



**CITY OF HUTTO, TEXAS
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
OCTOBER 24, 2018 AT 7:00 PM
BUSINESS & DEVELOPMENT SERVICES OFFICE
210 US 79 EAST #103**

ZONING BOARD OF ADJUSTMENT

Pedro Perez, Jr. - Chairman

Thomas McGowan

Maureen Rooker

Randal Clark

Dana Lively

AGENDA

1. CALL THE MEETING TO ORDER-7:00 PM

2. ROLL CALL

3. PUBLIC COMMENT

3A. Remarks from visitors. *(Three minute time limit)*

4. AGENDA ITEMS

4A. Consideration and possible action on the meeting minutes from the Zoning Board of Adjustment regular meeting held on September 26, 2018.

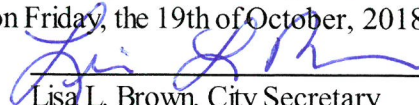
4B. Consideration of a public hearing and possible action on variance request #1.42 for the property located at 210 Ed Schmidt Boulevard from the Commercial, Office, Public, Institutional, and Mixed Use Building Design requirements, as outlined in Section 10.406 of the Unified Development Code (UDC) ,

- Open public hearing.
- Staff/report/applicant presentation.
- Remarks form visitors.
- *Those wishing to speak must complete a public communication sign-up card prior to the beginning of the meeting.*
- Discussion.
- Adjournment of the public hearing.
- Consideration and possible action regarding then request.

5. ADJOURNMENT

CERTIFICATION

I certify that this notice of the October 24, 2018 Zoning Board of Adjustment meeting was posted on the City Hall bulletin board of the City of Hutto on Friday, the 19th of October, 2018 at 11:45am



Lisa L. Brown, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512)759-4033 or lisa.brown@huttotx.gov for assistance.



**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES - DRAFT
SEPTEMBER 26, 2018**

The Hutto Zoning Board of Adjustment met in a regular session on Wednesday, September 26, 2018 in Council Chambers 401 W Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Chairman Perez called the session to order at 7:00 p.m.

ROLL CALL

Members of the Zoning Board of Adjustment that were present were Chairman Pedro Perez, Jr., Board Member Randall Clark, Board Member Maureen Rooker, and Board member Dana Lively.

Members of staff that were present were Ashby Grundman, Planning Director, and Angel Kavanaugh, Management Assistant.

PUBLIC COMMENT

Remarks from visitors.

There were no remarks from visitors.

AGENDA ITEMS

4.A Consideration and possible action on the minutes for the Zoning Board of Adjustment regular meeting held on August 22, 2018.

MOTION: *Motion to accept minutes*

Board member Rooker made the motion to accept the minutes, Board Member Clark seconded the motion, the motion carried 4 ayes to 0 Nays.

3.B Consideration of a public hearing and possible action on variance request #1.42 for the property located at 210 Ed Schmidt Boulevard from the Commercial Office, Public, Institutional, and Mixed use building design requirements, as outlined in Section 10.406 of the Unified Development Code (UDC).

Open Public Hearing:

Staff Report / Applicant presentation

Consideration to postpone agenda item variance request #1.42 for the property located at 210 Ed Schmidt Boulevard from the Commercial Office, Public, Institutional, and

Mixed use building design requirements, as outlined in Section 10.406 of the Unified Development Code (UDC). Ashby Grundman stated Megan Wanek, PE, Development Associate (Shops at Hanson's Corner) requested a postponement until the October 24, 2018 Zoning Board of Adjustment Meeting.

Remarks from visitors

There were no remarks from visitors

Board/Staff/Applicant discussion.

- *Commissioner Clark asked if anything will change by approving this motion to postpone Mr. Grundman stated this will give Megan Wanek, PE, Development Associate (Shops at Hanson's Corner) the opportunity to prepare materials for review and discussion.*

MOTION: *Motion to postpone agenda item variance request #1.42 for the property located at 210 Ed Schmidt Boulevard from the Commercial Office, Public, Institutional, and Mixed use building design requirements, as outlined in Section 10.406 of the Unified Development Code (UDC).*

Board member Rooker made the motion to postpone agenda item as proposed, Board Member Lively seconded the motion, the motion carried 4 ayes to 0 Nays.

ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:04 p.m.

RESPECTFULLY SUBMITTED:

Angel Kavanaugh, Management Assistant

CITY OF HUTTO

ZONING BOARD OF ADJUSTMENTS

AGENDA ITEM NO.:

AGENDA DATE: October 24, 2018

PRESENTED BY:

Ashby Grundman, Planning Director,
Business & Development Services

ITEM:

Consideration of a public hearing and possible action on variance request #1.42 for the property located at 210 Ed Schmidt Boulevard from the Commercial, Office, Public, Institutional, and Mixed Use Building Design requirements, as outlined in Section 10.406 of the Unified Development Code (UDC) ,

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Type of Request: Variance requests from the Commercial, Office, Public, Institutional, and Mixed Use Building Design (10.406.6 of the UDC).

Property Description: Hanson's Corner Addition Resubdivision of Lots 3A-1, Lot 2 and Lot 11, Block A.

Location: 210 Ed Schmidt Boulevard

Owner: Hippo Partners 04 LTD (Endeavor Real Estate Group)

Zoning: B-2 (General Commercial)

Proposed Land Use: The Shops at Hanson's Corner (Multi-Tenant Shopping Center)

Adjacent Land Uses:

Direction	Zoning	Land Use
North	B-2 (General Commercial)	Vacant
South	B-2 (General Commercial)	Chili's
East	B-2 (General Commercial)	Vacant
West	B-2 (General Commercial)	Panda Express

Background:

The subject property, which consists of approximately 2.740 acres (119,354 square feet) and measures approximately 242.67 feet wide by 375.03 feet deep, is zoned B-2 (general commercial), and is in the same shopping center as restaurants and retail. A replat has also been submitted and approved by the City Council.

They are requesting the following variances:

1. To allow a wall to have an uninterrupted length of greater than 30 feet without a change in plane, texture or masonry patten, windows, etc.
2. To allow less than 50% of the primary material (brick, stone, CMU).

Below is the excerpt from the UDC:

(see attached)

The subject parcel is currently vacant, but a multi-tenant shopping center is proposed for the site. Please refer to the applicant submitted materials for the site plan.

Staff Analysis:

1. ***There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.***

Staff finds that the requested variance is design driven and does not constitute an undue hardship. It is important to note that the masonry percentage required for the rear of the building would be blocked by the green screen, so it wouldn't be visible.

2. ***Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.***

The strict application of the commercial building design requirements has been met by the adjacent commercial properties that have been permitted under this section of the UDC. Some of the buildings may have been permitted prior to the passage of the UDC and therefore were not subject to the same requirements.

3. ***The variance is in harmony with the spirit of the UDC and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.***

Staff finds that the requested commercial building design variances do not meet the intent of the UDC.

However, staff finds that approval of the variance would not adversely impact the neighboring property owners, as the masonry would not be able to be seen by the general public.

4. *Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.*

The conditions of the site are self-created by the applicant. The design and configuration of the proposed building are leading to the variance request.

5. *The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.*

The requested variance does not confer any special privilege to the applicant that is not permitted on other similar properties. Other commercial lots in the vicinity would most likely be able to meet the minimum design requirements, or request a variance themselves.

6. *The variance is the minimum necessary to grant relief.*

Staff finds that the requested variances are the minimum needed to grant relief. They are design driven self-created variances, but are the minimum needed to grant the relief.

