



City of Hutto

Agenda

Planning and Zoning Commission Meeting Tuesday, November 3, 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

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

- 4.1. 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.

[Agenda Item Report - AIR-20-397 - Pdf](#)

3 - 4

- 4.2. 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. 5 - 13
[Agenda Item Report - AIR-20-398 - Pdf](#)

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 6, 2020. 14 - 18
[Planning and Zoning Commission minutes - 06 Oct 2020](#)
- 5.2. 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. 19 - 23
[Agenda Item Report - AIR-20-376 - Pdf](#)
- 5.3. 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. 24 - 31
[Agenda Item Report - AIR-20-396 - Pdf](#)
- 5.4. 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. 32 - 39
[Agenda Item Report - AIR-20-400 - Pdf](#)

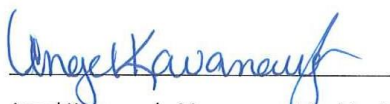
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

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.

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: 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.

Meeting: Planning and Zoning Commission - 03 Nov 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

As of the writing of this staff report, there have been no responses to the public notices. If there are any staff will present those at the meeting.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

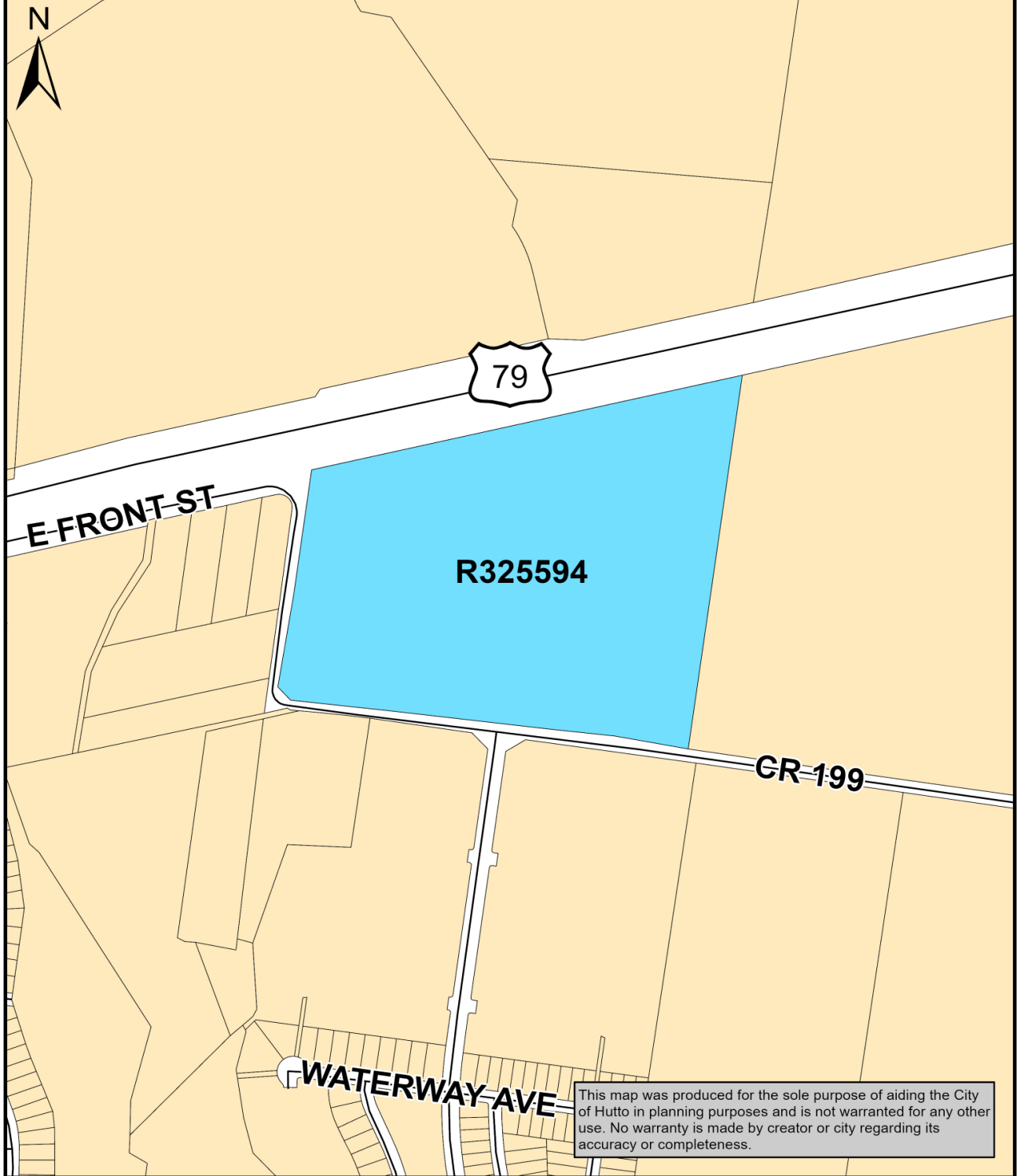
RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission hold the public hearing.

ATTACHMENTS:

[Urbana_at_Cottonwood_Creek\(SiteMap\)](#)

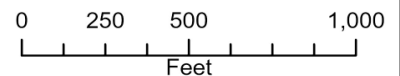
Urbana at Cottonwood Creek (43.521 acres)



Map Document: (K:\Site_Location_Maps\2020_Site_Location_Maps\Urbana_at_Cottonwood_Creek.mxd)

10/12/2020 -- 8:34:11 AM

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Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: 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.

Meeting: Planning and Zoning Commission - 03 Nov 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

As of the writing of this staff report there have been five responses to the public notice. Four in opposition and one in favor. Those have been included in the packet. If there are any more responses received before the meeting, those will be distributed at the meeting.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

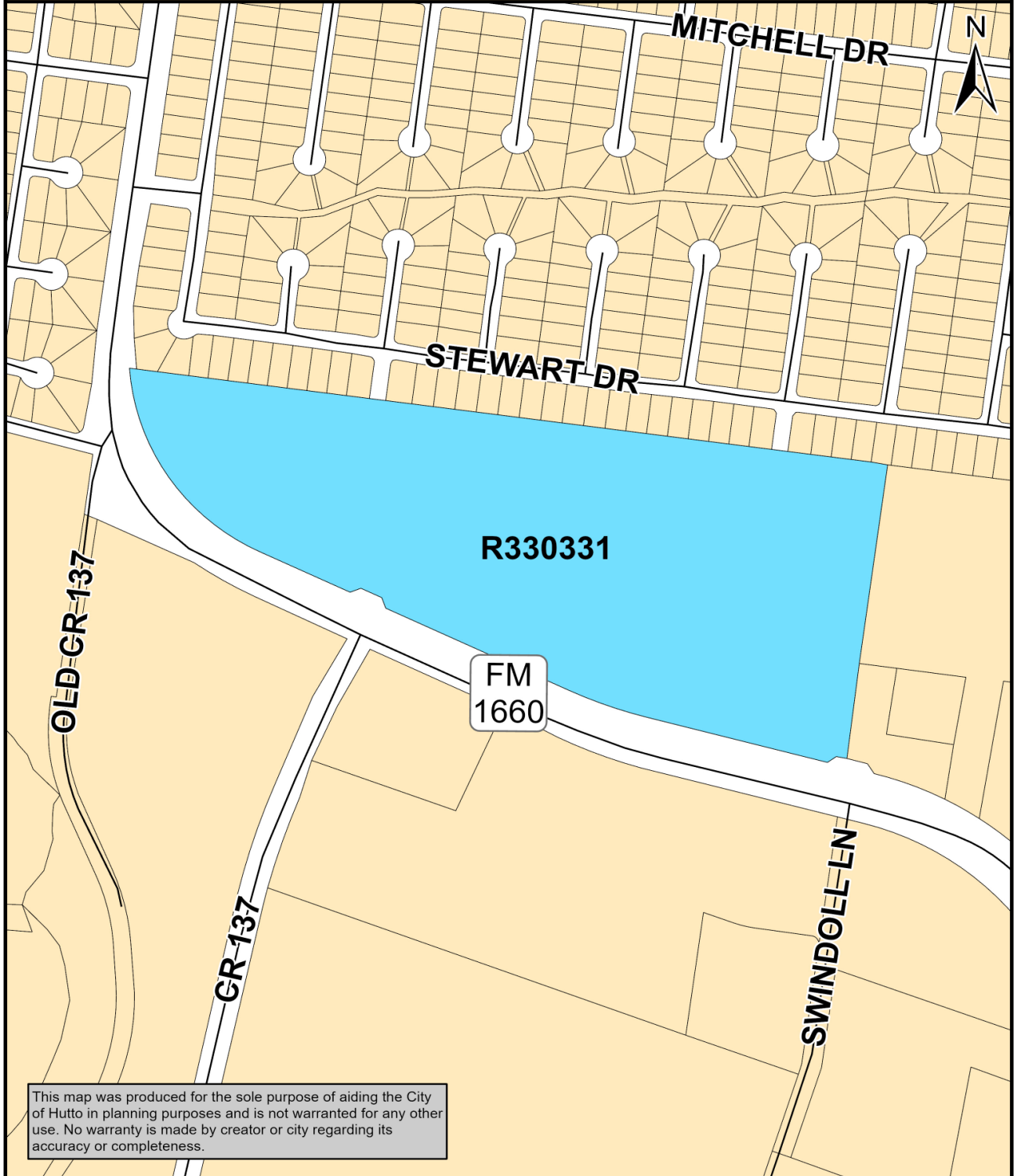
RECOMMENDATION:

Staff recommends that the City Council approve the first and final reading of the ordinance.

