



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, May 5, 2026 at 7:00 PM

Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 3 business days prior to the scheduled date of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on May 5, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. MINUTES

4.1. Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on April 7, 2026

5. CONSENT AGENDA

6. AGENDA ITEMS

6.1. Old Business: Consideration and possible action on the Durango Farms PH 1 Lot 2A Block A Replat, 1.226 acres, more or less, of land, located at the southwest corner of Mager Lane and 1660.

6.2. Public Hearing, consideration and possible action on the Hutto Residential / Residence Inn PUD application.

7. DEVELOPMENT SERVICES DIRECTOR REPORT

7.1. Progress and schedule discussion of the UDC rewrite

7.2. State & national planning conference attendance

8. REQUESTS FOR FUTURE AGENDA ITEMS

9. ADJOURNMENT

10. CERTIFICATION

I certify that this notice of the May 5, 2026 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on April 29, 2026 before 5:00 P.M.



Angel Kavanaugh
Angel Kavanaugh, Management Assistant

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



City of Hutto

Minutes

**Planning and Zoning Commission
Tuesday, April 7, 2026 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM

2. ROLL CALL

All members of the Planning and Zoning Commission were in attendance

3. PUBLIC COMMENT

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on April 7, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No one to speak in public comment

4. MINUTES

4.1. Consideration and possible action of the meeting minutes for the regular scheduled Planning and Zoning meeting held on February 3, 2026.

A motion was made by Vice Chair Tony Wertz to approve the Planning and Zoning Commission meeting minutes from February 3, 2026 as presented, seconded by Commissioner Norman Delay.

Motion Passed 7 Ayes to 0 Nays

5. CONSENT AGENDA

5.1. Consideration and possible action on the Amending Plat of the Maldonado Subdivision, 8.01 acres, more or less, of land, 4 lots, located on Limmer Loop.

Staff presented the applicant's request for the Amending Plat of the Maldonado Subdivision, 8.01 acres, more or less, of land, 4 lots, located on Limmer Loop.

A motion was made by Commissioner Hazel Sherrod to approve item 5.1 with the condition that the signature sheet is updated to Director Howard Koontz, seconded by Vice Chair Tony Wertz.

Motion passed 7 Ayes to 0 Nays

6. AGENDA ITEMS

6.1. Old Business: Consideration and possible action on the Durango Farms PH 1 Lot 2A Block A Replat, 1.226 acres, more or less, of land, located at the southwest corner of Mager Lane and 1660.

Staff presented applicant's request on the Durango Farms PH 1 Lot 2A Block A Replat, 1.226 acres, more or less, of land, located at the southwest corner of Mager Lane and 1660.

Public comments from the following: Monica Key 134 Green Fire Lane in Durango subdivision — issues with the developer trying to transfer additional maintenance to the HOA , specifically the Easement. issues with detention ponds not adequately cleaned or maintained, drainage issues.

Shauna Wills — 332 Durango Downs- wants Transparency for what the HOA is responsible for.

Xavier Garza-Engineer of record for the application, states there is no change to the HOA's maintenance obligations.

Request from Commissioners to have the original plat seen by Legal and to clarify if HOA is responsible for open space. A motion was made to table item 6.1 by Vice Chair Tony Wertz to the next regular scheduled Planning and zoning meeting in May, seconded by Commissioner Hazel Sherrod.

Motion passed 7 Ayes to 0 Nays

- 6.2. Conduct a public hearing and consider possible action on the Penske Hutto Preliminary Plat, 35.800 acres, more or less, of land, 4 total lots, 2 light industrial and 2 open space/drainage located on Innovation Boulevard.

Staff presented the applicant's request on the Penske Hutto Preliminary Plat, 35.800 acres, more or less, of land, 4 total lots, 2 light industrial and 2 open space/drainage located on Innovation Boulevard. Applicant was present.

The public hearing opened at 7:41 PM

Catherine Meek 108 David Drive asked what the property was zoned as, and it is Commercial B2 and correct acreage

Public hearing closed at 7:43 pm.

A motion was made by Commissioner Norman Delay to approve the Penske Hutto Preliminary Plat, 35.800 acres, more or less, of land, 4 total lots, 2 light industrial and 2 open space/drainage located on Innovation Boulevard with the comment that the license agreement is finalized prior to recording, seconded by Commissioner Brian Kennard.

Motion passed 7 Ayes to 0 Nays

Public hearing reopened at 7:47 pm

Jeremy Carter 102 Comb Road urged to reconsider what they are going to produce there as opposed to what kind of sustainable impacts. tax incentives.

Public Hearing closed at 7:48 pm

- 6.3. Consideration and possible action on the Penske Hutto Final Plat, 35.800 acres, more or less, of land, 4 total lots, 2 light industrial and 2 open space/drainage located on Innovation Boulevard.

A motion was made by Vice Chair Tony Wertz to approve the Penske Hutto Final Plat, 35.800 acres, more or less, of land, 4 total lots, 2 light industrial and 2 open space/drainage located on Innovation Boulevard as written, seconded by Commissioner Brandon DeLeon.
Amy Chavez with Pape Dawson Engineer of Record, in attendance.

Motion passed 7 Ayes to 0 Nays

6.4. Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Future Land Use Map amendment

Director Howard Koontz presented the applicant's request on the Zydeco Data Center, request is to amend city's future land map. Gave a presentation to Commissioners and residents.

Wes Gilmer a principal with Zydeco Development made a presentation.

The public hearing opened at 8:30 PM

Nick Crane 1013 Vanderau Road, David Garza 422 Emory Farm Creek, Brett Sutton 102 Golden Lane, Nick Choi Hyltin Street, Catherine Meek, Andrew Walsh, Hannah Miller 319 Black Bear Drive, Alexander Sellers 208 Brookside street, David Caballero 717 Gray Fox loop, Nick Clark, Charmaine Hadley 1010 Needle Loop, Dennis Kaufman Emory Farms, Helen Kaufman 100 Emory farms, Cameron Harvey 120 Denton Drive, Radda Jenkins 705 East Street, Riley Pruitt 2023 Matlock Circle, Lisa Zacharia 212 Blue Drive, Mark Lyons 304 Westfield Street, Sally Leon 304 Westfield, Christian markowitz 700 North Emory Cove, Christine Benson 701 Gray Fox Loop, Kristi Yal 528 Emory Crossing, Sara Near, Joseph Cortez Balsam Street, Cassie Cans 223 Hyltin Street, Colby Taylor 1204 Round Cove, Robert Rosenberry 227 Dale Street, Gary Oldham 2928 Clinton Place, Richard Booth 109 Emory Stable Drive, Mathew Martin 228 Hyltin Street, Katie Martin 228 Hyltin Street, Brent McGirk 301 Brookside Street, Brian Schaffner 701 Gray Fox Loop, Pam Lawrence 400 Farm Creek Drive -

All spoke about noise concerns, electricity issues and citywide grid problems, neighborhood property value going down, environmental and health issues, lack of water throughout the city, the need for money to come into the city through grocery stores, shopping etc and lack of community atmosphere..

6.5. Public Hearing, consideration & possible action on the Zydeco Data Center (f/k/a Upper Schmidt's Creek) PUD Revision

Seven-minute recess at 10:43 pm reconvened at 10:51 PM

The public hearing opened at 11:02 pm

6.6. Consideration and possible action on the 2026 Planning & Zoning Commission CIP Recommendation

A motion was made by Commissioner Hazel Sherrod to approve the 2026 Planning and Zoning Commission CIP recommendation as presented, seconded by Commissioner Cory Hall.