Staff Recommendation:

Staff finds that the requested variance does not present a unique or undue hardship. The requested variance is a design driven self-created hardship. Staff recommends denial of the requested variances, but if the variances were approved, would not impact the surrounding areas.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

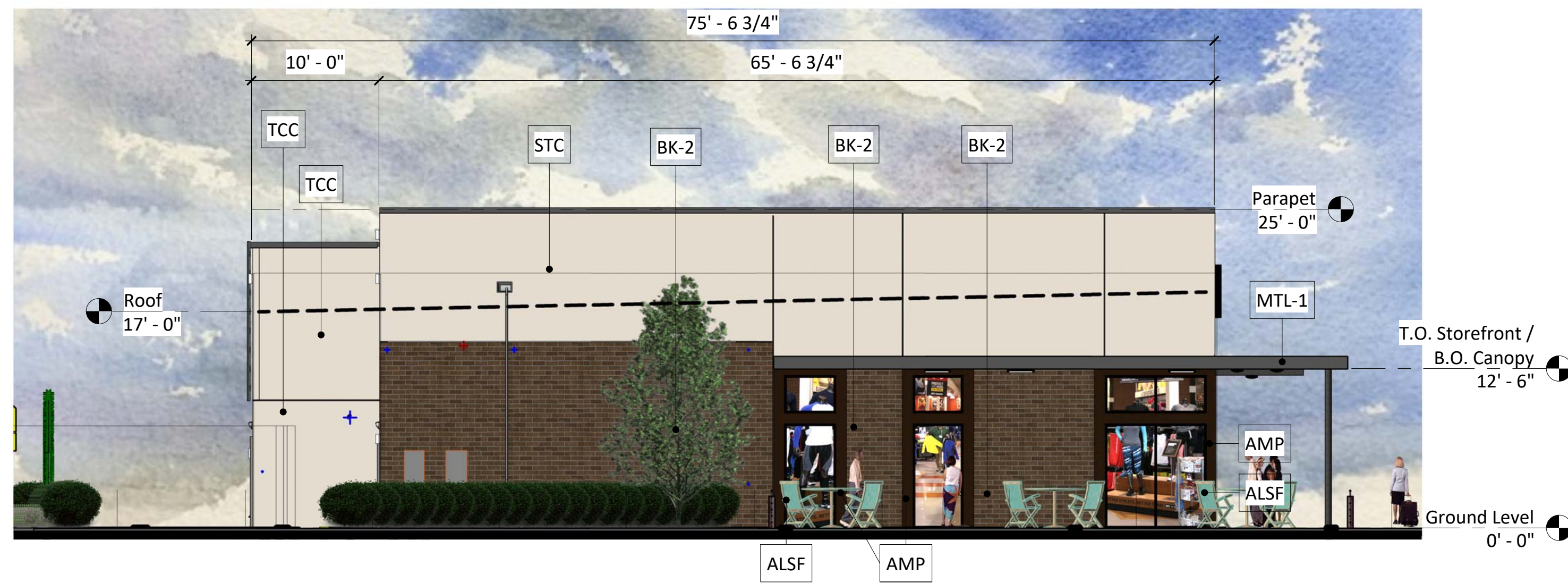
Staff finds that the requested variance does not present a unique or undue hardship. The requested variance is a design driven self-created hardship. Staff recommends denial of the requested variances.

SUPPORTING MATERIAL:

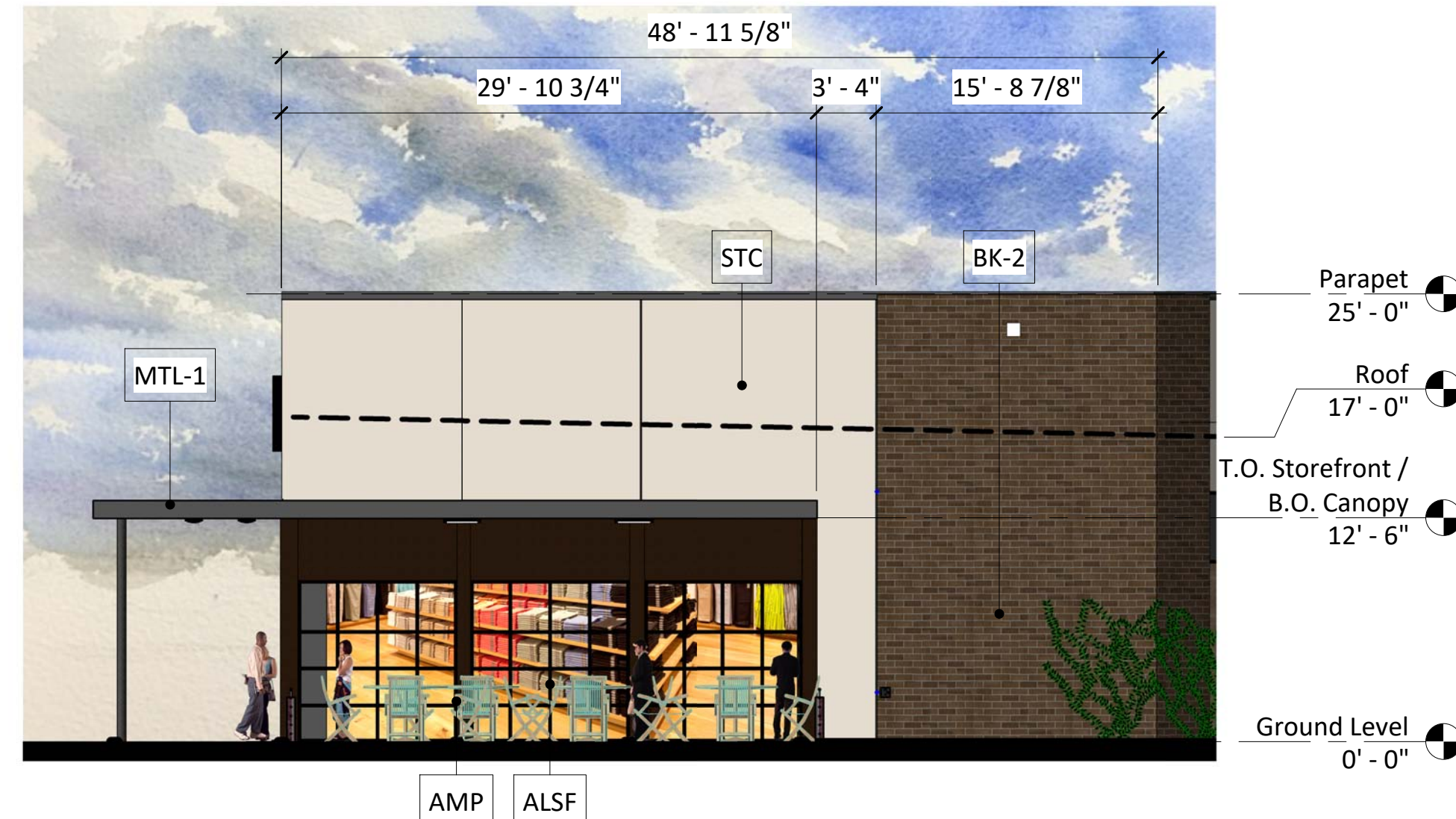
1. [Updated Renderings](#)
2. [Updated Applicant Materials](#)
3. [Staff Report PDF with UDC excerpts](#)
4. [Notice Posted](#)
5. [210 Ed Schmidt Blvd - Shops At Hansons Corner - Variance - Supporting Documents](#)