ATTACHMENTS:

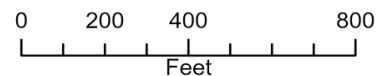
[Aspen Heights PUD\(SiteMap\)](#)
[Aspen Heights PH Responses](#)

Aspen Heights PUD (36.624 acres)



Map Document: (K:\Site_Location_Maps\2020_
Site_Location_Maps\Aspen_Heights_PUD.mxd)

10/12/2020 -- 9:37:39 AM Page 2 of 9



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Aspen Heights Planned Unit Development
November 3, 2020
Bennie Barnes
207 Creek Ledge Dr, Hutto, TX 78634
Against Rezoning

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Olivia Berry](#)
To: [Planning](#)
Subject: Objection to Rezoning of Aspen Heights Planned Unit Development, 36.624 acres on 1660 South
Date: Friday, October 23, 2020 11:28:34 AM
Attachments: [Screen Shot 2020-10-05 at 10.12.27 PM.png](#)

To whom it may concern at Hutto Development Services,

We received mailed notice of a proposed PUD zoning ordinance amendment for the property located on FM 1660 South. There is a planned hearing for these developments on November 3rd, 2020 and November 19th, 2020 at 7:00 PM, of which I hope to be in attendance. In addition to this email, I will be returning a mailed copy of the below and would love for a chance to state my claim to the community and the Hutto Planning and Zoning Commission and City Council on one or both of the above dates.

As homeowners (314 Stewart Drive) backing up directly to the parcel in question (see attached photo of our beautiful view!) our backyard overlooks some of the few remaining acres of untouched farmland within Hutto. If your goal is to create gray concrete suburban sprawl to line some pocketbooks, please reconsider in terms of the bigger picture.

A well-planned city includes parcels such as this for breathing room and solace. Not every square inch must be stuffed with asphalt and concrete with poorly erected houses built by cowboy builders, sold to the lowest contractor bid. This is an ecologically sensitive zone in proximity to the already stressed-out Brushy Creek and St. Edwards Aquifer.

Every single weekday, I watch a long caravan of children walk to and from Farley Middle School. Developing this tract of land creates increased opportunity for child endangerment due to decreased visibility and increased traffic. Building out = more child traffic deaths at this specific intersection.

There was talk of this parcel to be subdivided to include "Section 8" housing. Not only will this fall into the literal walking path of hundreds of children, it will drive property values down, disincentivizing interest in moving to Hutto.

Don't cheapen Hutto with another soulless, thoughtless subdivision. Honor the country roots of its founders by leaving a little precious grassland or convert it into a city park for the current citizens to enjoy and use. Take a chair out and sit down to witness these kids walking safely to school beside an already busy road. This last bastion of country land should remain untouched. Make your money on another parcel.

Plan thoughtfully, and Hutto won't be just another notch on the CedarParkPflugersRoundRockAustin continuation of sprawl.

Respectfully,

Olivia Berry

Medical Aesthetician, 512 642 3581

Mark Berry

Lab Compliance Technician, 512 998 3277

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) zoning ordinance amendment request for the property known as **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.

Name: Susan Misiti

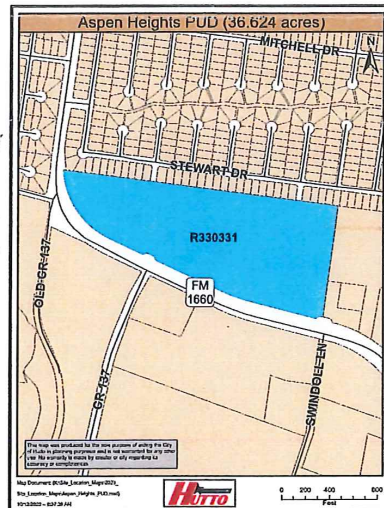
Address: 405 Ballentine CT, Hutto, TX 78634

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



I moved to Hutto, and Greenwood subdivision in 2013 from West Houston because I liked the small town feel and the open spaces, and comparatively little traffic in comparison to Houston. But since that time I see that vanishing as the open spaces are rapidly filling with houses and traffic, due to an infrastructure that can't keep up with the growth, increasing if this proposed subdivision is built. It will make Hutto no different than Round Rock, which I avoided buying a house in due to its congestion, and destroy the peacefulness the open spaces provide. Additionally, 1660 is not going to be able to handle the additional traffic this would bring, it already is backed up in the morning rush hour, as well as at the intersection of 1660S & 79.

Aspen Heights PUD Ordinance/PZ 11-03-2020 & CC 11-19-2020

Yvette Glover

From: becky french [REDACTED]
Sent: Saturday, October 24, 2020 1:40 PM
To: Planning
Subject: Aspen Heights PUD

This is in response to the notice of public hearings regarding the Aspen Heights PUD.

It would have been great if the notice had contained whether this was apartments or houses. Section 8 or not. Also if this were the same development that was supposed to go in on CR 137 across from Farley.

Thank you for letting us know this is proposed. I have to disagree with the 600 ft that will be affected by this. It will affect the whole area, including the school.

I object to the area being developed as a PUD.

This area floods and currently doesn't have adequate drainage.

The roads here are not constructed for more big trucks and more traffic. From King St. south the road was recently redone. It still cannot handle the rain or the traffic.

CR 137 is not in good shape and cannot handle the increase.

IF this is apartments, we don't need stinky dumpsters.

City people moving here have no idea how to deal with the wildlife that is here.

We have rabbits, field mice, skunks, armadillos, coyotes and a porcupine. Yes, you read that right, a porcupine. Hutto ACO and an officer did an awesome job rehoming it to the creek.

Will there be a retention pond? If you have one planned, it's probably not big enough. We have our Glenwood neighborhood retention pond and it will not handle the additional runoff from your development. It barely handles our neighborhood.

Also keep in mind you'll be building on farmland. Settling will happen.

Don't expect any incentives from Hutto. We're bankrupt.

Becky French

Avon Independent Sales Representative

512-470-1661 call or text

www.youravon.com/rebeccafrench

Interested in starting your own Avon business? Let me know!

Avon does fundraisers too!

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



**PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE**

PLANNING & ZONING COMMISSION ON: **NOVEMBER 3, 2020**
CITY COUNCIL ON: **NOVEMBER 19, 2020**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIME: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION AND CITY COUNCIL** will hold two separate public hearings regarding the proposed Planned Unit Development (PUD) zoning ordinance amendment request for the property known as **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.

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

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

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

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Planned Unit Development (PUD) zoning ordinance amendment request for the property known as **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.