Motion passed 7 Ayes to 0 Nays

6.7. Presentation Only: by the Hutto City Council's ad hoc committee for the City of Hutto's Unified Development Code and Engineering Design Manual amendment

No action

7. DEVELOPMENT SERVICES DIRECTOR REPORT

8. REQUESTS FOR FUTURE AGENDA ITEMS

9. ADJOURNMENT

The meeting was adjourned at 12:46 AM

10. CERTIFICATION

I certify that this notice of the April 7, 2026 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on April 2, 2026 before 5:00 P.M.

Planning and Zoning Chair or Representative

AGENDA ITEM REPORT

6.1.



To: Planning and Zoning Commission
Subject: Old Business: Consideration and possible action on the Durango Farms PH 1 Lot 2A Block A Replat, 1.226 acres, more or less, of land, located at the southwest corner of Mager Lane and 1660.
Meeting: Tuesday, May 5, 2026
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

6.2.



To: Planning and Zoning Commission
Subject: Public Hearing, consideration and possible action on the Hutto Residential / Residence Inn PUD application.
Meeting: Tuesday, May 5, 2026
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal is to rezone a 2.914 acre tract located internally within Hanson's Corner expansion, addressed as 328 Ed Schmidt Boulevard. The current zoning is general commercial (B-2) which is a setting for development of a wide range of retail uses, offices and personal services. The applicant seeks to establish a Planned Unit Development (PUD) – known as Hutto Residential PUD.

The surrounding uses to this property are as follows:

North - ETJ (Religious Institution)

East - PUD (Vacant)

South - B-2 (Vacant)

West - B-2 (Restaurant)

SUMMARY OF REQUEST:

The purpose of this request is to establish a PUD at the property located at 328 Ed Schmidt Boulevard. The proposal known as Hutto Residential / Residence Inn PUD seeks to maintain the base zoning of B-2. This base zoning allows for a maximum building height of 45 feet and requires 1.2 parking spaces per guest room plus 1 per 100 sq. ft gross floor area meeting/banquet room. Additionally, the design standards for commercial structures as established in chapter 4 of the Unified Development Code prohibit blank, uninterrupted walls for more than 30 ft, to meet this criteria change in texture or masonry patterns, windows, or other equivalent elements can be used.

The applicant proposes the following requirements in their PUD application. A maximum building height of 55 feet to allow for a total of 4 stories, a reduction of parking requirements from 1.2 parking spaces per guest room to 0.9 spaces per guest room and no additional parking spaced for gross floor area. The applicant states that this is based on their current data for parking demand at other locations. Furthermore, the applicant proposes to eliminate any guest room windows along the northern building face. This is intended to limit any privacy concerns with adjacent properties.

AGENDA ITEM REPORT

6.2.



STAFF REVIEW:

Staff reviews zoning amendment requests to the criteria established in 10.203.25.3 of the Unified Development Code. The proposed zoning shall be consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans. The criteria are as follows:

1. The proposed zoning is compatible with existing and permitted uses on properties in the neighborhood.

The Planned Unit Development will establish a base zoning of B-2, this is consistent with the existing zoning as well as surrounding properties. The request of this Planned Unit Development is to vary from the requirements established in the Unified Development Code for development projects within the B-2 zoning district.

2. Conditions in the neighborhood have changed to the extent the proposed zoning is necessary.

This lot is located within the Hanson Corner expansion. The conditions of the commercial center have developed as intended with pad sites being developed to a variety of the commercial uses allowed within the B-2 zoning district. The use of lodging is allowed by right within B-2.

3. The proposed zoning does not have an adverse impact on surrounding properties or the natural environment.

Staff does not find that the proposed zoning will have any adverse impacts on the surrounding properties or the natural environment.

4. The proposed zoning corrects a clerical or administrative error on the zoning map.

This request does not correct any errors.

5. The proposed zoning results in a logical and orderly development pattern.

As this project will remain as a B-2 zoning district, it will result in development consistent with the city's intended development pattern.

6. The proposed zoning is not merely intended to confer an economic benefit to the property owner.

Staff is unable to determine if this request will confer any economic benefit.

7. The site is a legal building lot.

AGENDA ITEM REPORT

6.2.



Yes, this lot is a legal building lot.

A zoning map amendment (rezoning) is a process whereby the zoning classification of a subject property is changed from one category or condition to a different category or condition, so that an operator may develop the property to meet certain desired uses or dimensional/bulk standards.

Lodging is an allowable use by right in the B-2 zoning district. From Hutto's UDC: "The B-2 district is a setting for development of a wide range of retail uses, offices and personal and business services. B-2 zoned land should only be grouped together at the intersections of busy arterial streets."

Continuing from the UDC: "The PUD district is a floating zone intended to encourage innovative planning and design techniques for development, when designation of a single use zoning district or application of standard zoning provisions are too rigid for practical application. A PUD district may accommodate development with mixed or varied uses, and/or allow some degree of flexibility in the application of standards and rules in this code to achieve superior results to development on sites with unusual topography, unique settings, or difficult or costly development problems. A PUD district is not intended to permit uses or development not keeping with the spirit of this code or any applicable plans, or avoid imposition of Unified Development Code standards rather than achieve the stated intent of a PUD." This last sentence is the most relevant to this request: no innovative planning nor design techniques are presented in this application. This action does not change the underlying use(s) of the subject property, nor does it alter the allowable dimensional standards of the lot; the only tangible benefit to the operator in this case is that the resultant building on the site will be built taller than a similar structure in the B-2 district, and the number of parking spaces required by Hutto's UDC will be less than the minimum standard for the B-2 district. This request simply side-steps the city's process for variances under the guise of a planned unit development.

Therefore, staff's recommendation isn't a question of allowing new use(s) or reviewing lot dimensions. Instead, the primary question becomes the appropriateness of the two requested development variances. Since staff cannot agree that the design allowances are appropriate, it would similarly not be appropriate to approve this request in this manner.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. U3-StaffComments(3-24-26)

ZON-25-0007-328ESB-RESINNPUD-U3(3-23 3/25/2026)

Attendees

sandip (Sandip.Uprety@HuttoTX.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

U3-DevelPlan(3-2-26).pdf

Staff will place this on the May agenda for P&Z as presented. If you have any questions feel free to reach out.

HUTTO RESIDENTIAL

Statement of Intent

Introduction

The proposed Planned Unit Development (PUD) at 328 Ed Schmidt Boulevard, Hutto, Texas, is designed to provide a 4-story hotel that addresses the growing demand for lodging accommodations in response to Hutto’s residential and commercial growth. The PUD is aligned with the goals and objectives of the Hutto Comprehensive Plan and Future Land Use Map, which designate this area as Corridor Commercial. The development will bring economic vitality, improve land use efficiency, and ensure compatibility with adjacent properties through thoughtful design and planning.

While adhering to the spirit of the City’s Unified Development Code (UDC), the proposed PUD requests three specific deviations to achieve a superior project:

1. **Building Height:** An increase in the allowable building height from 45 feet to 55 feet, enabling the construction of a 4-story hotel.
2. **Parking Standards:** A modification to parking requirements to allow 0.9 parking spaces per guest room and no additional spaces for meeting rooms, instead of the UDC Sec. 10.405.9 requirement of 1.2 parking spaces per guest room + 1 parking space per 100 sq. ft. per gross floor area / banquet room.
3. **Window Placement:** A prohibition of guest room windows facing the north lot line within 120 feet of the lot line to enhance privacy for adjacent properties.