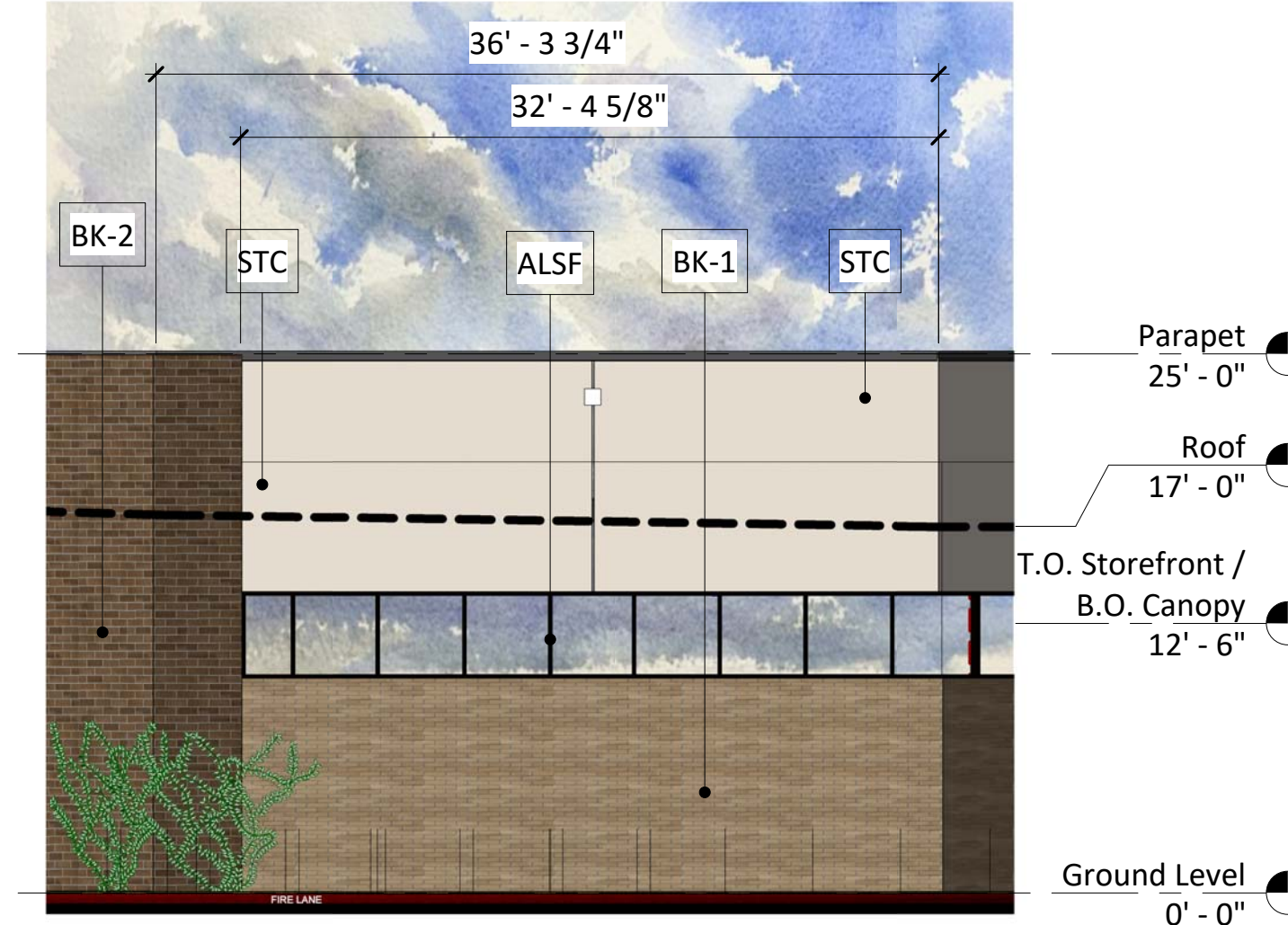
① West Elevation
1/8" = 1'-0"



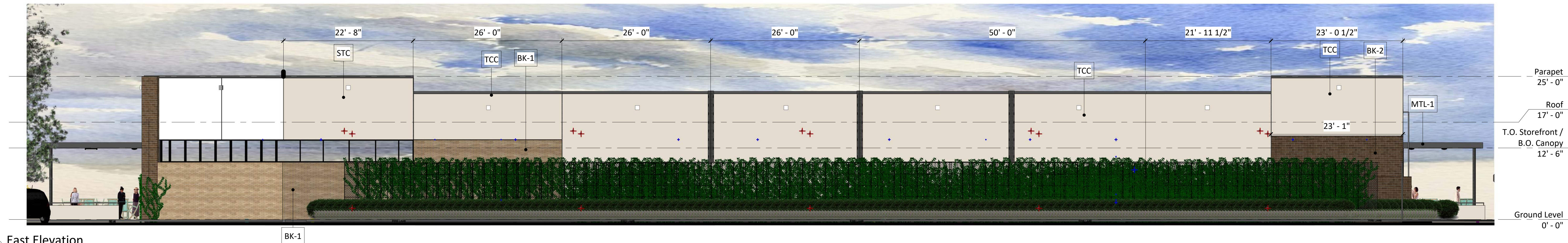
② North Elevation
1/8" = 1'-0"



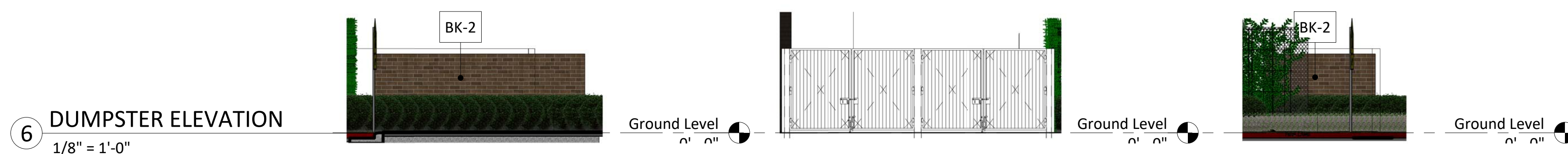
③ South Elevation
1/8" = 1'-0"



④ South East Elevation
1/8" = 1'-0"



⑤ East Elevation
1/8" = 1'-0"



⑥ DUMPSTER ELEVATION
1/8" = 1'-0"

Hanson's Corner Shopping Center Elevations















Hanson's Corner Shopping Center Perspective





October 18, 2018

Sent via: email

John Byrum
City of Hutto
210 US 79 East
Suite 103
Hutto, TX 78634

Re: Hanson's Corner Shopping Center - Hutto, TX
Variance Request Application - Letter of Nature of Request – Revised – R2

Dear Mr. Byrum:

We reviewed the requirements of the Hutto Unified Development Code – Site Standards, while preparing the design of “The Shops at Hanson’s Corner” building. Based upon our interpretation, the building exterior design may not meet all the requirements of the UDC.

Variance is being requested from following sections of the UDC:

Chapter 4, Section 10.406.6.7.1: Variance requested at East (Back of Building). This façade is mathematically short of 50% masonry requirement. A large portion of it is screened by a green screen and should not be visible to the public from major drive aisles at driver/pedestrian level. The remaining façade as viewed from the adjacent streets will appear to meet the masonry requirement, refer to attached views.

Chapter 4, Section 10.406.4.4: Variance requested at East (Back of Building). 102’ of façade in the middle of this elevation is interrupted by vertical metal accent brackets, but does not include a second articulation. Again we request that the green screen located in front of this wall be considered as a change in plane and texture, since that is how this side of the building will be viewed from the pedestrian/vehicular level.

Response to six (6) Review Criteria (Findings): I have added response to each criteria listed on the Variance application and copied below, see responses in **bold**.

1. *There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.* – **Parcel is configured such that the rear of building is facing a main drive therefore the use of a green screen to enhance the view from the drive.**
2. *Strict application of the UDC deprives the applicant of the rights commonly enjoyed by other land in the area or land with a similar zoning designation.* – **n/a**
3. *The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.* – **We believe that the building we are proposing meets the spirit of the UDC by providing alternate compliance through different materials, color changes, and textural variation.**
4. *Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.* – **Agree – We are providing a modern design look which is characterized by a different design approach than was contemplated in the City Design Criteria**

John Byrum

5. *The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.* – **We are simply requesting flexibility in application of the Design Criteria in order to allow our design scheme**
6. *The variance is minimum necessary to grant relief.* - **YES**

We feel that the building design will compensate for the differences as interpreted when compared to the UDC. Without applying specific written constraints, this design provides a unique example of pedestrian based architecture. Clean modern lines allow more emphasis to be put at the pedestrian level design features thus reinforcing Hutto as a “sense of place”. Flat material percentage variation is replaced with deep shade canopies, unique storefront, and an extensive “living” screen element. For optimal growing a “living” screen wall is placed on the East side of the building. This will not only provide a “living” element, but screen service and utilities. More simplistic base wall architecture becomes the backdrop yet is articulated in a way to avoid “single mass design”.

To compliment this concept we request that the material percentage and articulation shown along with the entire design be considered acceptable. Please contact us with any questions you have.

Sincerely,
HODGES Architecture

Aman Sandhu

xc: Megan Wanek



Zoning Board of Adjustment

October 24, 2018

FROM: Ashby Grundman, Director of Planning
TO: Zoning Board of Adjustment
SUBJECT: Item #1.42- 210 Ed Schmidt Boulevard – Commercial Building Design

Type of Request:

Variance requests from the Commercial, Office, Public, Institutional, and Mixed Use Building Design (10.406.6 of the UDC).

Property Description:

Hanson's Corner Addition Resubdivision of Lots 3A-1, Lot 2 and Lot 11, Block A.