Name: STUART GREGORY FARLEY
Address: PO Box 22309, Sacramento CA 95822

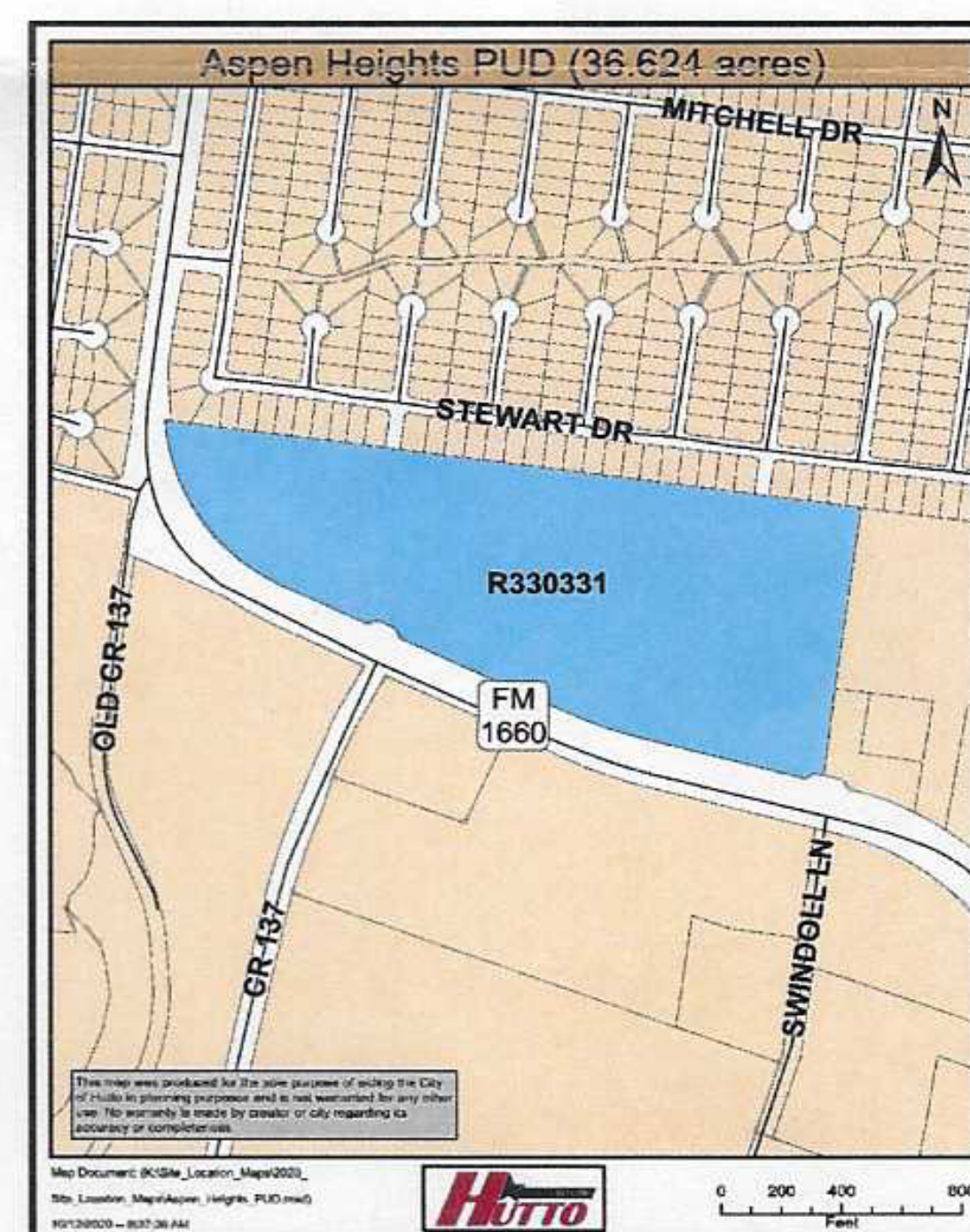
☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

We own R448286
across the street
and we support
this project. we need
more Housing in Hutto.

SITE LOCATION MAP



Aspen Height PUD Ordinance/PZ 11-03-2020 & CC 11-19-2020



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, October 6, 2020
City Council Chambers

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, October 6, 2020, at 7:00 PM, in the City Council Chambers, with the following members present:

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

EXCUSED:

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

Kelly Louis (Lewis) 126 Dana Drive Hutto TX 78634, spoke on item number 4.2 Consideration of a public hearing and possible recommendation on the proposed Covered Bridge Revised Preliminary Plat, 49.95 acres, more or less, of land, 231 residential lots, located off of CR 138. concerns were 1. Traffic through Lakeside Estates. 2. No gap in fence line, do not want a path between fences will cause a walkway for animals and no way for mowers to keep area clear.

- a) 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

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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.

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4 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 1, 2020.

Motion was made to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 1, 2020 as written by Commissioner Rick Hudson, seconded by Commissioner Randal Clark. Motion passed 7 Ayes to 0 Nays.

- b) Consideration of a public hearing and possible recommendation on the proposed Covered Bridge Revised Preliminary Plat, 49.95 acres, more or less, of land, 231 residential lots, located off of CR 138.

A motion was made to accept staff recommendation on the proposed Covered Bridge Revised Preliminary Plat, 49.95 acres, more or less, of land, 231 residential lots, located off of CR 138 as written by Commissioner Randal Clark, seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- c) Consideration of a public hearing and possible recommendation on the proposed Emory Crossing Preliminary Plat Revision #2, 315.28 acres, more or less, of land, 1,350 residential lots, one amenity lot and one commercial lot, located on FM 1660 North.

Chair Tony Wertz opened to public at 7:26 pm closed at 7:26 pm. A motion was made to accept staff recommendation on the proposed Emory Crossing Preliminary Plat Revision #2, 315.28 acres, more or less, of land, 1,350 residential lots, one amenity lot and one commercial lot, located on FM 1660 North as written by Commissioner Susanna Boyer, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- d) Consideration and possible recommendation on the proposed Cottonwood Creek Phase 3 Final Plat, 32.904 acres, more or less, of land, 138 residential lots, located on CR 199.

A motion was made to accept staff recommendation on the proposed Cottonwood Creek Phase 3 Final Plat, 32.904 acres, more or less, of land, 138 residential lots, located on CR 199 as written by Commissioner Rick Hudson, seconded by Commissioner Randal Clark. Motion passed 7 Ayes to 0 Nays.

- e) Consideration and possible recommendation on the proposed Emory Crossing Phase 2 Final Plat, 44.321 acres, more or less, of land, 108 residential lots, located off of CR 119 at Emory Crossing Boulevard.

A motion was made to accept staff recommendation on the proposed Emory Crossing Phase 2 Final Plat, 44.321 acres, more or less, of land, 108 residential lots, located off of CR 119 at Emory Crossing Boulevard as written by Commissioner Susanna Boyer, seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- f) Consideration and possible recommendation on the proposed Hansons Corner Expansion Final Plat, 4.8530 acres, more or less, of land, 3 commercial lots, located on Ed Schmidt Boulevard.

A motion was made to accept staff recommendation on the proposed Hansons Corner Expansion Final Plat, 4.8530 acres, more or less, of land, 3 commercial lots, located on Ed Schmidt Boulevard with the recommendation of commissioners to look into a Right in/ Right out option by Commissioner Rick Hudson, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 1 Nay (Commissioner Randal Clark).

- g) Consideration and possible recommendation on the proposed Highlands North Section 3 Final Plat, 44.847 acres, more or less, of land, 134 residential lots, located on CR 133.

Chair Tony Wertz called a 8 Minute break at 8:07pm called to order at 8:15pm.

A motion to accept staff recommendation on the proposed Highlands North Section 3 Final Plat, 44.847 acres, more or less, of land, 134 residential lots, located on CR 133 as written was made by Commissioner Randal Clark, seconded by Commissioner Susanna Boyer. Motion Passed 7 Ayes to 0 Nays.

- h) Consideration and possible recommendation on the proposed Hutto Crossing Phase 4 Section 13 Final Plat, 0.774 acres, more or less, of land, one commercial lots, located on Chris Kelley Boulevard.

A motion to accept staff recommendation on the proposed Hutto Crossing Phase 4 Section 13 Final Plat, 0.774 acres, more or less, of land, one commercial lots, located on Chris Kelley Boulevard as written was made by Commissioner Rick Hudson , seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- i) Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 2 Section 10.203, Development Review Process, Section 10.204.2, Effective Date and Expiration, Chapter 3, Section 10.311.9, Swimming Pools and Chapter 4, Section 10.405, Building Setbacks, General Rules.

Chair Tony Wertz opened to public at 8:30pm closed to public at 8:30pm.

A motion to accept staff recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 2 Section 10.203, Development Review Process, Section 10.204.2, Effective Date and Expiration, Chapter 3, Section 10.311.9, Swimming Pools and Chapter 4, Section 10.405, Building Setbacks, General Rules as written was made by Commissioner Susanna Boyer , seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- j) Consideration and possible action on the subdivision plat approval extension request for the Hutto Highlands Section 2 Phase 3 Final Plat, 42.698 acres, more or less, of land, 114 residential lots, located on FM 1660 North.

A motion to accept the subdivision plat approval extension request for the Hutto Highlands Section 2 Phase 3 Final Plat, 42.698 acres, more or less, of land, 114 residential lots, located on FM 1660 North as written was made by Commissioner Randal Clark, seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- k) Consideration and possible action on the subdivision plat approval extension request for the Hutto Square Section 6 Final Plat, 16.015 acres, more or less, of land, 64 residential lots, located on Limmer Loop.

A motion to accept the subdivision plat approval extension request for the Hutto Square Section 6 Final Plat, 16.015 acres, more or less, of land, 64 residential lots, located on Limmer Loop as written was made by Commissioner Susanna Boyer, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays.

- l) Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West.

A motion was made to accept a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West with condition that the minor modification expires in a year was made by Commissioner Rick Hudson, seconded by Commissioner James Weaver. Motion passed 7 Ayes to 0 Nays.

- m) Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West.

A motion was made to accept a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West with the condition that the minor modification expires in a year by Commissioner Randal Clark, seconded by Commissioner Jerika Lawyer. Motion Passed 7 Ayes to 0 Nays.

- n) Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 203 Holmstrom Street.

A motion to accept a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 203 Holmstrom Street with condition that the minor modification expires in a year was made by Commissioner Susanna Boyer, Seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

5 ADJOURNMENT

Having no further business Chair Tony Wertz adjourned meeting at 9:27pm.

