in a substantial workmanlike manner. Payment to be made as per draw date. Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above this Proposal. This Proposal is valid for 60 days.

Respectfully submitted,

Clark A. Carter

Per:

Texas LI #4716

Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is: www.tceq.state.tx.us



October 30, 2020

Chaney-Cox Construction
6102 General Bruce Dr., Ste. A
Temple, Texas 76502

Re: Tex Mix Plant – Hutto: Revised Landscape Proposal.

SCOPE: Furnish equipment, labor and material to complete the following landscape per revised plans and notes dated 10/23/2020.

Base Landscape

Description	Unit	Qty.	Price
New trees per plan.	ea	82	\$ 30,750.00
Shrubs per plan.	ea	476	\$ 11,875.00
Tree staking.	ea	82	\$ 4,330.00
Hardwood mulch - 3" deep.	cy	230	\$ 12,800.00
Backfill compost tilled with existing soil for beds & trees per plan.	cy	150	\$ 9,600.00
Steel edging - 3/16" green.	lf	2,500	\$ 14,475.00
Subtotal:			\$ 83,830.00
Tax on material:			\$ 3,278.00
Total:			\$ 87,108.00

Unit Prices

Install Bermuda/Rye seed mix hydro-mulch.	\$ 0.39 / SY.
Install above ground temporary irrigation with battery operated timers.	\$ 1.35 / SY.

Alternate – Tree Mitigation

Description	Unit	Qty.	Price
Provide and install (68) 4" caliper B&B mitigation trees per mitigation plan dated 10/23/20. Includes - Trees, staking, backfill mix and mulch.	ea	68	\$ 51,000.00

Exclusions: Rough grade ; Off-site hauling ; Erosion control ; Tree protection ; Traffic control ; Barricades ; Street rental ; Transport or grading of on-site top soil ; Screening on-site top soil ; Revegetation of area outside hydro-mulch limits per landscape drawings ; Bond ; Maintenance.

Regards,
Russell Barksdale

\$51,000 Tree Mitigation Planting
\$10,500 Irrigation for Tree Mitigation (next page)
\$61,500 Total Tree Mitigation



November 3, 2020

Chaney-Cox Construction
6102 General Bruce Dr., Ste. A
Temple, Texas 76502

Re: Tex Mix Plant – Hutto: Revised Irrigation Proposal.

SCOPE: Furnish equipment, labor and material to design and install a commercial irrigation system by Riata LS per drawings dated 10/23/20.

Permanent Irrigation

Description	Unit	Qty.	Price
Commercial irrigation system installed. Riata assumes conventional irrigation system supplied by designated water meter (meter by others). System to be applied to all sod, beds and proposed trees.	ea	1	\$ 32,975.00
Tax on material:			\$ 1,484.00
Total:			\$ 34,459.00

Tree Mitigation Irrigation

Description	Price
Tree bubblers installed on (68) mitigation trees. Two bubblers per tree. ADD:	\$ 10,500.00

Exclusions: Water meter ; Electrical power to irrigation controller ; Sleeves ; Boring ; Revegetation of areas not listed as hydro-mulch on drawings ; Bond ; Maintenance.

Regards,
Russell Barksdale



LANDSCAPE • IRRIGATION • RETAINING WALLS • CONCRETE PAVERS
OUTDOOR LIVING • OUTDOOR LIGHTING • LANDSCAPE SUPPLIES

www.UnitedLS.com

October 8, 2020

Chaney – Cox Construction Inc.
PO box 1902
Temple, TX 76503

RE: Tex-Mix Hutto

B&B Trees

1. 68ea B&B Trees
 - a. Bur Oak- \$850.00
 - b. Live Oak- \$850.00
 - c. Red Oak- \$765.00
 - d. Cedar Elm- \$750.00

x (68) = \$57,800 + \$6,800 irrigation = \$64,600

x (68) = \$52,020 + \$6,800 irrigation = \$58,820

x (68) = \$51,000 + \$6,800 irrigation = \$57,800

NOTE: United Highly recommends Container trees. United does not warranty B&B Trees.

Travis Wilson – VP Commercial Construction
United Landscape Construction & Supply, Inc.
2141 Thomas Arnold Rd. – Salado, TX 76571
Mobile – 254-534-2488 – travis@UnitedLS.com

"Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), MC-178, P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is: www.tceq.state.tx.us"

Planning and Zoning Commission
AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Planning and Zoning Submittal Calendar.
Meeting: Planning and Zoning Commission - 01 Dec 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

This is the submittal calendar for the year. This year staff is recommending the Planning and Zoning Commission approve the calendar. The calendar conforms to state law requirements for subdivision plats.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission approve the calendar.

ATTACHMENTS:

[2021 Submittal Calendar](#)

2021

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

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

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

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

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

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

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

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

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

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

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

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

2021 Subdivision & Zoning Application Submittal Schedule

Submittal Date	PZ Mtg.	# of Days	Target CC Mtg.	# of Days	Total Review (days)
12/7/2020	1/5/2021	29	2/4/2021	30	59
1/4/2021	2/2/2021	29	3/4/2021	30	59
2/1/2021	3/2/2021	29	4/1/2021	30	59
3/8/2021	4/6/2021	29	5/6/2021	30	59
4/5/2021	5/4/2021	29	6/3/2021	30	59
5/3/2021	6/1/2021	29	7/1/2021	30	59
6/7/2021	7/6/2021	29	8/5/2021	30	59
7/6/2021	8/3/2021	28	9/2/2021	30	58
8/9/2021	9/7/2021	29	10/7/2021	30	59
9/13/2021	10/12/2021	29	11/4/2021	23	52
10/4/2021	11/2/2021	29	12/2/2021	30	59
11/8/2021	12/7/2021	29	1/6/2022	30	59
12/6/2021	1/4/2022	29	2/3/2022	30	59

City Holiday – City Offices Closed

Subdivision/Zoning Application Submittal Date

Planning & Zoning Commission Meeting Date

Historic Preservation Commission Meeting Date

Zoning Board of Adjustment Meeting Date

Building & Standards Commission Meeting Date

City Council Meeting Date

* Submittal date falls on the same date as Planning & Zoning Commission

See application for submittal requirements. Applications can be found here:

<https://www.huttotx.gov/departments/planning/applications.php>

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

https://cms.revize.com/revize/huttotx/document_center/departments/Planning/Dev%20Services%20Fee%20Schedule%205-2020.pdf