Location:

210 Ed Schmidt Boulevard

Owner:

Hippo Partners 04 LTD
(Endeavor Real Estate Group)

Zoning:

B-2 (General Commercial)

Proposed Land Use:

The Shops at Hanson's Corner
(Multi-Tenant Shopping Center)

Adjacent Land Uses:

Direction	Zoning	Land Use
North	B-2 (General Commercial)	Vacant
South	B-2 (General Commercial)	Chili's
East	B-2 (General Commercial)	Vacant
West	B-2 (General Commercial)	Panda Express

Background:

The subject property, which consists of approximately 2.740 acres (119,354 square feet) and measures approximately 242.67 feet wide by 375.03 feet deep, is zoned B-2 (general commercial), and is in the same shopping center as restaurants and retail. A replat has also been submitted and approved by the City Council.

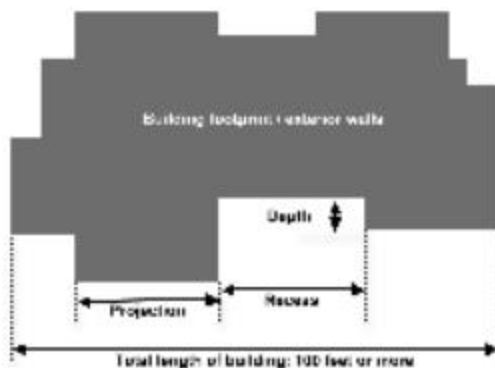
They are requesting the following variances:

1. To allow a wall to have an uninterrupted length of greater than 30 feet without a change in plane, texture or masonry pattern, windows, etc.
2. To allow less than 50% of the primary material (brick, stone, CMU).

Below is the excerpt from the UDC:

10.406.6.4.3 Long walls and façades; projections and recesses

Walls at least 100 ft. long must include wall plane projections or recesses having at least 3% depth of the façade length, and extending at least 20% of the façade length.



Projections/recesses must comprise 20% or more of the façade length with a minimum depth of 3% of the façade length



Large retail store with projections and recesses

10.406.6.4.4 Exterior walls

Exterior walls cannot have a blank, uninterrupted length greater than 30 ft. without including two or more of these features: change in plane, change in texture or masonry pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not possible because of the building use.

10.406.6.7 Materials and color

10.406.6.7.1 *Building materials*

- Predominant building exterior materials must be high quality, and used in their natural context and color. Masonry (stone, brick, decorative CMU and similar materials) must be used as dominant (at least 50% of exterior surface area) exterior materials. Fiber-cement siding and textured concrete EIFS are examples of appropriate secondary exterior materials.
- Corrugated metal may be used to reinforce a vernacular design theme. Corrugated metal may have a cumulative surface area of no more than 25% of the area of all exterior walls for a building.
- Building-integrated photovoltaics (BIPV) may substitute for any amount of predominant and secondary exterior materials.
- Smooth-faced concrete block, painted masonry, and tilt-up and precast concrete panels are prohibited.
- T-1-11 and other plywood-based siding materials are prohibited.
- Prefabricated and pre-engineered metal buildings and panels are prohibited.

The subject parcel is currently vacant, but a multi-tenant shopping center is proposed for the site. Please refer to the applicant submitted materials for the site plan.

Staff Analysis:

1. ***There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.***

Staff finds that the requested variance is design driven and does not constitute an undue hardship. It is important to note that the masonry percentage required for the rear of the building would be blocked by the green screen, so it wouldn't be visible.

2. ***Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.***

The strict application of the commercial building design requirements has been met by the adjacent commercial properties that have been permitted under this section of the UDC. Some of the buildings may have been permitted prior to the passage of the UDC and therefore were not subject to the same requirements.

3. ***The variance is in harmony with the spirit of the UDC and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.***

Staff finds that the requested commercial building design variances do not meet the intent of the UDC. However, staff finds that approval of the variance would not adversely impact the neighboring property owners, as the masonry would not be able to be seen by the general public.

4. ***Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.***

The conditions of the site are self-created by the applicant. The design and configuration of the proposed building are leading to the variance request.

5. ***The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.***

The requested variance does not confer any special privilege to the applicant that is not permitted on other similar properties. Other commercial lots in the vicinity would most likely be able to meet the minimum design requirements, or request a variance themselves.

6. ***The variance is the minimum necessary to grant relief.***

Staff finds that the requested variances are the minimum needed to grant relief. They are design driven self-created variances, but are the minimum needed to grant the relief.

Staff Recommendation:

Staff finds that the requested variance does not present a unique or undue hardship. The requested variance is a design driven self-created hardship. Staff recommends denial of the requested variances, but if the variances were approved, would not impact the surrounding areas.

CITY OF HUTTO WEBSITE NOTICE OF A PUBLIC HEARING

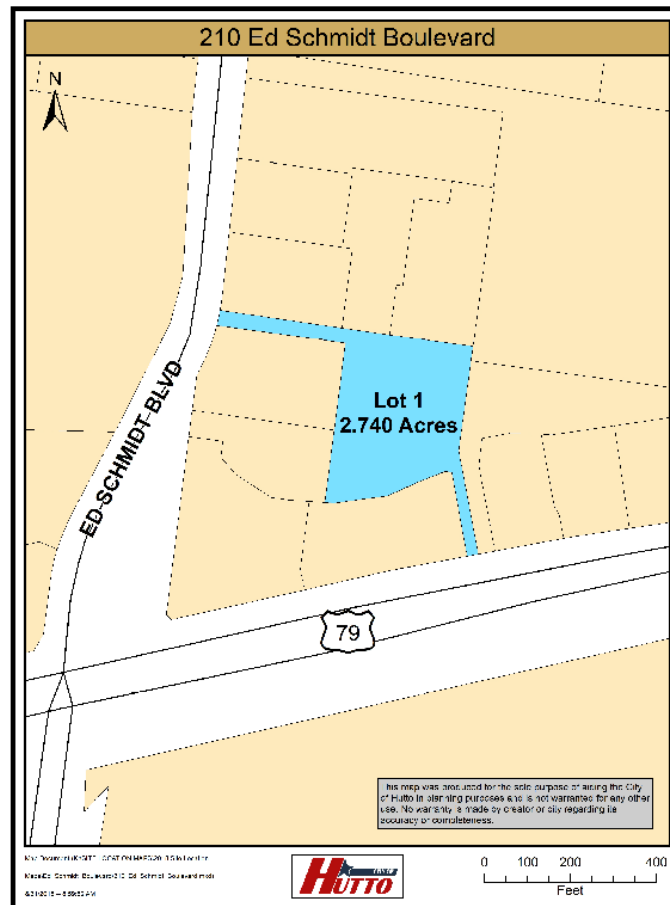
NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE HUTTO ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING REGARDING:

a variance request for the property located at **210 Ed Schmidt Boulevard** from the requirements outlined in the Unified Development Code (UDC) Sections 10.406.6.4.3: Long Walls and Facades projections and recesses, 10.406.6.4.4: Exterior walls, and 10.406.6.7.1: Building materials.

A public hearing will be held on October 24, 2018 at 7:00 p.m.

City of Hutto Business & Development Services Office
210 US 79 East #103, Hutto, Texas

For additional information the public may contact Development Services at 512-759-3479 or planning@huttotx.gov





August 23, 2018

Received 8/23/18

Sent via: email

John Byrum
City of Hutto
210 US 79 East
Suite 103
Hutto, TX 78634



Re: Hanson's Corner Shopping Center - Hutto, TX
Variance Request Application - Letter of Nature of Request – Revised – R1

Dear Mr. Byrum:

We reviewed the requirements of the Hutto Unified Development Code – Site Standards, while preparing the design of “The Shops at Hanson’s Corner” building. Based upon our interpretation, the building exterior design may not meet all the requirements of the UDC.

Variance is being requested from following sections of the UDC:

Chapter 4, Section 10.406.6.4.3: Variance requested at East (Back of Building) Elevation only. Does not meet the 3% depth requirement, we are requesting that the City would consider the freestanding green screen wall in lieu of this requirement. All other sides meet requirements listed in this section.

Chapter 4, Section 10.406.6.4.4: Variance request at East (Back of Building) Elevation. The rear facade is texture coated and painted concrete panels and corrugated metal panels, which extend for more than 30’ although there are panel joints/reveals at less than 30’. Again we request that the freestanding green-screen wall will make up for this requirement, dividing the faced vertically. Note that the green screen will cover a large portion of this façade from view at street level around this building.