6 CERTIFICATION

I certify that this notice of the **October 6, 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 2, 2020 at 3:00 P.M.**



Holly Nagy, City Secretary

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 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.
Meeting: Planning and Zoning Commission - 03 Nov 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Wilco Ranch Phase 2 Section 1 Final Plat consists of 84 residential lots and is 15.878 acres of land.

Current Zoning:

The subject property is zoned SF-1.

Surrounding Zoning:

North: ETJ (with Development Agreement)

East: ETJ (with Development Agreement)

South: Single-Family Residential

West: ETJ

Summary of Request:

The proposed Final Plat is comprised of 84 residential lots and 3 open space lots. There is also 3.422 acres of right-of-way and this section connects to Phase 3 with access to Ed Schmidt Boulevard.

Staff Review:

The proposal meets the minimum standards as required in the Development Agreement, Unified Development Code and state law.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

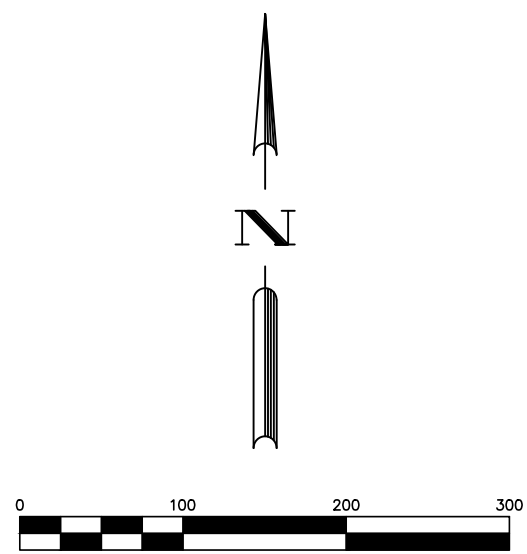
None applicable.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the Final Plat to City Council.

ATTACHMENTS:

[WilcoRanchPh2Sec1FP-Init-FinalPlat\(10-7-20\)](#)



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203,
NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE
AND CAN BE CONVERTED TO GRID BY DIVIDING BY
THE COMBINED SCALE FACTOR = 1.0001184402

BENCHMARK #1

BOX CUT IN CONCRETE ON "E" INLET ON NORTH RIGHT OF WAY OF LIMMER
LOOP/COUNTY ROAD 164 AT THE SOUTHEAST CORNER OF THE PROPERTY LOCATED
AT 2445 LIMMER LP., APPROXIMATELY 1,525 FEET WEST FROM THE INTERSECTION OF
LIMMER LOOP/COUNTY ROAD 164 AND ED SCHMIDT BOULEVARD/COUNTY ROAD 119.

GRID NORTHING: 10177474.6033
GRID EASTING: 3168195.6307
ELEVATION: 709.94 FEET

NAVD-88

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
WATERBUCK LOOP	50 FEET	1,280 FEET
GRAY FOX LOOP	50 FEET	565 FEET
GEMSBOK DRIVE	50 FEET	372 FEET
GRAY FOX COVE	50 FEET	266 FEET
WATERBUCK COVE	50 FEET	238 FEET
TOTAL LINEAR FEET		2,721 FEET

OWNER: CW-WILCO, LLC
ADDRESS: 8655 S. PRIEST DR.
TEMPE, ARIZONA, 85284
PHONE: FAX:

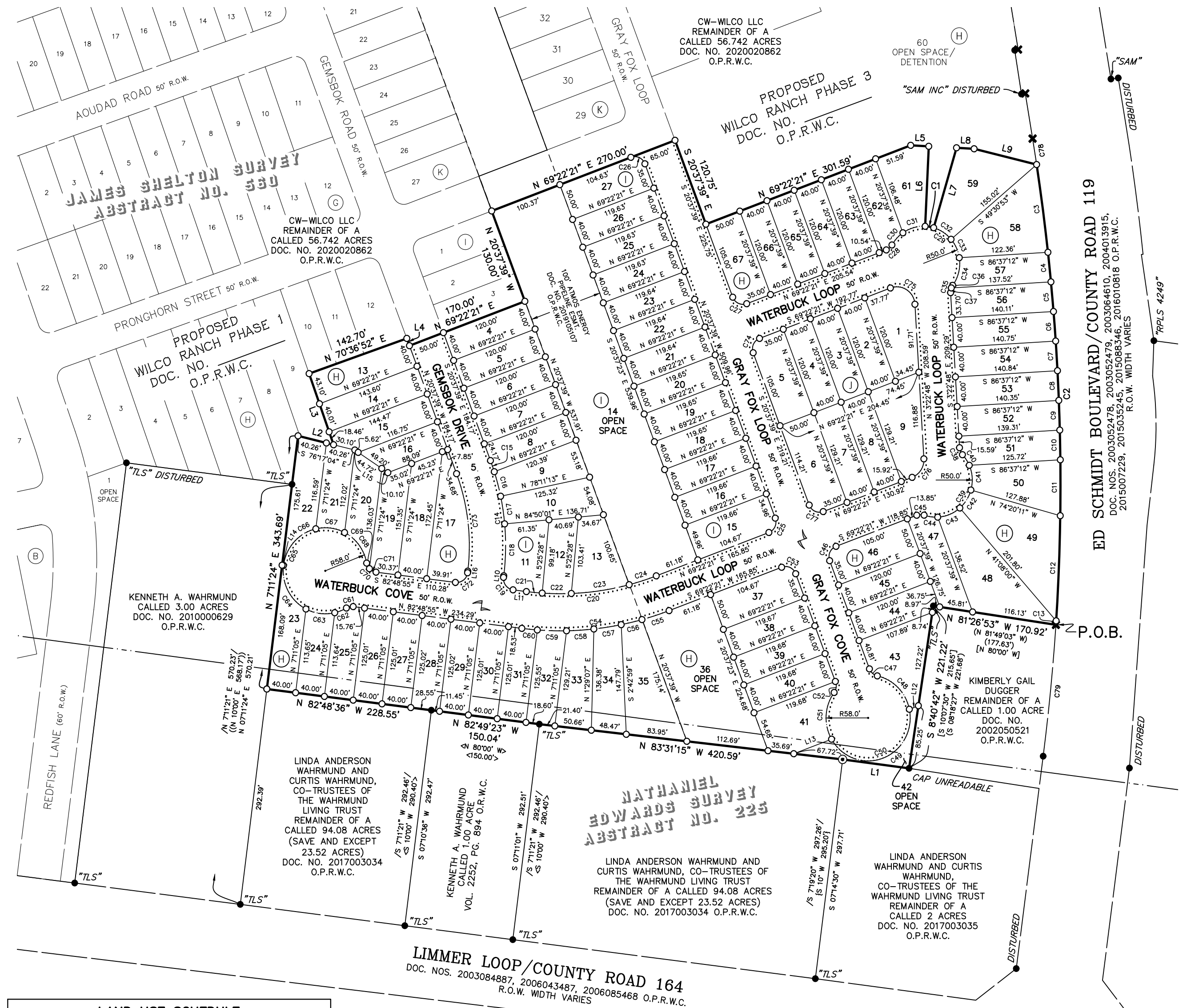
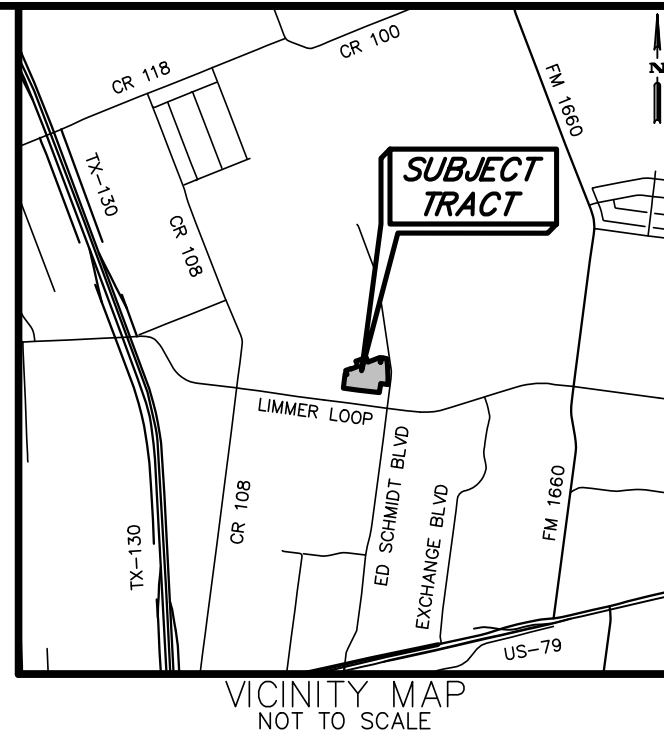
ACREAGE: 15.878 ACRES
SURVEY(S): JAMES SHELTON SURVEY, ABSTRACT NO. 560
NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225