A comparison summary is provided below to easily reference the City’s UDC requirements and the proposed deviations requested by the PUD:

Comparison of City Standards vs. Requested Deviations

Standard	City’s UDC Requirement	Proposed PUD Deviation	Reason for Deviation
Building Height	45 feet	55 feet	Allows for a 4-story hotel, reducing the overall building footprint and supporting the highest and best use of an otherwise small lot which is a challenge for development.
Parking: Guest Rooms	1.2 spaces per guest room	0.9 spaces per guest room	Reflects actual parking demand based on current data and avoids unnecessary impervious surfaces.

Standard	City's UDC Requirement	Proposed PUD Deviation	Reason for Deviation
Parking: Meeting / Conference Rooms	1 space per 100 sq. ft. of gross floor area / banquet room	No additional parking spaces for meeting rooms	Meeting rooms are intended for hotel guests, generating no additional parking needs.
Window Placement	No specific restrictions	No guest room windows facing the north lot line within 120 feet	Ensures privacy and compatibility with adjacent properties.

The proposed development balances the benefits of increased density with thoughtful design enhancements while addressing site constraints. Although the site does not include significant areas of open space or preserved native land, the project incorporates efficient use of the site, landscaping, and architectural features that elevate its quality and compatibility with the surrounding area.

1. Consistency with the Spirit of the Community and Compatibility with Land Use Plans

The proposed PUD aligns with the Hutto Comprehensive Plan and Future Land Use Map by supporting the purpose of the Corridor Commercial district, which emphasizes compact, mixed-use developments that foster economic vitality and provide essential services to residents and visitors. The proposed deviations allow the project to:

- **Promote Economic Development:** The hotel will attract visitors to the area, supporting nearby businesses and enhancing the economic profile of the Corridor Commercial district.
- **Maximize Site Efficiency:** The requested height increase enables vertical development, optimizing the site's use without compromising surrounding properties.
- **Ensure Compatibility:** The restriction on north-facing guest room windows addresses privacy concerns and ensures harmonious relationships with neighboring properties.

The location, scale, and design of the project make it a vital addition to the Corridor Commercial district, meeting the City's vision for vibrant and sustainable growth.

2. Preservation of Historical, Cultural, Recreational, or Aesthetic Value

The project site is currently vacant and does not include any land with significant historical, cultural, recreational, or aesthetic value. However, the PUD enhances the area's aesthetics through:

- **High-Quality Architecture:** The building design incorporates high-quality materials and finishes that complement the surrounding area.

- **Native Landscaping:** The project includes native trees and plants that enhance the site’s visual appeal and promote environmental sustainability.
- **Maximizes Highest and Best Use:** The PUD promotes the highest-and-best use for what is otherwise a small lot which is challenging to develop. Variances for building height make the development of a high-quality hotel on the site financially feasible.

3. Efficient Use of Space and High-Quality Development

The PUD maximizes the efficient use of a small lot while delivering a high-quality development that meets community needs. Although the site does not include substantial open space or preserved native land, the project achieves efficiency and functionality by:

- Reducing the building footprint through vertical development, enabled by the requested height increase.
- Incorporating landscaping that softens the visual impact of the development and meets the City’s requirements for parking lot screening and tree placement.
- Designing a layout that prioritizes functionality and circulation within the site, ensuring a cohesive and efficient use of the property.

In contrast, a standard 3-story development with larger parking areas would result in less green space and a greater environmental impact.

4. Balancing Intensity of Development with Public Benefits

The requested deviations strike a balance between increased density and public benefits:

- **Building Height:** The additional ten feet of height allows for a 4-story design, increasing guest room capacity and optimizing the use of space on a small lot which presents a challenge for development.
- **Parking Adjustments:** The deviation ensures the parking supply matches actual demand without unnecessary land coverage, supporting environmental sustainability.
- **Privacy Measures:** Prohibiting guest room windows within 120 feet of the north lot line demonstrates a commitment to compatibility with adjacent properties.

By leveraging these adjustments, the project delivers a high-quality development that aligns with community goals and minimizes adverse effects on the surrounding area.

5. Mitigation of External Effects on Nearby Land Uses

The PUD incorporates several measures to mitigate potential negative impacts on adjacent properties:

- **Traffic Management:** The reduced parking demand minimizes congestion and ensures efficient site circulation.
- **Highest and Best Use of Small Lot:** The project maximizes the highest and best use of a small lot which is otherwise a challenge to develop from a land use and a feasibility standpoint.
- **Privacy Enhancements:** The restriction on window placement ensures privacy for the future residential development to the north, exceeding the requirements of the UDC.

These measures demonstrate the developer’s commitment to creating a project that integrates seamlessly with its surroundings.

6. Adequate Infrastructure and Services

The proposed PUD will be served by adequate infrastructure, as confirmed by the approved Service Extension Request (SER). The project does not place a significantly greater burden on public infrastructure compared to development under the current zoning. By concentrating development vertically, the PUD minimizes strain on streets, water, sewer, and fire protection services.

7. Compatibility with Architectural, Landscaping, and Design Standards

The project adheres to the architectural and landscaping requirements outlined in the City’s UDC, while incorporating enhancements that create a superior development:

- **Architectural Design:** The hotel features high-quality materials, finishes, and design elements that align with the character of neighboring properties.
- **Landscaping:** The site includes native trees, shrubs, and landscaping elements that enhance the pedestrian experience and soften the development’s visual impact.
- **Sustainability:** The compact footprint and reduced parking requirements contribute to environmental sustainability.

8. How the Proposed Development is Superior to a Code-Compliant Project

The proposed PUD produces a hotel development that is demonstrably better than what the UDC would allow:

- **Compact and Efficient Land Use:** The increased building height reduces the footprint, maximizes the use of available space and enabling better site circulation.
- **Right-Sized Parking:** The adjusted parking standards reflect actual demand, avoiding excessive impervious surfaces and supporting sustainability.

- **Enhanced Privacy:** The window placement restriction exceeds UDC requirements, ensuring compatibility with adjacent properties.
- **High-Quality Design:** The project’s architectural and landscaping features elevate it beyond the minimum standards, creating a more attractive and functional development.

A code-compliant project would result in a shorter building with a larger footprint, oversized parking areas, and less consideration for privacy and aesthetics, making the PUD a superior alternative.

Conclusion

The proposed PUD for a 4-story hotel at 328 Ed Schmidt Boulevard fulfills the City of Hutto’s PUD criteria by promoting compact, high-quality development that aligns with the Hutto Comprehensive Plan. The requested deviations are minimal, justified, and necessary to achieve the project’s goals while minimizing impacts on the surrounding area. By addressing the needs of the community and exceeding the standards of the City’s UDC, the PUD sets a new benchmark for innovative and sustainable development in Hutto.

We respectfully request the City’s approval of this Planned Unit Development.

HUTTO RESIDENTIAL

**City of Hutto, Texas
Planned Unit Development (PUD)**

**Exhibit B
Development Plan**

February 27, 2026

Applicant: Spades Hutto, LLC
c/o Navid Karedia
1814 Rustic Hills Ct.
Sugar Land, TX 77479

Prepared by: Chris Nichols, Partner
Brady & Hamilton, LLP
1602 13th St.
Lubbock, Texas 79401

Jason Rodgers, P.E.
Bleyl Engineering
7701 San Felipe Blvd., Suite 200
Austin, TX 78729

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1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the “Hutto Residential” Planned Unit Development Ordinance” and may be cited as the “Hutto Residential PUD.”

1.2 Purpose and Intent

The purpose of this Plan is to establish a Planned Unit Development (PUD) to allow the construction of a 4-story hotel and associated improvements on the approximately 2-acre property located at 328 Ed Schmidt Boulevard, Hutto, Texas. The PUD seeks to address the growing demand for lodging accommodations in response to the City’s residential and commercial growth. This PUD is consistent with the Hutto Comprehensive Plan and Future Land Use Map, which designates the property as Corridor Commercial, and is designed to:

- Promote compact development and flexibility in design.
- Provide adequate parking, reduce the building footprint, and protect adjacent land uses.
- Ensure compatibility with surrounding commercial and residential uses.