Chapter 4, Section 10.406.6.7.1: Variance requested at East (Back of Building); North; South and South-East Elevations. These do not meet the masonry percentage requirement.

Also, this section says that “*smooth faced painted tilt-up concrete panels are prohibited*”, we interpret that the tilt panel construction we will have at the back and sides of the building will meet city requirements since it will be texture coated and painted and not smooth faced.

We also want consideration that most of the east wall is screened by the green screen wall.

We can provide three dimensional views if you need.

Response to six (6) Review Criteria (Findings): I have added response to each criteria listed on the Variance application and copied below, see responses in **bold**.

1. *There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.* – **N/A**
2. *Strict application of the UDC deprives the applicant of the rights commonly enjoyed by other land in the area or land with a similar zoning designation.* - **Adjacent buildings (Home Depot) does not meet current UDC sections 10.406.6.4.3; 10.406.6.4.4; 10.406.6.7.1 which is the same as sections quoted above.**
3. *The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.* – **We believe that the building we are proposing meets the spirit of the UDC**
4. *Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.* - **Agree**

John Byrum

5. *The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district. – This would be based on how the City interprets our request*
6. *The variance is minimum necessary to grant relief.- YES*

We feel that the building design will compensate for the differences as interpreted when compared to the UDC. Without applying specific written constraints, this design provides a unique example of pedestrian based architecture. Clean modern lines allow more emphasis to be put at the pedestrian level design features thus reinforcing Hutto as a "sense of place". Flat material percentage variation is replaced with deep shade canopies, unique storefront, and an extensive "living" screen element. For optimal growing a "living" screen wall is placed on the East side of the building. This will not only provide a "living" element, but screen service and utilities. More simplistic base wall architecture becomes the backdrop yet is articulated in a way to avoid "single mass design".

To compliment this concept we request that the material percentage and articulation shown along with the entire design be considered acceptable. Please contact us with any questions you have.

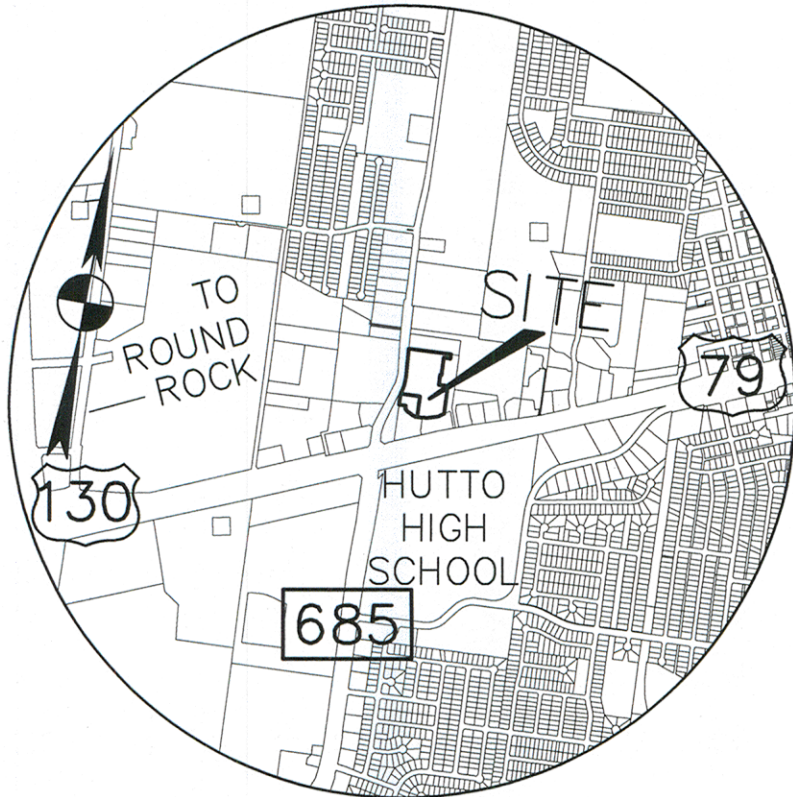
Sincerely,
HODGES Architecture

Aman Sandhu

xc: Megan Wanek

Received 8/23/18





VICINITY MAP
1:2000'

LOT 1 BLOCK A
TOWNWEST COMMONS
SECTION FOUR
CAB. CC, SLIDES 291-292

LOT 3
TOWNWEST COMMONS
SECTION FIVE
CAB. EE, SL. 130-131

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

LOT 1
TOWNWEST COMMONS
SECTION TWO
CAB. Z, SL. 95

LOT 4
HANSON'S CORNER ADDITION
CAB. Y, SLIDES 357-358

LOT 5
HANSON'S CORNER ADDITION
CAB. Y, SLIDES 357-358

LOT 6

LOT 7

LOT 8

U.S. HIGHWAY NO. 79
(R.O.W. VARIES)

SHEET
1
OF 2

HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A"

CITY OF HUTTO, COUNTY OF WILLIAMSON, STATE OF TEXAS

P.O.C.
N14°15'18"W +/-5920'
(APPROXIMATE TIE)
TO NW CORNER OF
NATHANIEL EDWARDS
SURVEY ABSTRACT NO. 225

4.853 ACRES
HIPPO PARTNERS 04, LTD.
DOC. NO. 2005012634

39.34 ACRES
KALOGRIDIS AND
KALOGRIDIS
DEVELOPMENT, LLC
DOCUMENT NO.
2017077907

LEGEND

- CAP 1/2" IRON ROD WITH "BURY"
CAP FOUND (UNLESS NOTED)
- ⊗ "X" FOUND CHISELED "X" FOUND
- ▲ PK PK NAIL FOUND
- △ PK PK NAIL SET
- 1/2" IRON ROD WITH
"STANTEC" CAP SET
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

0 50 100 150 200
1"=100'

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96),
UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING
REFERENCE STATION (CORS) NETWORK.

BENCHMARK DATA:

VERTICAL DATUM: NAVD88-GEOID 12A

BENCHMARK "H-2"- CITY OF HUTTO BRASS CAP STAMPED
"H-2" SET IN CONCRETE AT AN ANGLE IN NORTH FENCE LINE
AT ELEVATED WATER STORAGE TANK AT HUTTO HIGH SCHOOL,
±32' SOUTH OF SOUTH EDGE OF PAVEMENT OF FRONT STREET.
OBSERVED GPS ELEVATION=638.71'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S6°11'15"W	64.73'
L2	S82°26'39"E	2.00'
L3	S79°31'00"W	25.00'
L4	S82°26'39"E	15.24'
L5	N66°01'43"E	144.41'
L6	N82°11'58"E	126.19'
L7	N85°57'33"W	23.47'
L8	S82°26'44"E	82.23'

LINE TABLE

NO.	BEARING	DISTANCE
L9	S82°26'39"E	109.98'
L10	S7°33'16"W	117.50'
L11	S82°26'39"E	15.00'
L14	S83°02'28"E	112.59'
L15	N83°47'21"W	119.99'
L16	N75°25'51"W	120.19'
L17	S7°32'20"W	54.50'
L18	N7°33'16"E	30.00'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.13'	480.00'	3°35'48"	N12°47'43"E	30.13'
C2	38.48'	24.50'	90°00'00"	S52°32'20"W	34.65'

HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A"

OWNER: HIPPO PARTNERS 04, LTD
ACREAGE: 9.024
SURVEY: NATHANIEL EDWARDS SURVEY
ABSTRACT NO. 225
NO. OF BLOCKS: 1
NO. OF LOTS: 5
NEW STREETS: NONE
DATE: 07-31-18
SURVEYOR: STANTEC CONSULTING
SERVICES, INC.
ENGINEER: STANTEC CONSULTING
SERVICES, INC.

Received 8/17/18



UNION PACIFIC RAILROAD (100' R.O.W.)

Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
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FN NO. FN18-229(ABB) Drawn by: ABB Approved by: MJJ Project No.: 222010977 File: V:\2220\active\222010977\survey\222010977V01_PL01.dwg

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH EGP RETAIL MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THROUGH ANDY PASTOR, BEING THE OWNER OF THE CERTAIN 8.201 ACRE TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN 35.413 ACRE TRACT OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2004031090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY 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 "HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A".