NUMBER & ACREAGE BY LOT TYPE: RESIDENTIAL: 84 LOTS/10.689 ACRES
OPEN SPACE: 3 LOTS/1.767 ACRES
RIGHT-OF-WAY: 3.422 ACRES

SUBMITTAL DATE:

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)

ENGINEER: BGE, INC. (TIMOTHY M. HOLLAND, PE)
PHONE: (512) 879-0433 FAX: _____



LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	84	10.689 ACRES
RIGHT-OF-WAY	—	3.422 ACRES
OPEN SPACE	3	1.767 ACRES
TOTAL	87	15.878 ACRES

FINAL PLAT
WILCO RANCH
PHASE 2 SECTION 1

A SUBDIVISION OF 15.878 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560, AND
THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
WILLIAMSON COUNTY, TEXAS

LEGEND

DOC.	DOCUMENT
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
O.P.R. W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
R.Q.W.	RIGHT-OF-WAY
VOL.	VOLUME
()	RECORD INFORMATION FROM DOC. NO. 2015035245
[]	RECORD INFORMATION FROM DOC. NO. 2002050521
{ }	RECORD INFORMATION FROM DOC. NO. 2017003035
< >	RECORD INFORMATION FROM VOL. 2252, PG. 894 C
(())	RECORD INFORMATION FROM DOC. NO. 2010000629
[[]]	RECORD INFORMATION FROM DOC. NO. 2015035244
/ \	RECORD INFORMATION FROM DOC. NO. 2017003034
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
✕	FOUND ETCHED "X" IN CONCRETE
◎	FOUND 1" IRON PIPE
↙	STREET NAME CHANGE

LOT PERCENTAGE TABLE			
LOT SIZE	PREVIOUS	PROPOSED PHASE 2 SEC. 1	TOTAL
40	80	84	164
45	83	0	83

Received 10/07/2020



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

SHEET 1 OF 3

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	11.93'	50.00'	13°39'57"	N 80°31'17" W	11.90'
C2	621.75'	2,840.73'	12°32'25"	N 02°27'22" W	620.51'
C3	119.24'	2,840.73'	2°24'18"	N 07°31'25" W	119.24'
C4	40.04'	2,840.73'	0°48'27"	N 05°55'03" W	40.04'
C5	40.02'	2,840.73'	0°48'26"	N 05°06'36" W	40.02'
C6	40.01'	2,840.73'	0°48'25"	N 04°18'11" W	40.01'
C7	40.00'	2,840.73'	0°48'24"	N 03°29'46" W	40.00'
C8	40.00'	2,840.73'	0°48'25"	N 02°41'22" W	40.00'
C9	40.01'	2,840.73'	0°48'25"	N 01°52'57" W	40.01'
C10	40.03'	2,840.73'	0°48'27"	N 01°04'31" W	40.03'
C11	75.30'	2,840.73'	1°31'08"	N 00°05'17" E	75.30'
C12	141.76'	2,840.73'	2°51'33"	N 02°16'37" E	141.74'
C13	5.33'	2,840.73'	0°06'27"	N 03°45'37" E	5.33'
C14	157.76'	325.00'	27°48'44"	S 06°43'17" E	156.22'
C15	15.83'	325.00'	2°47'28"	S 19°13'55" E	15.83'
C16	34.17'	325.00'	6°01'24"	S 14°49'29" E	34.15'
C17	37.70'	325.00'	6°38'48"	S 08°29'23" E	37.68'
C18	70.06'	325.00'	12°21'04"	S 01°00'33" W	69.92'
C19	23.56'	15.00'	90°00'00"	S 37°48'55" E	21.21'
C20	182.03'	375.00'	27°48'44"	N 83°16'43" E	180.25'
C21	21.86'	375.00'	3°20'25"	S 84°29'07" E	21.86'
C22	40.15'	375.00'	6°08'05"	S 89°13'22" E	40.13'
C23	80.79'	375.00'	12°20'40"	N 81°32'16" E	80.64'
C24	39.22'	375.00'	5°59'35"	N 72°22'09" E	39.21'
C25	23.56'	15.00'	90°00'00"	N 24°22'21" E	21.21'
C26	23.56'	15.00'	90°00'00"	N 65°37'39" W	21.21'
C27	23.56'	15.00'	90°00'00"	S 65°37'39" E	21.21'

LEGAL DESCRIPTION

FIELD NOTES FOR A 15.878 ACRE TRACT OF LAND SITUATED IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, AND THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, BOTH OF WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 56.742 ACRE TRACT OF LAND AS CONVEYED TO CW-WILCO LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2020020862 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 15.878 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "X" in concrete found on the curving west right-of-way line of Ed Schmidt Boulevard/County Road 119 (R.O.W. ~ Varies) as dedicated by Document Nos. 2003052478, 2003052479, 2003064610, 2004013915, 2015007229, 2015035244, 2015035245, 2015088346, and 2016010818 all recorded in the Official Public Records of Williamson County Texas, at the most easterly southeast corner of the above described CW-Wilco Tract, at the northeast corner of a remainder of a called 1.00 acre tract of land as conveyed unto Kimberly Gail Dugger by Warranty Deed recorded in Document Number 2002050521 of the Official Public Records of Williamson County, Texas, for the most easterly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the line common to said CW-Wilco Tract and remainder of said Dugger 1.00 acre tract, N 81°26'53" W a distance of 170.92 feet, (Record N 81°49'03" W) to 1/2-inch iron rod with a cap stamped "TLS" found at the northwest corner of the remainder of the 1.00 acre tract, at an interior corner of said CW-Wilco Tract, for an interior corner of the herein described tract;

THENCE, continuing with the line common to said CW-Wilco Tract and remainder of said Dugger 1.00 acre tract, S 08°40'42" W a distance of 221.22 feet, (Record S 08°18'27" W, 221.68 feet) to a 1/2-inch iron rod with an unreadable cap found on the north line of a remainder of a called 2 acre tract of land as conveyed to Linda Anderson Wahrmund and Curtis Wahrmund, Co-Trustees of the Wahrmund Living Trust by Special Warranty Deed recorded in Document No. 2017003035 of the Official Public Records of Williamson County, Texas, at the most southerly southeast corner of the said CW-Wilco Tract, for the most southerly southeast corner of the herein described tract;

THENCE, with the line common to said CW-Wilco Tract and the remainder of said 2 acre tract, N 82°33'05" W a distance of 92.39 feet, (Record N 81°49'03" W) to a 1-inch pipe found at the northwest corner of the remainder of said 2 acre tract, at the northeast corner of the remainder of a called 94.08 acre tract of land as conveyed to Linda Anderson Wahrmund and Curtis Wahrmund, Co-Trustees of The Wahrmund Living Trust by Special Warranty Deed recorded in Document No. 2017003034 of the Official Public Records of Williamson County, Texas, for an angle point;

THENCE, with the line common to said CW-Wilco Tract and the remainder of said 94.08 acre tract, N 83°31'15" W a distance of 420.59 feet to a 1/2-inch iron rod with a cap stamped "TLS" found at the northeast corner of a called 1.00 acre tract of land as conveyed to Kenneth A. Wahrmund by Deed of Gift recorded in Volume 2252, Page 894 of the Official Records of Williamson County, Texas, at a northwest corner of the remainder of said 94.08 acre tract, for an angle point;

THENCE, with the line common to said CW-Wilco Tract and said Wahrmund 1.00 acre tract, N 82°49'23" W a distance of 150.04 feet, (Record N 80°00' W, 150.00 feet) to a 1/2-inch iron rod found at the northwest corner of said Wahrmund 1.00 acre tract, at a northeast corner of the remainder of said 94.08 acre tract, for an angle point;

THENCE, with the line common to said CW-Wilco Tract and the remainder of said 94.08 acre tract, N 82°48'36" W a distance of 228.55 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set on the east line of a called 3.00 acre tract of land as conveyed to Kenneth A Wahrmund by Warranty Deed recorded in Document No. 2010000629 of the Official Public Records of Williamson County, Texas, at the northwest corner of the remainder of said 94.08 acre tract, at a southwest corner of said CW-Wilco Tract, for the southwest corner of the herein described tract;

THENCE, partly with the line common to said CW-Wilco Tract and said Wahrmund 3.00 acre tract and partly over and across said CW-Wilco Tract, N 07°11'24" E, (Record N 10°00' E), pass a 1/2-inch iron rod with a cap stamped "TLS" found at the northeast corner of the 3.00 acre tract, and at an interior corner of said CW-Wilco Tract at a distance of 277.82 feet, and continuing on for a total distance of 343.69 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most westerly northwest corner of the herein described tract;