1.3 Applicability of City Ordinances

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

1.4 Severability

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

1.5 Amendments to Ordinance

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

Modifications to the PUD shall be administered as follows:

To the extent applicable, modifications of the Concept Plan pertaining (a) roadways and trail alignments; (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of development on the Land; changes of less than ten percent (10%) in size of any section or phase shown on the Concept Plan, shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan related to roadway and trail alignments, if necessary, due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails and utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City’s Development Service Director has final review and decision making authority.

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

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

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

1.6 Definitions

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

2. Development Plan and Land Uses

2.1 Permitted Uses in the PUD

The Hutto Residential PUD shall allow the following uses:

1. Hotel (4-story Residence Inn)
2. Associated amenities and accessory uses, limited to:

- Meeting rooms
- Conference/banquet facilities
- Restaurant and bar areas
- Parking areas (surface or structured)

2.2 Development Standards

The following modifications to the existing B-2 (General Commercial) zoning district are adopted as part of this PUD:

1. Increase in allowable building height from 45 feet to 55 feet.
 - This adjustment enables the construction of a 4-story hotel, allowing a compact design that reduces the building footprint.
2. Parking standards for the hotel shall require a minimum of 0.9 parking spaces per guest room, deviating from the City’s current minimum requirement of 1.2 spaces per guest room.¹

- Rationale for Reduction:

- a. Supporting studies, such as the *Victoria Transport Policy Institute’s Parking Management Guide (2025)*, indicate that reducing parking minimums fosters efficient land use, sustainability, and cost savings for developers and future hotel patrons while supporting the transition toward rideshare and multimodal transport reliance.
- b. A detailed parking analysis conducted by DeShazo Group for a 145-room hotel in Southlake, Texas, revealed significant reductions in parking demand due to the integration of rideshare services and shuttle systems (*DeShazo Group, 2020*). The study applied a parking rate of 0.71 spaces per guest room on Saturdays – a 20% reduction compared to traditional standards – attributed to observed high rideshare utilization among – hotel patrons. Similarly, synergy reductions for shared-use meeting spaces and restaurants were applied to due to multipurpose trips. The analysis further demonstrated that by implementing remote employee parking and leveraging rideshare trends, peak parking demand was significantly alleviated. These findings highlight the efficacy of adopting progressive parking strategies that align with evolving consumer transportation preferences and justify the proposed reduction in parking requirements for the proposed hotel.

¹ See City of Hutto UDC, Section 9.02.030. Off-Street Parking Requirements.

- c. A study by Walker Consultants’ *Ride-Hailing Impacts on Parking (2019)*, concluded that Transportation Network Companies (TNCs), more commonly referred to as rideshares services such as Uber and Lyft, are significantly reducing the need for traditional parking spaces, particularly in hotels. Studies show that 59% of travelers utilize rideshare services instead of rental cars or taxis for business purposes, decreasing hotel parking demand (*See Walker Consultants, pg. 3*).
- d. An example from the City of Alexandria, Virginia’s zoning code (Sec. 8-200(A(5))) which establishes a reduced parking ratio of 0.2-0.25 spaces per guest room for hotels located within transit-accessible zones, demonstrating an acknowledgment of reduced demand in comparable urbanized areas.
- e. To the extent there remains concern over the developer’s request to deviate from the standard parking requirements, the developer would like the opportunity to explore a shared parking agreement with neighboring business for overflow parking during peak or overnight hours.

All studies referenced above are available for the City’s review.

- 3. Prohibition of guest room windows facing the north lot line within 120 feet of the lot line.
 - o This restriction ensures privacy and minimizes impacts on adjacent properties to the north.

2.3 Development Goals

The PUD achieves the following objectives:

- Maximizes land efficiency by encouraging vertical development (4 stories).
- Supports the goals of the Hutto Comprehensive Plan by attracting visitors and enhancing the current General Commercial (B-2) District which is designated as Corridor Commercial according to the City’s Future Land Use Map.
- Protects adjacent properties by prohibiting guest windows from overlooking nearby lots.

3. Development Standards

3.1 Lot Standards

- Minimum Lot Area: 2 acres
- Maximum Building Height: 55 feet (4 stories)
- Minimum Setbacks:

- Front Yard: 15 feet
- Side Yard: 10 feet
- Rear Yard: 10 feet

3.2 Architectural Design

- Design elements must ensure compatibility with adjacent commercial and residential developments.
- The hotel shall feature materials and finishes that are consistent with the architectural character of the surrounding area.
 - Primary Materials (50%):
 - *The proposed masonry products to be used – stone, brick, decorative CMU or other similar materials – are provided in Exhibit D.*
 - Secondary Materials (50%):
 - *The proposed secondary materials to be used – fiber cement, siding, textured concrete EIFS – are provided in Exhibit D.*
 - Color Palette: *The specific color scheme (low reflecting, muted, neutral tones) are provided in Exhibit D.*

3.3 Landscaping and Open Space

- A minimum 10-foot landscape buffer shall be provided along the north property line.
- Landscaped areas surrounding the hotel shall utilize native canopy and ornamental trees, shrubs and grasses for aesthetic enhancement, which are detailed in the Landscape Plan attached as Exhibit C.

3.4 Parking Design

- Parking areas shall be designed to minimize visual impact from public streets and adjacent properties.
- A landscape island of at least 180 square feet shall be placed at both ends of parking rows. Parking rows shall not extend greater than 10 spaces without a landscape island of at least 180 square feet.

3.5 Screening and Lighting

- A solid masonry wall shall be constructed along the north property line as a buffer for adjacent uses.

- All outdoor lighting shall comply with Section 10.307.25.3 of the Unified Development Code.

3.6 Utilities and Infrastructure

- The development shall be served by adequate water, sewer, and stormwater infrastructure, as confirmed by the approved Service Extension Request

4. Exhibits

The following exhibits are incorporated into this Development Plan:

- **Exhibit A:** Legal Description of the Property
- **Exhibit B:** Site Plan and Development Layout
- **Exhibit C:** Landscape Plan
- **Exhibit D:** Building Elevations and Architectural Standards

**DEVELOPMENT PLAN
EXHIBIT A**

Legal Description of the Property

EXHIBIT A
to Special Warranty Deed

Legal Description

Lot 3, Block A, Hanson's Corner Expansion, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Document No. 2020143661 of the Official Public Records of Williamson County, Texas.