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

ANDY PASTOR _____ DATE _____

HIPPO PARTNERS 04, LTD.,
A TEXAS LIMITED PARTNERSHIP
500 W 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

BY: EGP RETAIL MANAGEMENT, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

STATE OF TEXAS §

COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____,

_____, 2018, BY _____
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____,

_____, 2018 A.D.

NOTARY PUBLIC _____
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES _____

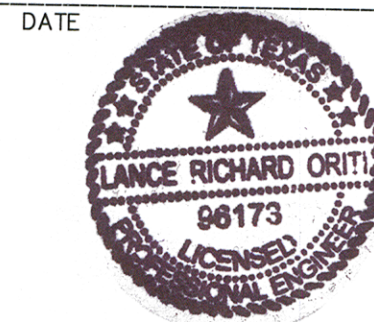
ENGINEER'S CERTIFICATION:

I, LANCE R. ORITI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC) CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

THIS 9 DAY OF August, 2018.

Lance R. Oriti
LANCE R. ORITI, P.E.
TEXAS REGISTRATION NO. 96173
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



SURVEYOR'S CERTIFICATION:

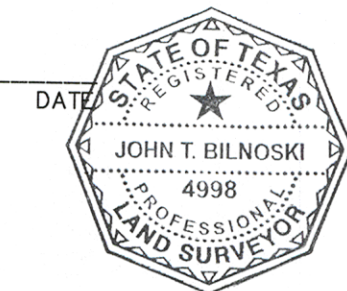
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT I, JOHN T. BILNOSKI, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC) CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 9 DAY OF August, 2018.

JOHN T. BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4998
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



SHEET

2

OF 2

HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A"

CITY OF HUTTO, COUNTY OF WILLIAMSON, STATE OF TEXAS

GENERAL 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) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 4) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- 5) UTILITY NOTES

A. WITHIN CCN

1. 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.

6) FLOODPLAIN NOTES:

A. ULTIMATE FLOODPLAIN

1. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

B. EXISTING FLOODPLAIN

1. 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 48491C0520E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

- 7) 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.
- 9) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 10) ON-SITE STORMWATER DETENTION FACILITIES WERE PROVIDED WITH THE HANSON'S CORNER SITE PLAN TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- 11) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 12) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED AS REGULATED BY THE RESTRICTION AGREEMENT AND GRANT OF EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP AND HOME DEPOT U.S.A., INC. A DELAWARE CORPORATION DATED APRIL 22, 2004, RECORDED IN DOCUMENT NO. 2004031099 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 13) LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANT REGARDING UNIFIED DEVELOPMENT AND JOINT ACCESS RECORDED IN DOCUMENT NUMBER 2004037415 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 14) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF LOTS 3A-1, BLOCK "A" HANSON'S CORNER ADDITION, RECORDED IN CABINET Y, SLIDES 357-358, OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 15) ALL PUBLIC UTILITY EASEMENTS THAT ARE REQUIRED AND NOT SHOWN ON THIS PLAT SHALL BE DEDICATED BY SEPARATE INSTRUMENT AND SHALL BE RECORDED BEFORE ACCEPTANCE OF IMPROVEMENTS AND BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED TO THE LOT CONTAINING THE EASEMENTS.
- 16) MAXIMUM IMPERVIOUS COVER FOR HANSON'S CORNER IS 80%.

COUNTY CLERK CERTIFICATION

STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D., 2018, AT ____ O'CLOCK,

____M. AND DULY RECORDED ON THE ____ DAY OF _____ A.D.,

2018 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

OF 9.024 ACRES OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 225, SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 3A-1 HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A AND 2B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2018019822 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; ALSO BEING ALL OF LOT 2 AND 11 BLOCK "A" HANSON'S CORNER ADDITION, A SUBDIVISION OF RECORD IN CABINET Y, SLIDES 357-358 OF SAID OFFICIAL PUBLIC RECORDS; SAID LOT 3A-1, LOT 2 AND LOT 11 BEING A PORTION OF THAT CERTAIN 34.413 ACRES OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2004031090 OF SAID OFFICIAL PUBLIC RECORDS; SAID 9.024 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD WITH CAP STAMPED "CAPITAL" FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119 (ALSO KNOWN AS ED SCHMIDT BOULEVARD)(R.O.W. WIDTH VARIES) BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 4.853 ACRE TRACT OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2005012634 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHWESTERLY CORNER OF LOT 1 OF SAID HANSON'S CORNER, FROM WHICH A 1/2 INCH IRON ROD WITH "INLAND G A LLC" CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID 4.853 ACRE TRACT, BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 1 BEARS S82°28'38"E, A DISTANCE OF 809.59 FEET;

THENCE, S06°11'15"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119, BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 64.73 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 1 FOR THE POINT OF BEGINNING AND NORTHWESTERLY CORNER OF SAID LOT 11 AND HEREOF;

THENCE, LEAVING THE EASTERLY LINE OF COUNTY ROAD NO. 119, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 11, FOR THE NORTHERLY LINE AND A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S82°26'39"E, A DISTANCE OF 600.40 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, FOR THE NORTHEASTERLY CORNER HEREOF;

2) S07°33'16"W, A DISTANCE OF 177.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, IN THE NORTHERLY LINE OF SAID LOT 2, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 11;

THENCE, LEAVING THE EASTERLY LINE OF SAID LOT 11, ALONG THE EASTERLY LINE OF SAID LOT 2, IN PART BEING THE WESTERLY LINE OF SAID LOT 1, IN PART BEING THE WESTERLY LINE OF LOT 10 OF SAID HANSON'S CORNER, BEING A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S82°26'39"E, A DISTANCE OF 2.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 2;

2) S07°33'16"W, A DISTANCE OF 178.45 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;

3) S10°29'00"E, A DISTANCE OF 244.26 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 79 (R.O.W. WIDTH VARIES) BEING THE COMMON SOUTHERLY CORNER OF SAID LOT 10 AND SAID LOT 2, FOR THE SOUTHEASTERLY CORNER HEREOF, FROM WHICH CONCRETE MONUMENT FOUND IN THE NORTHERLY RIGHT-OF-WAY OF US HIGHWAY NO. 79 BEARS S79°31'00"W, A DISTANCE OF 25.00 FEET;

THENCE, S79°31'00"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 79, BEING THE SOUTHERLY LINE OF SAID LOT 2, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE SOUTHEASTERLY CORNER OF LOT 5 OF SAID HANSON'S CORNER;

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 79, IN PART ALONG THE SOUTHERLY LINE OF SAID LOT 2, IN PART ALONG THE SOUTHERLY LINE OF SAID LOT 3A-1, BEING THE EASTERLY AND NORTHERLY LINE S OF SAID LOT 5, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) N10°29'00"W, A DISTANCE OF 198.54 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;

2) N82°26'39"W, A DISTANCE OF 15.24 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;

3) S66°01'43"W, A DISTANCE OF 144.41 FEET TO AN "X" CUT IN CONCRETE FOUND;

4) S82°11'58"W, A DISTANCE OF 126.19 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;

5) N85°57'33"W, A DISTANCE OF 23.47 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF LOT 3A-4 OF SAID RESUBDIVISION OF LOTS 3A AND 3B, BEING THE SOUTHWESTERLY CORNER OF SAID LOT 3A-1;

THENCE, LEAVING THE NORTHERLY LINE OF SAID LOT 5, ALONG THE EASTERLY LINE OF SAID LOT 3A-4 AND 3A-3 OF SAID RESUBDIVISION OF LOTS 3A AND 3B, BEING THE WESTERLY LINE OF SAID LOT 3A-1, BEING A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N07°32'20"E, A DISTANCE OF 375.03 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;

2) N82°27'40"W, A DISTANCE OF 300.50 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE EASTERLY LINE OF COUNTY ROAD NO. 119, BEING THE COMMON WESTERLY CORNER OF SAID LOT 3A-3 AND SAID LOT 3A-1, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119, BEING THE WESTERLY LINE OF SAID LOT 3A-1, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 3°35'48", AN ARC LENGTH OF 30.13 FEET, AND A CHORD WHICH BEARS, N12°47'43"E, A DISTANCE OF 30.13 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE COMMON WESTERLY CORNER OF SAID LOT 3A-1 AND LOT 3A-2 OF SAID RESUBDIVISION OF LOTS 3A AND 3B;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119, ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID LOT 3A-2, BEING THE WESTERLY LINE OF SAID LOT 3A-1, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S82°27'40"E, A DISTANCE OF 286.12 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 3A-2;