THENCE, continuing over and across said CW-Wilco Tract, S 76°17'04" E a distance of 50.43 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C28	10.40'	15.00'	39°42'54"	N 49°30'54" E	10.19'
C29	162.91'	50.00'	186°40'40"	S 57°00'13" E	99.83'
C30	22.47'	50.00'	25°44'41"	N 42°31'47" E	22.28'
C31	32.50'	50.00'	37°14'37"	N 74°01'26" E	31.93'
C32	28.98'	50.00'	33°12'11"	S 57°05'13" E	28.57'
C33	27.61'	50.00'	31°38'17"	S 24°39'58" E	27.26'
C34	39.43'	50.00'	45°10'56"	S 13°44'39" W	38.42'
C35	10.40'	15.00'	39°42'54"	S 16°28'40" W	10.19'
C36	3.90'	15.00'	14°53'37"	S 28°53'18" W	3.89'
C37	6.50'	15.00'	24°49'18"	S 09°01'51" W	6.45'
C38	10.40'	15.00'	39°42'54"	S 23°14'15" E	10.19'
C39	132.80'	50.00'	152°10'58"	S 32°59'47" W	97.07'
C40	17.18'	50.00'	19°41'15"	S 33°15'05" E	17.10'
C41	34.10'	50.00'	39°04'16"	S 03°52'19" E	33.44'
C42	28.98'	50.00'	33°12'11"	S 32°15'54" W	28.57'
C43	33.53'	50.00'	38°25'40"	S 68°04'50" W	32.91'
C44	19.02'	50.00'	21°47'36"	N 81°48'33" W	18.90'
C45	10.40'	15.00'	39°42'54"	S 89°13'48" W	10.19'
C46	23.56'	15.00'	90°00'00"	S 24°22'21" W	21.21'
C47	14.86'	15.00'	56°46'26"	S 49°00'52" E	14.26'
C48	66.58'	58.00'	65°46'03"	N 44°31'03" W	62.98'
C49	164.00'	58.00'	162°00'45"	N 69°22'21" E	114.57'
C50	297.16'	58.00'	293°32'52"	N 69°22'21" E	63.56'
C51	66.58'	58.00'	65°46'03"	S 03°15'45" W	62.98'
C52	14.86'	15.00'	56°46'26"	N 07°45'34" E	14.26'
C53	23.56'	15.00'	90°00'00"	N 65°37'39" W	21.21'
C54	206.30'	425.00'	27°48'44"	S 83°16'43" W	204.28'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C55	39.21'	425.00'	5°17'09"	S 72°00'56" W	39.19'
C56	29.52'	425.00'	3°58'48"	S 76°38'54" W	29.52'
C57	38.08'	425.00'	5°08'03"	S 81°12'20" W	38.07'
C58	37.80'	425.00'	5°05'46"	S 86°19'15" W	37.79'
C59	40.21'	425.00'	5°25'14"	N 88°25'15" W	40.19'
C60	21.48'	425.00'	2°53'44"	N 84°15'46" W	21.48'
C61	9.76'	15.00'	37°17'12"	S 78°32'29" W	9.59'
C62	17.34'	58.00'	17°07'53"	N 68°27'50" E	17.28'
C63	40.84'	58.00'	40°20'33"	S 82°47'57" E	40.00'
C64	70.68'	58.00'	69°49'04"	S 27°43'08" E	66.38'
C65	293.37'	58.00'	289°48'45"	S 24°48'16" W	66.69'
C66	70.69'	58.00'	69°49'43"	S 42°06'16" W	66.39'
C67	40.84'	58.00'	40°20'33"	N 82°48'36" W	40.00'
C68	52.99'	58.00'	52°20'58"	N 36°27'50" W	51.17'
C69	8.53'	15.00'	32°35'00"	S 26°34'51" E	8.42'
C70	18.99'	15.00'	72°31'33"	S 46°33'08" E	17.74'
C71	10.46'	15.00'	39°56'33"	S 62°50'38" E	10.25'
C72	23.56'	15.00'	90°00'00"	N 52°11'05" E	21.21'
C73	133.49'	275.00'	27°48'44"	N 06°43'17" W	132.18'
C74	23.56'	15.00'	90°00'00"	S 24°22'21" W	21.21'
C75	46.80'	25.00'	107°14'51"	N 57°00'13" W	40.26'
C76	31.74'	25.00'	72°45'09"	N 32°59'47" E	29.65'
C77	23.56'	15.00'	90°00'00"	S 65°37'39" E	21.21'
C78	35.39'	2,840.73'	0°42'50"	N 09°04'59" W	35.39'
C79	177.83'	2,840.00'	3°35'16"	N 05°40'49" E	177.80'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2		(2,840.73')			
C76		(2,840.73')			
C77	[[178.34']]	[[2,840.00']]	[[3°35'53"]]	[[S 05°36'50" W]]	[[178.31']]

R – RESIDENTIAL O/S – OPEN SPACE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
13	H	5,947	R
14	H	5,761	R
15	H	5,459	R
16	H	4,097	R
17	H	7,060	R
18	H	6,476	R
19	H	5,663	R
20	H	4,722	R
22	H	5,427	R
23	H	5,217	R
24	H	4,450	R
25	H	4,875	R
26	H	5,001	R
27	H	5,001	R
28	H	5,001	R
29	H	5,001	R
30	H	5,000	R
31	H	5,004	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
32	H	5,085	R
33	H	5,828	R
34	H	6,079	R
35	H	8,683	R
36	H	19,988	R
37	H	5,935	O/S
38	H	4,787	R
39	H	4,787	R
40	H	4,787	R
41	H	6,685	R
42	H	2,533	R
43	H	6,968	O/S
44	H	4,741	R
45	H	4,800	R
46	H	5,952	R
47	H	5,362	R
48	H	10,454	R
49	H	11,623	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
50	H	6,688	R
51	H	5,409	R
52	H	5,595	R
53	H	5,626	R
54	H	5,634	R
55	H	5,619	R
56	H	5,579	R
57	H	5,081	R
58	H	9,324	R
59	H	8,582	R
61	H	5,797	R
62	H	4,602	R
63	H	4,800	R
64	H	4,800	R
65	H	4,800	R
66	H	4,800	R
67	H	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
4	I	4,800	R
5	I	4,800	R
6	I	4,800	R
7	I	4,800	R
8	I	4,802	R
9	I	5,328	R
10	I	5,906	R
11	I	5,208	R
12	I	4,066	R
13	I	5,846	R
14	I	54,161	O/S
15	I	5,930	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
16	I	4,786	R
17	I	4,786	R
18	I	4,786	R
19	I	4,786	R
20	I	4,786	R
21	I	4,786	R
22	I	4,786	R
23	I	4,786	R
24	I	4,785	R
25	I	4,785	R
26	I	4,785	R
27	I	5,933	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	J	6,106	R
2	J	4,800	R
3	J	4,800	R
4	J	4,800	R
5	J	5,952	R
6	J	6,412	R
7	J	5,169	R
8	J	5,169	R
9	J	6,965	R

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
L1	{N 80° W}	
	{N 81°49'03" W}	(87.43')

Received 10/07/2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 82°33'05" W	92.39'
L2	S 76°17'04" E	50.43'
L3	N 19°23'08" W	101.57'
L4	S 20°37'39" E	10.51'
L5	S 86°58'18" E	24.94'
L6	S 02°38'45" W	107.84'
L7	N 16°18'42" E	112.17'
L8	S 86°58'18" E	24.28'

LINE TABLE	
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STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT CW-WILCO LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH CW-LT MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER, BY JOHN E. CORK, PRESIDENT, BEING THE OWNER OF A CALLED 56.742 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2020020862 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; DOES HEREBY SUBDIVIDE 15.878 ACRES OF LAND OUT OF THE JAMES SHELTON SURVEY, A-560 AND THE NATHANIEL EDWARDS SURVEY, A-225, BOTH OF WILLIAMSON COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

WILCO RANCH PHASE 2 SECTION 1

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

CW-WILCO LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: CW-LT MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

JOHN E. CORK, PRESIDENT
8655 S. PRIEST DR.
TEMPE, ARIZONA 85284

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN E. CORK, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

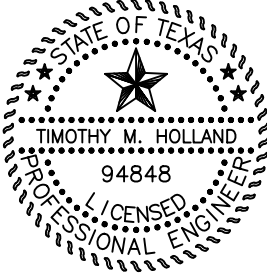
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, REVISED DECEMBER 19, 2019.

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

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

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

DATE



I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.

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

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

7/15/2020
DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR
DATE

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

DOUG GAUL, MAYOR
DATE

CITY SECRETARY
DATE

FINAL PLAT
WILCO RANCH
PHASE 2 SECTION 1

A SUBDIVISION OF 15.878 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560, AND
THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001184402
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO THE DEVELOPMENT AGREEMENT RECORDED AS DOC. NO. _____ O.P.R.W.C.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 - D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CON SERVICE AREA 10970 AND WASTEWATER CON SERVICE AREA 21053. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH JONAH WATER SPECIAL UTILITY DISTRICT AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. JONAH WATER SPECIAL UTILITY DISTRICT ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48491C0520F, REVISED DECEMBER 19, 2019.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. 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.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 10/07/2020



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

SHEET 3 OF 3

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 - 03 Nov 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

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 \$40,425 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](#)



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



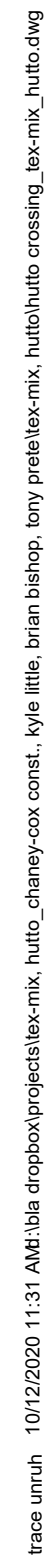
Date		10/10/2020	
Description		Updating final design drawings	
Rev		7	
Consultant Seal			
Company Name and Address			
William S. Blair 5172 522-9379 Will@Blair-LA.com www.Blair-LA.com 300 W Main St. Ste 12 Round Rock, TX 78664			
BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY. INTEGRITY. RELIABILITY.			
			