**DEVELOPMENT PLAN
EXHIBIT B**

Site Plan and Development Layout

Ed Schmidt Boulevard

Shared Access Drive

Shared Access Drive

Home Depot

Hutto United Methodist Church
10 Acres
(Doc # 2004071799)

S82° 29' 28"E
487.92'

Lot 1
Hanson's Corner Expansion
0.987 Acres
Zone: LI
Use: Commercial

Lot 2
Hanson's Corner Expansion
0.953 Acres
Zone: LI
Use: Commercial

Hutto Landing 3
Property Owner, L.P.
11.74 Acres
(Doc # 2021154181)

S7° 32' 49"W
260.28'

Property Data from Surveyor
3.333 Acres
Zoning: XX
Use: XX

Residence Inn
By Marriott
4 Story
113 Rooms

Pool Storage

Swimming Pool

Storage
150 SF

N82° 27' 57"W
487.78'

Private Shared Access Drive

Lot 1
Hanson's Corner Addition
19.99 Acres

Lot 3B-1
Block A
Shops at Hansons
Corner Addition 1
(Doc # 201804652)

Lot 3B-2
Block A
Shops at Hansons
Corner Addition
(Doc # 201804652)

Garden Center
Open Space
Metal Fenced Perimeter

Garden Center
Metal Roof Shade

Loading Dock

Home Depot

Residence Inn
Concept Site Plan

Scale 1" = 30'

BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT
12007 Technology Blvd, Ste 150, Austin TX 78727
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

Slope (%)	Contributing Land Use	Square Footage	LUE	Qdry (gpm)	Vdry (fps)	Ddry (in)	Qwet (gpm)	Vwet (fps)	Dwet (in)
0.60	Hotel (*)	50.0	40.53	2.04	1.48	41.04	2.05	1.49	
6.97	Restaurant	4640	23.2	19.25	2.72	0.84	19.76	4.90	0.85
0.50				59.78	2.15	1.87	60.80	2.16	1.89
0.50				59.78	2.15	1.87	60.80	2.16	1.89
2.00	Restaurant	2500	12.5	10.51	2.19	0.61	11.03	2.21	0.65
0.50				70.29	2.23	2.03	71.83	2.27	2.06

LUE Calculated per room at 1 LUE per 2 rooms for 100 rooms
 Population = LUE x 3.5 Persons/LUE
 Average Dry Flow = 80gpd/persons/day x Population / 1440
 Peak Dry Flow = 1.18 x (0.018 x ADP) / (0.5174 + (0.018 x ADP)^0.5) x ADP
 Peak Wet Flow = peak dry + 750 gpd/acre X acres / 1440

WASTEWATER SERVICE CONSTRUCTION NOTES:

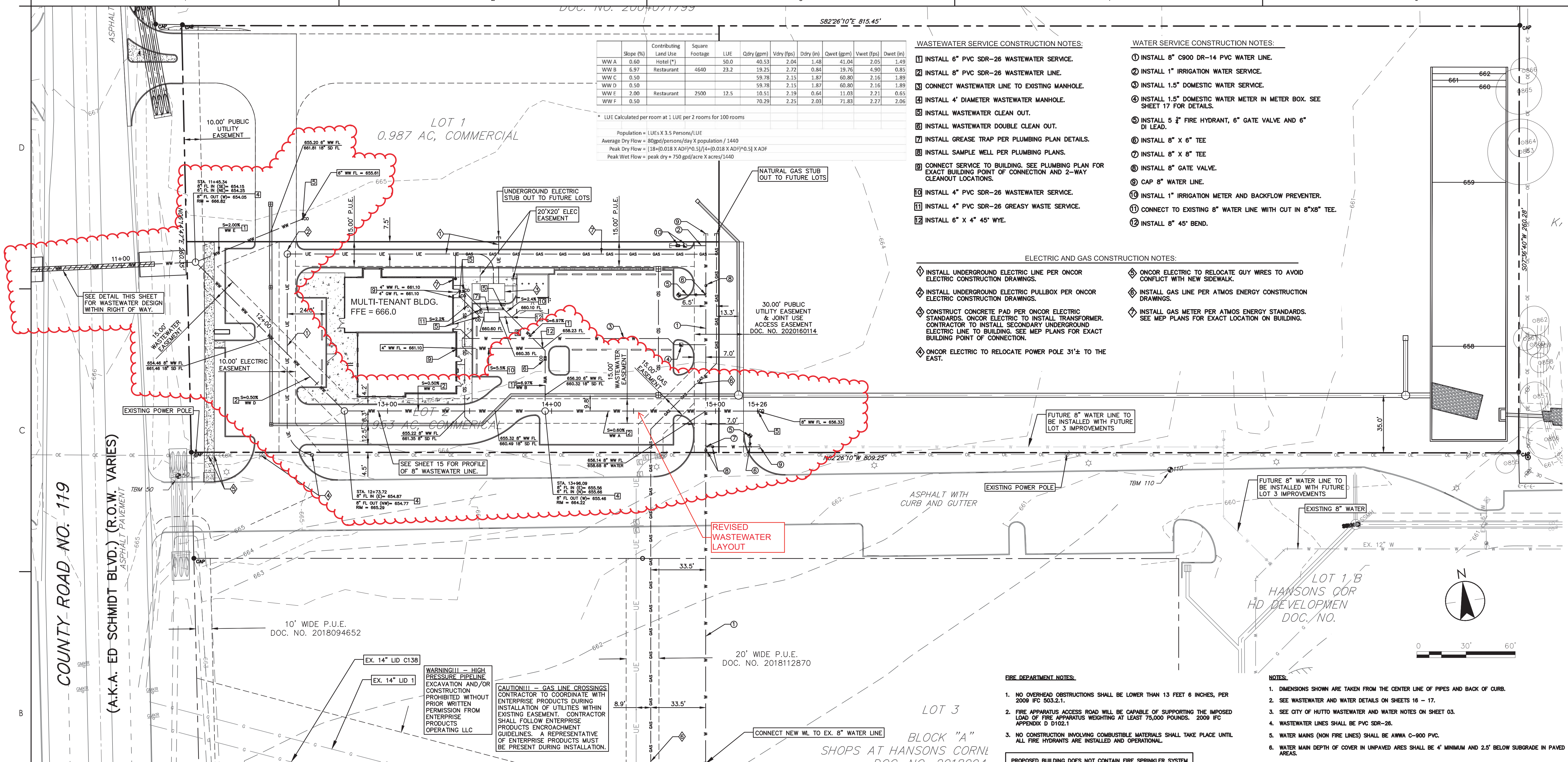
1. INSTALL 6" PVC SDR-26 WASTEWATER SERVICE.
2. INSTALL 8" PVC SDR-26 WASTEWATER SERVICE.
3. CONNECT WASTEWATER LINE TO EXISTING MANHOLE.
4. INSTALL 4" DIAMETER WASTEWATER MANHOLE.
5. INSTALL WASTEWATER CLEAN OUT.
6. INSTALL WASTEWATER DOUBLE CLEAN OUT.
7. INSTALL GREASE TRAP PER PLUMBING PLAN DETAILS.
8. INSTALL SAMPLE WELL PER PLUMBING PLANS.
9. CONNECT SERVICE TO BUILDING. SEE PLUMBING PLAN FOR EXACT BUILDING POINT OF CONNECTION AND 2-WAY CLEANOUT LOCATIONS.
10. INSTALL 4" PVC SDR-26 WASTEWATER SERVICE.
11. INSTALL 4" PVC SDR-26 GREASY WASTE SERVICE.
12. INSTALL 8" X 4" 45' WYE.

WATER SERVICE CONSTRUCTION NOTES:

1. INSTALL 8" C900 DR-14 PVC WATER LINE.
2. INSTALL 1" IRRIGATION WATER SERVICE.
3. INSTALL 1.5" DOMESTIC WATER SERVICE.
4. INSTALL 1.5" DOMESTIC WATER METER IN METER BOX. SEE SHEET 17 FOR DETAILS.
5. INSTALL 5 1/2" FIRE HYDRANT, 6" GATE VALVE AND 6" DI LEAD.
6. INSTALL 8" X 6" TEE.
7. INSTALL 8" X 8" TEE.
8. INSTALL 8" GATE VALVE.
9. CAP 8" WATER LINE.
10. INSTALL 1" IRRIGATION METER AND BACKFLOW PREVENTER.
11. CONNECT TO EXISTING 8" WATER LINE WITH OUT IN 8" X 8" TEE.
12. INSTALL 8" 45' BEND.