2) N07°32'20"E, A DISTANCE OF 190.18 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHEASTERLY CORNER OF SAID LOT 3A-2;

3) N82°27'40"W, A DISTANCE OF 288.92 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119, BEING THE NORTHWESTERLY CORNER OF SAID LOT 3A-2;

THENCE, N06°11'15"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119, BEING THE WESTERLY LINE OF SAID LOT 3A-1, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 362.01 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 9.024 ACRES (393,102 SQUARE FEET) ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

CITY MAYOR AND CITY SECRETARY SIGNATURES:

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

DOUG GAUL, MAYOR _____ DATE _____ LISA BROWN, CITY SECRETARY _____ DATE _____

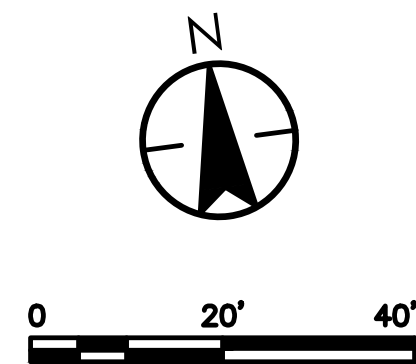
**HANSON'S CORNER ADDITION
RESUBDIVISION OF LOTS 3A-1,
LOT 2 AND LOT 11, BLOCK "A"**



1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
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Received 8/17/18





LEGEND		
EXISTING	PROPOSED	DESCRIPTION
PROP		PROPERTY LINE / (R.O.W.) LINE
RECORD INFORMATION		
LIGHT POLE		
GROUND LIGHT		
POWER POLE		
DOWN GUY		
TELEPHONE MANHOLE		
WATER MANHOLE		
WATER LINE MARKER		
UNDERGROUND CABLE MARKER		
UNDERGROUND GAS LINE MARKER		
UNDERGROUND TELEPHONE MARKER		
GAS RISER		
TELEPHONE RISER		
SPRINKLER CONTROL BOX		
SWITCH GEAR & PAD		
TRANSFORMER (SIZE VARIES)		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
WATER METER VAULT (SIZE VARIES)		
CABLE TV RISER		
ELECTRIC BOX		
ELECTRIC METER		
GAS METER		
GAS VALVE		
TRAFFIC CONTROL BOX		
TRAFFIC SIGNAL POST		
GRATE INLET		
CURB INLET (SIZE VARIES)		
GREASE TRAP (SIZE VARIES)		
OVERHEAD ELECTRIC		
ELECTRIC MANHOLE (SIZE VARIES)		
WASTEWATER MANHOLE (SIZE VARIES)		
STORMSEWER MANHOLE (SIZE VARIES)		
TELEPHONE MANHOLE (SIZE VARIES)		
WASTEWATER CLEANOUT		
WRE. FENCE		
WOOD FENCE		
CHAIN LINK FENCE		
CURB & GUTTER		
EDGE OF PAVEMENT		
FIRE LINE DESIGNATION		
HANDICAP ACCESS ROUTE		
CONCRETE SIDEWALKS		
WALL		
BENCH		
WHEELSTOP		
BOLLARD		
FINISH FLOOR ELEVATION		
PARKING COUNT (REGULAR SPACES)		
PARKING COUNT (HANDICAP SPACES)		
PARKING COUNT (PARALLEL SPACES)		
HANDICAP SPACE		
LIGHT POLE		

NOTES:
1. ALL CURB DIMENSIONS AND RADII LABELS ARE TAKEN FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.

SITE DATA TABLE:

ZONING: GENERAL COMMERCIAL (B-2)
PROPOSED USE: RETAIL AND RESTAURANT
SITE AREA (LOT 1)= 2.740 AC
BUILDING FOOTPRINT= 15,695 SF
BUILDING COVERAGE = 13.14%
MAX BUILDING HEIGHT= 25'

IMPERVIOUS COVER TRACKING TABLE:

TOTAL SITE AREA	= 35.41 ACRES
ALLOWABLE IMPERVIOUS COVER (80%)	= 28.33 ACRES

EXISTING IMPERVIOUS COVER (JAN. 2018)= 17.76 ACRES
 LOT 3A INFRASTRUCTURE = 0.21 ACRES
 PROPOSED DAIRY QUEEN (LOT 3A-2) = 0.91 ACRES
 PROPOSED CHICK-FIL-A (LOT 3A-3) = 1.17 ACRES
 PROPOSED PANDA EXPRESS (LOT 3A-4) = 0.70 ACRES
 PROPOSED SHOPS AT HANSON'S CORNER (LOT 1) = 1.50 ACRES
TOTAL REMAINING AVAILABLE IMPERVIOUS COVER= 6.08 ACRES

PARKING TABLE					
PROPOSED USE	TOTAL AREA (SF)	MINIMUM		MAXIMUM	
		PARKING RATIO	REQUIRED PARKING	PARKING RATIO	REQUIRED PARKING
RESTAURANT (INCLUDES PATIOS)	10,657	1:150	72	1:75	143
RETAIL	6,278	1:400	16	1:200	32
TOTAL REQUIRED PARKING SPACES:			88 MIN	175 MAX	
TOTAL PROVIDED PARKING SPACES:			134		

REQUIRED HANDICAPPED PARKING SPACES:	5
PROVIDED HANDICAPPED PARKING SPACES:	6 (2 of the 6 are van spaces)

REQUIRED BICYCLE PARKING SPACES:	5
PROVIDED BICYCLE PARKING SPACES:	5

BENCHMARK DATA:

VERTICAL DATUM: NAVD88—GEOID 12A

BENCHMARK "H-2"- CITY OF HUTTO BRASS CAP STAMPED "H-2" SET IN CONCRETE AT AN
ANGLE IN NORTH FENCE LINE AT ELEVATED WATER STORAGE TANK AT HUTTO HIGH SCHOOL,
±32' SOUTH OF SOUTH EDGE OF PAVEMENT OF FRONT STREET.
OBSERVED GPS ELEVATION=638.71'

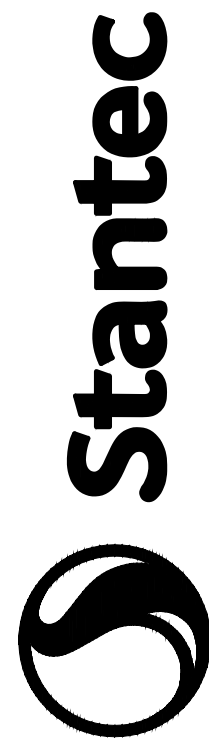
TBM 100: PK NAIL IN CURB INLET $\pm 40'$ NORTHWEST OF THE SOUTHEASTERLY PROPERTY CORNER OF SUBJECT TRACT (LOT 3A)
ELEVATION=657.20' (AS SHOWN)

TBM 101: PK NAIL IN CURB AT NORTHWESTERLY CORNER OF 4-WAY STOP, $\pm 7'$ SOUTH OF STOP SIGN AND $\pm 5'$ NORTH OF WATER VALVE IN PAVEMENT.
ELEVATION=659.19' (AS SHOWN)

TBM 102: PK NAIL IN SOUTH SIDE OF DRAINAGE STRUCTURE ON THE NORTHEASTERLY CORNER OF THE INTERSECTION OF ED SCHMIDT BLVD. AND DRIVEWAY, ±10' NORTHWEST OF STOP SIGN AND ±150' NORTH OF DUAL PLYNOL RETAIL SIGN.
ELEVATION=661.74' (AS SHOWN)



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.