			
William S. Blair October 12, 2020			
Project Name and Address			
Hutto Crossing Industrial Park Hutto, Texas			
Sheet Title			
Landscape Plan			
Design By: TLU			
Checked By: xxxx			
Issue Date: 10/10/2020			
Project Number: 20005-LP			
L1 xx OF xx			



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

L2

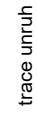
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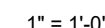
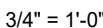
*R - DENOTES TREE TO BE REMOVED



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



	Date	Description	Rev
	Update per client		1
	Updating per latest changes		2
	06/18/2020		
Consultant Seal			
Company Name and Address William S. Blair (512) 522-9979 Will@BlairLA.com www.Blair-LA.com 306 W Main St, Ste 12 Round Rock, TX 78664			
			
 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: xxxx Issue Date: 10/12/2020 Project Number: 2000S-LP L4 xx OF xx			

 $1'' = 1'-0$ 

- 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.

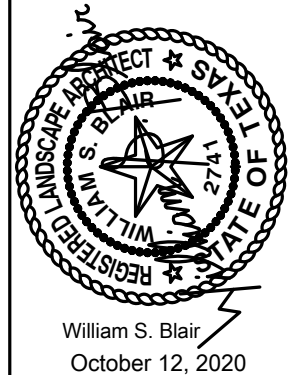
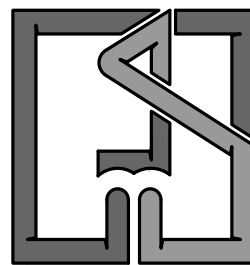
Any required landscape areas shall be irrigated by an underground automatic system that may include a drip irrigation system. This system shall adhere to manufacturer specifications and the rules and regulations established by TCEQ or successor agency. In addition, an irrigation system must be designed 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 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

William S. Blair
12) 522-8979
will@BlairLA.com
www.BlairLA.com
6 W Main St,

**BLAIR LANDSCAPE
ARCHITECTURE, LLC**
QUALITY. INTEGRITY. RELIABILITY.



Hutto Crossing Industrial Park

ing Indu
Hutto, Texas

Landscape Details & Specifications

Design By: TU
Checked By: xxxx
Issue Date: 10/12/2020
Project Number: 20005-LF

L5
xx OF x

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.

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: 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.

Meeting: Planning and Zoning Commission - 03 Nov 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed preliminary plat is on the agenda for a statutory denial.

1. The preliminary plat was submitted in parts, with a portion of the application submitted on October 5th and the remaining application requirements being sent prior to but not delivered until after the October 5th deadline. Applicant sent an email acknowledging the items sent would not be delivered until after 10/6/2020 (see attached).
2. The Preliminary Plat application states a preliminary plat and final plat may not be submitted simultaneously. Hutto UDC Section 10.604.2.2
 - a. Unfortunately, this proposed preliminary plat was submitted with a Resubdivision on the same document. State law does not have allowances to preliminary plat a lot of record.
3. The application does not include the extension of Live Oak Street through the property. Hutto UDC Section 10.605.1.1 as required by the 2017 Mobility Master Plan.
4. There are also some minor deficiencies and clarifications needed on the document.
 - a. Correct the city signature block, the property is not in the ETJ.
 - b. Update the title to state either The Landing Preliminary Plat or Preliminary Plat of The Landing.
 - c. Update the submittal date, the full application was not received on 9/29/2020, remove the secondary submittal date on the lower right hand of the schematic.
 - d. Update P&Z date – September 29 is not the correct date, update to November 3
 - e. Submit a Preliminary Plat and Resubdivision/Final Plat as separate applications and all required fees associated.
 - f. Correct typo in plat note #8
 - g. Update City Secretary to Holly Nagy
 - h. Updated TIA is pending review by 3rd party consultant, comments for TIA will be addressed separately. There was not a mention of the dedication of Right-of-Way, construction or anything related to the extension of Live Oak Street through this property. The improvements related to the extension of a Major Collector through the property needs to be addressed.
 - i. Per previous discussions with Engineering Staff and development team it was made clear that Live Oak Street will be required to extend through this development as depicted in the Mobility Masterplan as adopted and as required by Hutto UDC Section 10.615. ROW for the extension of a Major Collector (Live Oak Street, Project A31, 83 foot Wide ROW) should be laid out on this plat with the alignment approved by the city.

- j. Is there proposed any drainage easements for the ditches along the West and South property boundaries and along the existing creek?
- k. Please clarify how access is planned for each lot, from existing and or proposed public roadways. Driveway locations shall be approved by city engineering staff.
- l. Connection to cities wastewater system and required offsite improvements should be designed in accordance with the plan laid out by DCS Engineers and will be subject to approval during the construction plan review process.
- m. Please remove the 9 lots mentioned for Block A under the plat synopsis – this is conflict with the three lots shown.
- n. Point of Beginning (POB) shall be provided.
- o. For Plat Note 3 on Sheet 4, please state that a 10 foot (instead of 5) PUE is dedicated along and adjacent to all street side property lines.
- p. Plat Note 12, please use current FEMA map of December 20, 2019.

The applicant did not waive their right to the provision of the Texas Local Government Code 212.009(b), thus the plat must be acted upon within 30 days. The applicant may submit a request for a waiver before the item is considered.

Comments on the application were delayed due to Covid-19.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

None at this time.

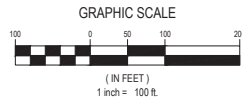
RECOMMENDATION:

Staff recommends that Planning and Zoning Commission statutorily deny the application for deficiencies listed above.

ATTACHMENTS:

[The Landing Preliminary Plat](#)
[Landing Email](#)

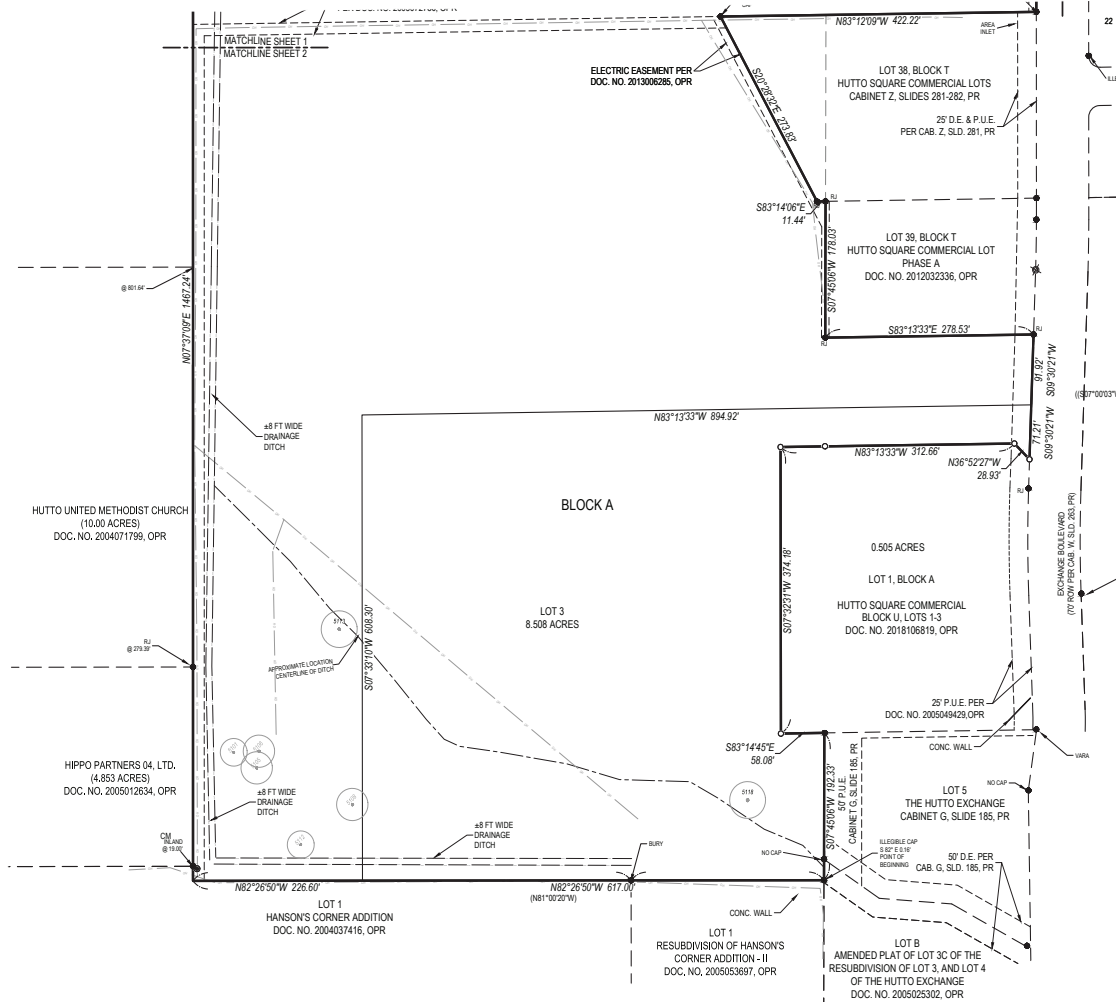
Lot Area Table	
Lot #	Area
1	15.424
2	22.085
3	8.508



THE LANDING

CITY OF HUTTO, WILLIAMSON COUNTY PRELIMINARY PLAT

A SUBDIVISION OF 46.016 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
AND RESUBDIVISION OF LOT 21, BLOCK B,
HUTTO SQUARE SECTION ONE,
WILLIAMSON COUNTY, TEXAS.