ELECTRIC AND GAS CONSTRUCTION NOTES:

- ◆ INSTALL UNDERGROUND ELECTRIC LINE PER ONCOR ELECTRIC CONSTRUCTION DRAWINGS.
- ◆ INSTALL UNDERGROUND ELECTRIC PULLBOX PER ONCOR ELECTRIC CONSTRUCTION DRAWINGS.
- ◆ CONSTRUCT CONCRETE PAD PER ONCOR ELECTRIC STANDARDS. ONCOR ELECTRIC TO INSTALL TRANSFORMER. CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC LINE TO BUILDING. SEE MEP PLANS FOR EXACT BUILDING POINT OF CONNECTION.
- ◆ ONCOR ELECTRIC TO RELOCATE POWER POLE 31'± TO THE EAST.
- ◆ ONCOR ELECTRIC TO RELOCATE GUY WIRES TO AVOID CONFLICT WITH NEW SIDEWALK.
- ◆ INSTALL GAS LINE PER ATMOS ENERGY CONSTRUCTION DRAWINGS.
- ◆ INSTALL GAS METER PER ATMOS ENERGY STANDARDS. SEE MEP PLANS FOR EXACT LOCATION ON BUILDING.



COUNTY ROAD NO. 119
 (A.K.A. ED SCHMIDT BLVD.) (R.O.W. VARIES)
 ASPHALT PAVEMENT

10' WIDE P.U.E.
 DOC. NO. 2018094652

20' WIDE P.U.E.
 DOC. NO. 2018112870

REVISED WASTEWATER LAYOUT

FIRE DEPARTMENT NOTES:

1. NO OVERHEAD OBSTRUCTIONS SHALL BE LOWER THAN 13 FEET 6 INCHES, PER 2009 IFC 503.2.1.
2. FIRE APPARATUS ACCESS ROAD WILL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS. 2009 IFC APPENDIX D 1102.1.
3. NO CONSTRUCTION INVOLVING COMBUSTIBLE MATERIALS SHALL TAKE PLACE UNTIL ALL FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL.

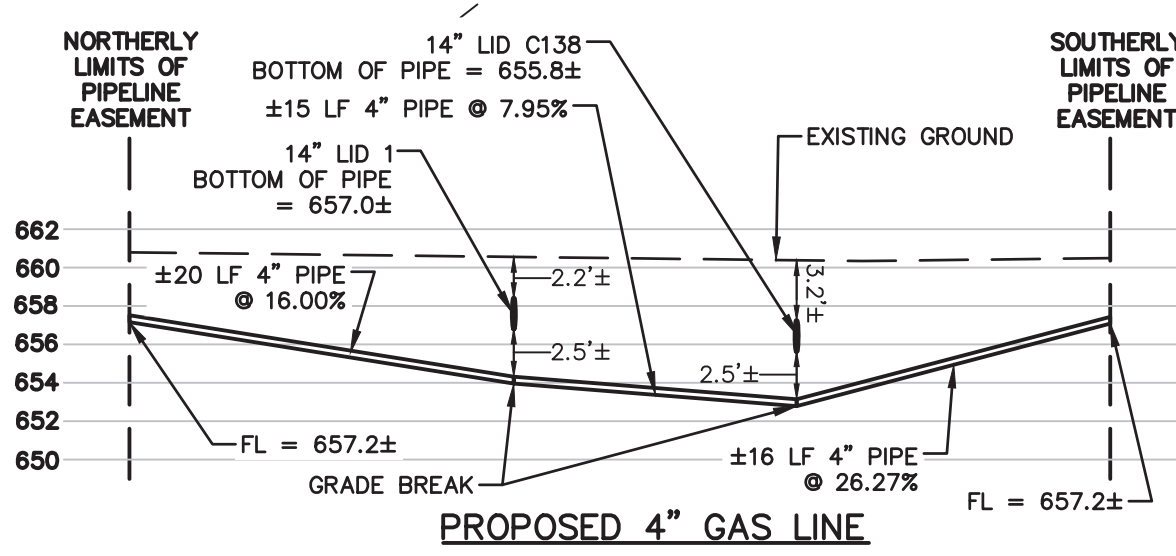
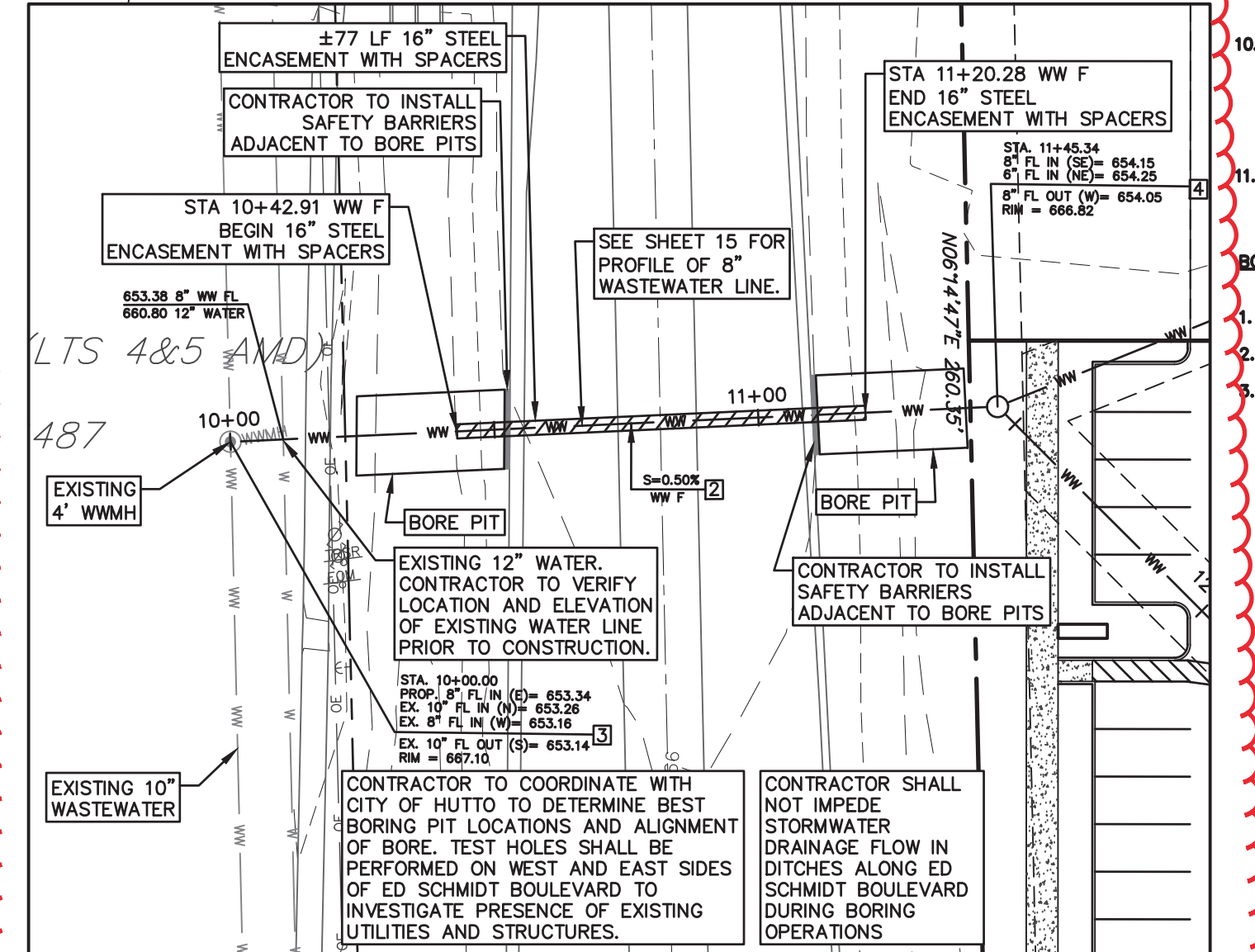
NOTES:

1. DIMENSIONS SHOWN ARE TAKEN FROM THE CENTER LINE OF PIPES AND BACK OF CURB.
2. SEE WASTEWATER AND WATER DETAILS ON SHEETS 16 - 17.
3. SEE CITY OF HUTTO WASTEWATER AND WATER NOTES ON SHEET 03.
4. WASTEWATER LINES SHALL BE PVC SDR-26.
5. WATER MAINS (NON FIRE LINES) SHALL BE AWWA C-900 PVC.
6. WATER MAIN DEPTH OF COVER IN UNPAVED AREAS SHALL BE 4' MINIMUM AND 2.5' BELOW SUBGRADE IN PAVED AREAS.
7. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AT WATER CROSSINGS WITH EXISTING DRY UTILITIES IF ENCOUNTERED.
8. WHERE WASTEWATER CROSSES ABOVE A WATER SUPPLY PIPE, IT MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE AND MUST USE MANUFACTURER-APPROVED ADAPTERS, GASKETED JOINTS, COMPRESSION JOINTS, AND OTHER NON-BONDED JOINTS MUST BE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.
9. IN LIEU OF USING PRESSURE RATED WASTEWATER PIPE, CONTRACTOR MAY CHOOSE TO ENCASE EACH PORTION OF THE WASTEWATER PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE IN A CASING PIPE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE, AND SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE CASING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
10. WHERE WASTEWATER CROSSES UNDER A WATER MAIN, THERE MUST BE TWO FEET OF SEPARATION BETWEEN THE PIPES AND THE WASTEWATER PIPE SHALL BE ENCASED IN CEMENT-STABILIZED SAND BACKFILL. THE CEMENT-STABILIZED SAND MUST INCLUDE AT LEAST 180 POUNDS OF CEMENT FOR EVERY CUBIC YARD OF SAND. BE INSTALLED BEGINNING ONE-QUARTER PIPE DIAMETER BELOW THE CENTERLINE OF THE PIPE, AND BE INSTALLED ENDING ONE FULL PIPE DIAMETER ABOVE THE TOP OF THE PIPE, OR 12 INCHES ABOVE THE TOP OF THE PIPE, WHICHEVER IS GREATER.
11. ALL UTILITY LINES ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR THE PROPERTY OWNER'S ASSOCIATION.

BORE NOTES:

1. ALL BORING OPERATIONS TO BE COORDINATED WITH THE CITY OF HUTTO.
2. BORE PITS SHALL BE COVERED AND PROTECTED AT THE END OF EACH WORK DAY.
3. BORE PITS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.

WASTEWATER IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY



HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=10'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	PROPERTY LINE / (R.O.W.) LINE
(Symbol)	(Symbol)	ROAD INDICATION
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	GROUND LIGHT
(Symbol)	(Symbol)	POWER POLE
(Symbol)	(Symbol)	DOWN GUY
(Symbol)	(Symbol)	TELEPHONE MANHOLE
(Symbol)	(Symbol)	WATER MANHOLE
(Symbol)	(Symbol)	WATER LINE MARKER
(Symbol)	(Symbol)	UNDERGROUND CABLE MARKER
(Symbol)	(Symbol)	UNDERGROUND GAS LINE MARKER
(Symbol)	(Symbol)	UNDERGROUND TELEPHONE MARKER
(Symbol)	(Symbol)	GAS RISER
(Symbol)	(Symbol)	TELEPHONE RISER
(Symbol)	(Symbol)	SPRINKLER CONTROL BOX
(Symbol)	(Symbol)	SWITCH GEAR & PAD
(Symbol)	(Symbol)	TRANSFORMER (SIZE VARIES)
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	CABLE TV RISER
(Symbol)	(Symbol)	ELECTRIC BOX
(Symbol)	(Symbol)	ELECTRIC METER
(Symbol)	(Symbol)	GAS METER
(Symbol)	(Symbol)	GAS VALVE
(Symbol)	(Symbol)	TRAFFIC CONTROL BOX
(Symbol)	(Symbol)	TRAFFIC SIGNAL POST
(Symbol)	(Symbol)	GRATE INLET
(Symbol)	(Symbol)	CURB INLET (SIZE VARIES)
(Symbol)	(Symbol)	STORMSEWER LINE
(Symbol)	(Symbol)	WATER LINE
(Symbol)	(Symbol)	WASTEWATER LINE
(Symbol)	(Symbol)	GAS LINE
(Symbol)	(Symbol)	UNDERGROUND ELECTRIC LINE
(Symbol)	(Symbol)	OVERHEAD ELECTRIC
(Symbol)	(Symbol)	UNDERGROUND TELEPHONE
(Symbol)	(Symbol)	UNDERGROUND CABLE AND INTERNET
(Symbol)	(Symbol)	TELECOMMUNICATIONS LINE
(Symbol)	(Symbol)	ELECTRIC MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	WASTEWATER MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	STORMSEWER MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	TELEPHONE MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	WASTEWATER CLEANOUT
(Symbol)	(Symbol)	CURB & GUTTER
(Symbol)	(Symbol)	EDGE OF PAVEMENT
(Symbol)	(Symbol)	CONTOUR

Stantec
 Stantec Consulting Services Inc.
 1905 Aldrich Street Suite 300
 Houston, TX 77058
 Tel: (713) 298-3344
 Fax: (713) 298-3300
 www.stantec.com

Permit/Seal
 STATE OF TEXAS
 LANCE RICHARD ORT
 86173
 LICENSED PROFESSIONAL ENGINEER
 Lance Orti
 04/06/2021

Client/Project
 ENDEAVOR REAL ESTATE GROUP
 HANSON'S CORNER EXPANSION - LOT 2
 HUTTO, WILLAMSON COUNTY, TEXAS

Project No.: 222010977
 File Name: 222010977.PUP04
 Scale: 4.6.2021
 Dwn. Dgn. Chkd. YYYY.MM.DD

Title
 UTILITY PLAN

Revision: Sheet: 14 of 24
 Drawing No. 14

Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Additional projects are needed in order to facilitate service for this project and are indicated below. All of the projects and the responsibility are shown below in Table 3.

Table 3

Project Description	Design and Construction Responsibility	Funding Responsibility	Estimated Completion
Secure additional short-term water supply	City	City	Fall 2025
Frame Switch Pump Station Expansion	City	City	Spring 2025
Construct 8" water main(s)	Developer	Developer	TBD by developer
Construct 8" wastewater main(s)	Developer	Developer	TBD by developer
Construct Brushy Creek Interceptor Ph III & Ph IV. Decommission Enclave LS	City	City	Fall 2026
Expansion of South WWTP	City	City	Summer 2026

Any cost sharing or reimbursements requested of the city must be approved in writing by Hutto City Council.