LEGEND

- ✕ "X" OR PUNCH MARK FOUND
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- TADOT 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 12S.

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 STORMSEWER
CURB INLET LOCATED IN THE EAST RIGHT-OF-WAY OF WHITFIELD STREET
APPROXIMATELY +/- 80 FEET NORTH OF THE INTERSECTION OF WHITFIELD STREET
AND HUTTO STREET.
ELEVATION = 665.24' (NAVD 88)

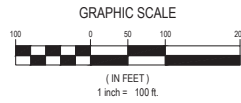
SUBMITTAL DATE:

 CunninghamAllen Engineers - Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	Tel.: (512) 327-2946 Fax: (512) 327-2973
	DATE: SEPTEMBER 2020	PROJECT NO.: 626-0306
	DRAWN BY: RST/DK	SHEET 2 OF 4

LEGEND

- ✕ 1" OR PUNCH MARK FOUND
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- TADOT 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

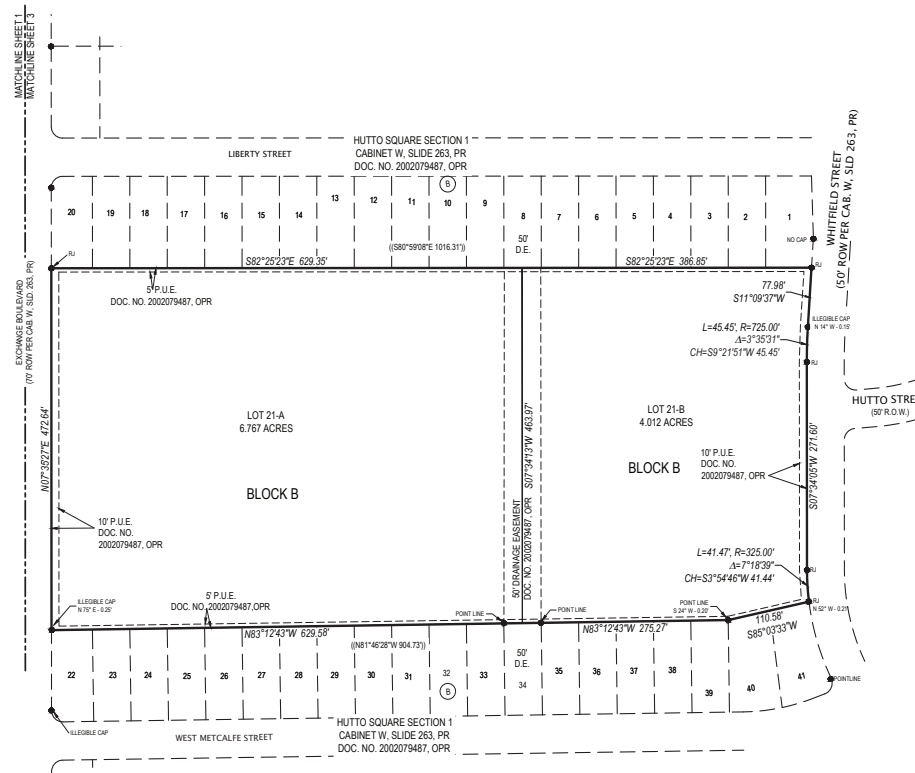
- UNDERGROUND WASTEWATER
- UNDERGROUND STORM SEWER
- UNDERGROUND GAS
- OVER HEAD UTILITIES
- DRAINAGE SWALE
- ⊙ STORMSEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE



THE LANDING

CITY OF HUTTO, WILLIAMSON COUNTY PRELIMINARY PLAT

A SUBDIVISION OF 46.016 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
AND RESUBDIVISION OF LOT 21, BLOCK B,
HUTTO SQUARE SECTION ONE,
WILLIAMSON COUNTY, TEXAS.



Lot Area Table	
Lot #	Area
21-A	6.767
21-B	4.012

SUBMITTAL DATE:

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DESCRIPTION OF 46.016 ACRES OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THOSE TWO TRACTS OF LAND CONCEYED TO KALOGRIDIS AND KALOGRIDIS LLC IN DOCUMENT NUMBERS 2017077918 AND 2017118415, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.

BEGINNING, IN THE EAST LINE OF SAID 115.663 ACRE TRACT AND 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, HANSON'S CORNER ADDITION - II, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2004096861, 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° 28'59" WEST, WITH THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 843.60 FEET TO A CALCULATED CORNER FOR 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, A 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° 1'18"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 38° 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' 39" EAST, A DISTANCE OF 0.25 FEET;
8. SOUTH 55° 23'22" EAST (RECORD: SOUTH 53° 51'57" 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° 30'38" 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 66.70 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 WEST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, A DISTANCE OF 401.39 FEET TO THE POINT OF BEGINNING.

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 FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- 4) A FIVE (5) 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 ENCLOSED 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 484910520P, EFFECTIVE DATE DECEMBER 20, 2012, 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 HOMEOWNERS 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.

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS
I, KALOGRIDIS & KALOGRIDIS DEVELOPMENT LLC SOLE OWNER OF THOSE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2017077918 AND 2017118415 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 AND RESUBDIVIDE 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 **THE LANDING**

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

MITCHEL D. KALOGRIDIS, OWNER
KALOGRIDIS & KALOGRIDIS DEVELOPMENT LLC
2110-B BOCA RATON DRIVE, SUITE 100
AUSTIN, TEXAS 78747

STATE OF TEXAS (COUNTY OF WILLIAMSON)
KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MITCHEL D. KALOGRIDIS, 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 ____ DAY OF _____, 20 ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

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 16, 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 LANDING

CITY OF HUTTO, WILLIAMSON COUNTY PRELIMINARY PLAT

A SUBDIVISION OF 46.016 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
AND RESUBDIVISION OF LOT 21, BLOCK B,
HUTTO SQUARE SECTION ONE,
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 LACIE HALE, CITY SECRETARY DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

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 PLAT 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

SUBMITTAL DATE:

 Cunningham Allen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900		Tel.: (512) 327-2946 Fax: (512) 327-2973	
	DATE: SEPTEMBER 2020		PROJECT NO.: 626-0306	
	DRAWN BY: RGT/DK		SHEET 4 OF 4	

Ashley Lumpkin

From: Michele Perry [REDACTED]
Sent: Monday, October 5, 2020 2:47 PM
To: Ashley Lumpkin
Cc: Mitchell D. Kalogridis; Misty Ventura; Melissa Lindelow; Rich Couch; Paul Thomas; [REDACTED]
Subject: The Landing - Plat Application

Hi Ashley,

Per your earlier conversation with Paul Thomas, Cunningham-Allen, he has left the Plat Application package with Monica Burke, Supervisor at City Hall. Please note that the address on the application is 210 US 79 East, #103. Paul was told this is the incorrect address and was sent over to 500 West Live Oak St. It is our understanding that this will suffice as the "submittal date". Please advise if you are needing anything further.

You will be receiving another package that was originally sent out on Saturday, including payment, which is scheduled to be delivered tomorrow at the address on the application (210 US 79 East, #103). When you get the second package, can you please write "VOID" on the check? I am copying Misty Ventura, with Shupe Ventura, PLLC, to see what they want you to do with the extra check.

Can you please confirm that the City is in receipt of the Plat Application package? Should you need anything further, please let me know.

Thank you.

Sincerely,

Michele Perry

Sr. VP MK Developments & Affiliates



KALO Real Estate, LP, Marker 37 Marina
Marbella Development, LP, Marbella Beach Rentals, LLC
Kalogridis & Kalogridis Development, LLC
2110-B Boca Raton Dr., Ste. 100, Austin, Texas 78747-1674
Off: 512.282.6060/Cell: 361-331-1414/Fax: 866.748.8760

[REDACTED] . www.mkdevelopments.com

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