**DEVELOPMENT PLAN
EXHIBIT C**

Landscape Plan

CONCEPT ONLY

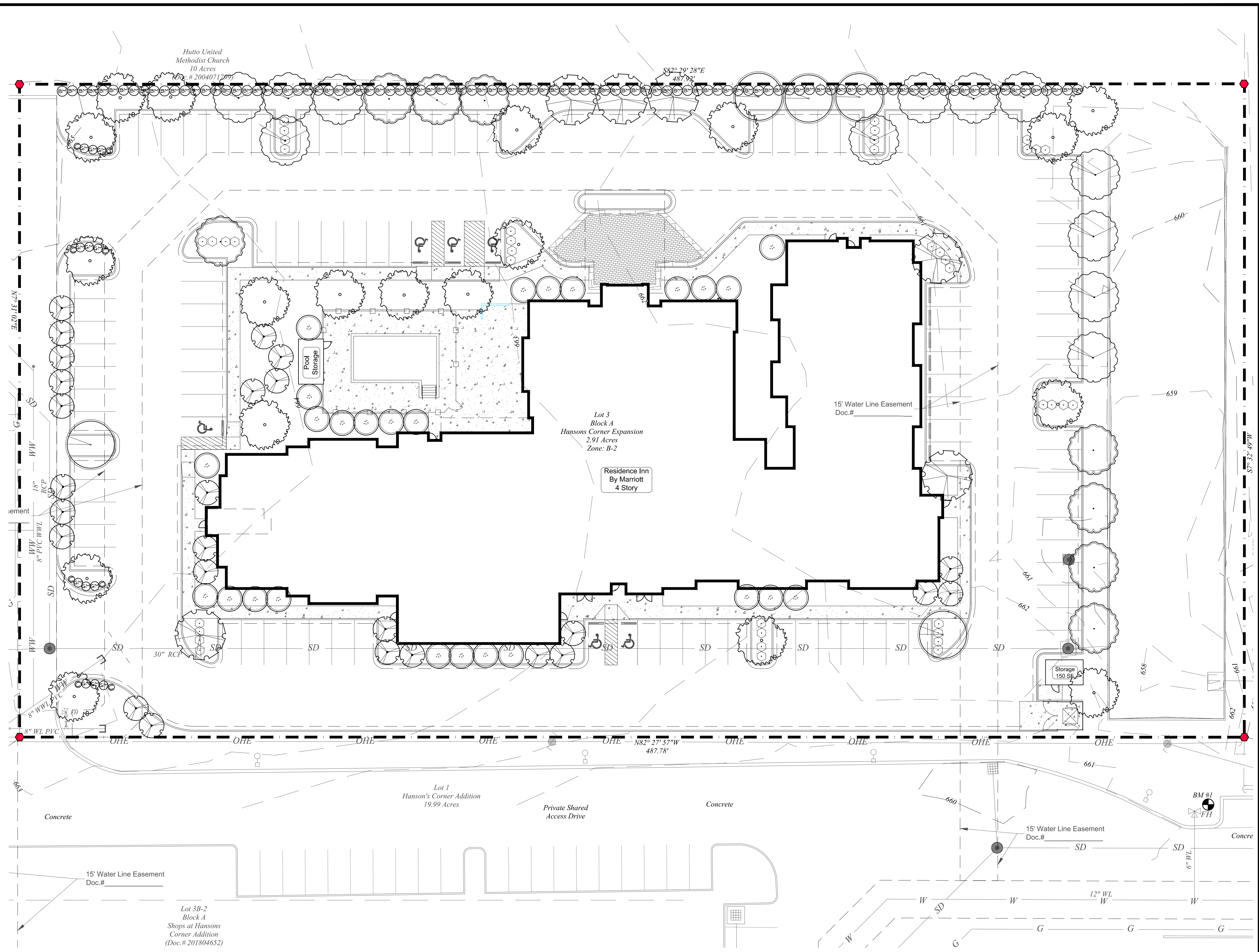


RESIDENCE INN- PUD CONCEPT PLAN



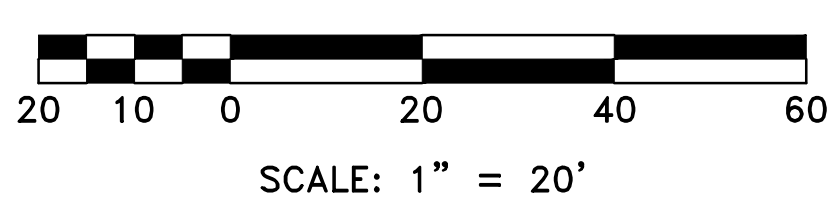
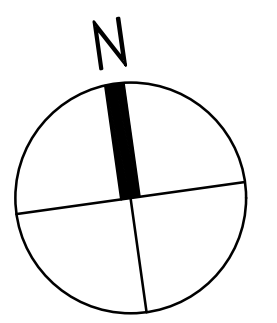
This is an artist's concept of "RESIDENCE INN-PUD CONCEPT PLAN" only. The actual layout/design may not appear as drawn and may change without notice.

PLANT SCHEDULE			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
CANOPY TREES			
	BO	8	BURR OAK / <i>Quercus macrocarpa</i>
	CE	6	CEDAR ELM / <i>Ulmus crassifolia</i>
	CO	5	CHINQUAPIN OAK / <i>Quercus muhlenbergii</i>
	LO	19	LIVE OAK / <i>Quercus virginiana</i>
	PO	12	MONTEREY OAK / <i>Quercus polymorpha</i>
ORNAMENTAL TREES			
	RB	26	TEXAS REDBUD / <i>Cercis canadensis</i> var. <i>texensis</i>
	YP	26	YAUAPON HOLLY / <i>Ilex vomitoria</i>
SHRUBS			
	SG	8	RED AUTUMN SAGE / <i>Salvia greggii</i> 'red'
GRASSES			
	BM	100	BIG MUHLY / <i>Muhlenbergia lindheimeri</i>
	DM	40	DEER MUHLY / <i>Muhlenbergia rigens</i>
	GM	12	GULF MUHLY / <i>Muhlenbergia capillaris</i>



A PUD CONCEPT LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PUD LANDSCAPE CONCEPT PLAN
NOT FOR CONSTRUCTION

REVISIONS:	NO.	DATE	BY	DESCRIPTION

PUD CONCEPT LANDSCAPE PLAN
RESIDENCE INN
328 ED SCHMIDT BOULEVARD - HUTTO, TEXAS 78634
11/22/25

EndVision Design, Inc.
land planning • design development • landscape architecture
P.O. BOX 341316, Austin, Texas 78734
Off: 512.670.1219 E-fax: 512.852.4704



**DEVELOPMENT PLAN
EXHIBIT D**

*Building Elevations and Architectural
Standards*



FRONT ELEVATION
WITH POOL ENCLOSURE



FRONT ELEVATION
W/O POOL ENCLOSURE

EXTERIOR FINISH LEGEND

 1	SHERWIN WILLIAMS NATURAL CHOICE SW 7011	 2	SHERWIN WILLIAMS FAWN BRINDLE SW 7640	 3	DAL TILE DIGNITARY SUPERIOR TAUPE LIGHT POLISHED 24"x48"	 4	CROSSVILLE TILE NOTORIOUS FILM NOIR HON 12"x24"	 5	CROSSVILLE TILE SHADES 2.0 CLAY CROSS SHEEN HON 6"x24"	 6	TRINITY TILE EMBARK NUT 8"x48"
---	---	---	---	---	--	---	---	---	--	---	---

*Mockup required to be submitted to owner and architect for approval.

RESIDENCE INN by MARRIOTT

Hutto, Texas

ARCHITECTURE PLANNING INTERIORS
 3221A WEST ALABAMA HOUSTON, TEXAS 77098
 Office 713-522-1054 Fax 713-522-4496 info@mcs-houston.com





SIDE ELEVATION
WITH POOL ENCLOSURE



SIDE ELEVATION
W/O POOL ENCLOSURE

RESIDENCE INN by MARRIOTT

Hutto, Texas

ARCHITECTURE PLANNING INTERIORS
3221A WEST ALABAMA HOUSTON, TEXAS 77098
Office 713-522-1054 Fax 713-522-4496 info@mcshouston.com

MCS
ARCHITECTS LLC