1905 ALDRICH STREET, SUITE 300
AUSTIN, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project
ENDEAVOR REAL ESTATE GROUP

SHOPS AT HANSON'S CORNER

HUTTO, TX

SITE PLAN

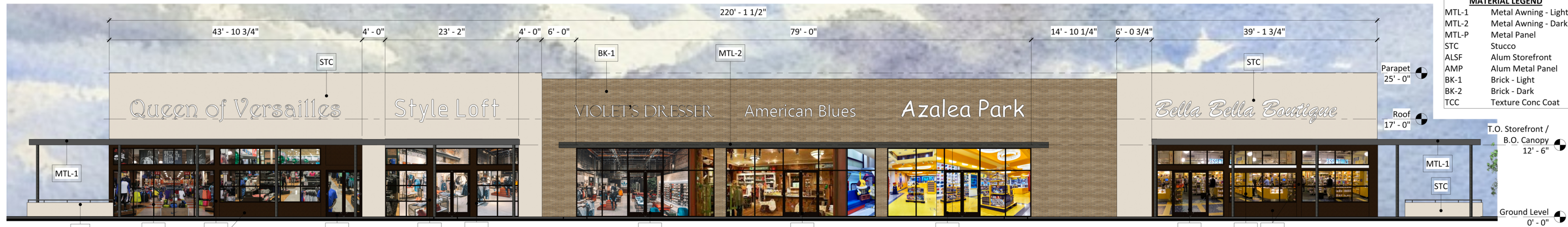


Project Number: 222010977

Drawing No. 7

Revision Sheet

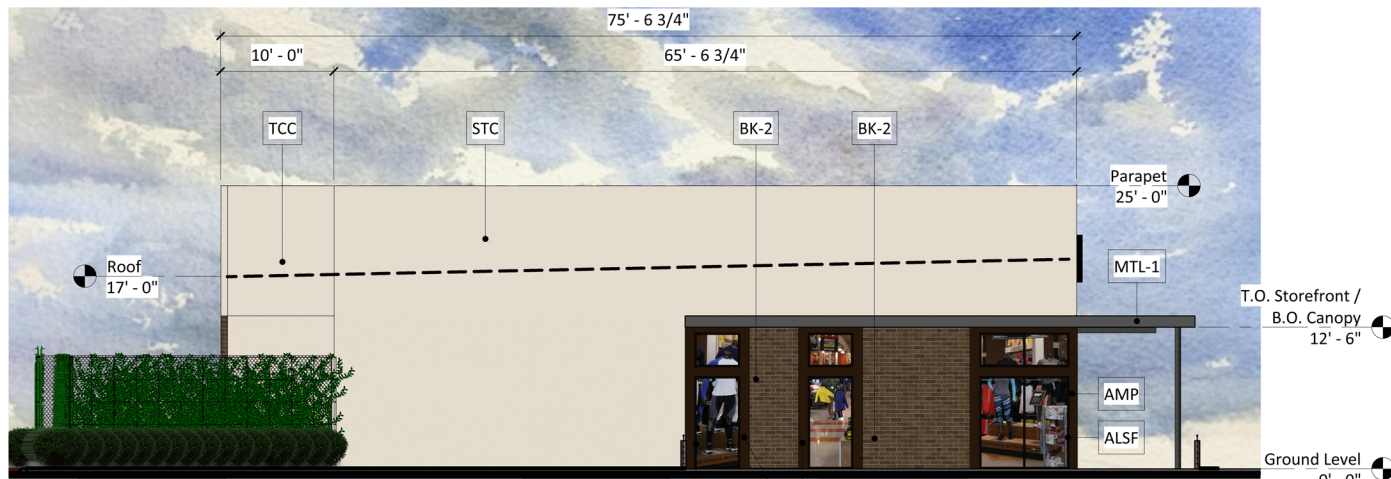
7 of 18



1 West Elevation
1/8" = 1'-0"

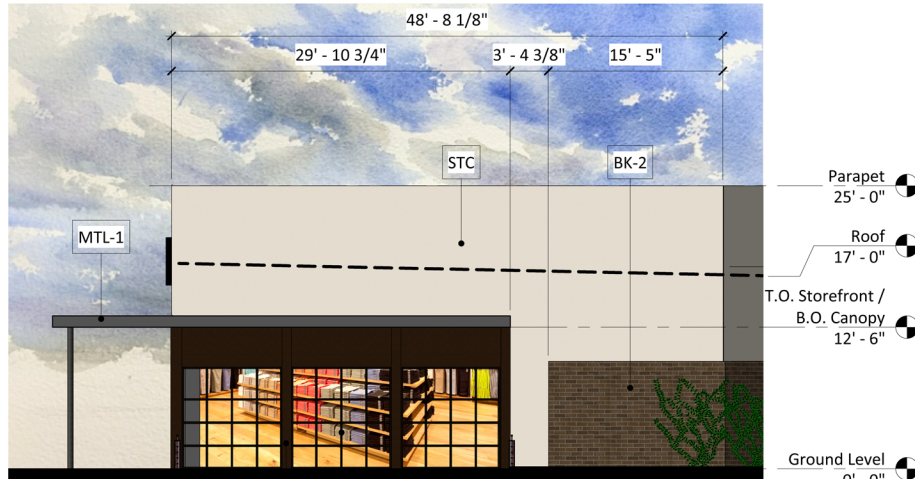
MATERIAL CALCULATIONS	
49% BRICK	1500 SQFT
51% STUCCO	1570 SQFT
Total 100%	3070 SQFT
*2230 SQFT FENESTRATION NOT INCLUDED	

MATERIAL LEGEND	
MTL-1	Metal Awning - Light
MTL-2	Metal Awning - Dark
MTL-P	Metal Panel
STC	Stucco
ALSF	Alum Storefront
AMP	Alum Metal Panel
BK-1	Brick - Light
BK-2	Brick - Dark
TCC	Texture Conc Coat



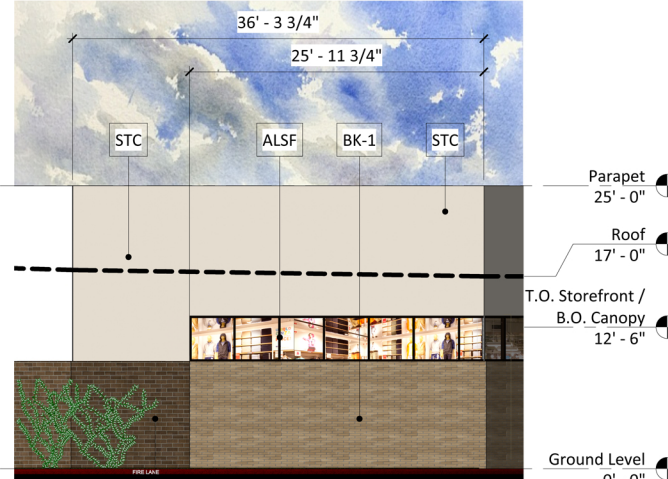
2 North Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS	
10% BRICK	175 SQFT
14% GREEN WALL SCREEN	265 SQFT
76% STUCCO & TCC	1420 SQFT
Total 100%	1860 SQFT
*260 SQFT FENESTRATION NOT INCLUDED	



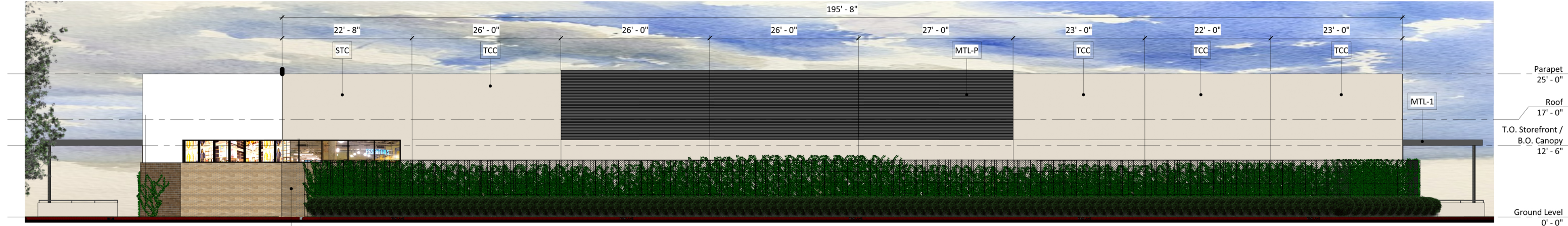
3 South Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS	
39% BRICK	430 SQFT
61% STUCCO	665 SQFT
Total 100%	1095 SQFT
*360 SQFT FENESTRATION NOT INCLUDED	



4 South East Elevation
1/8" = 1'-0"

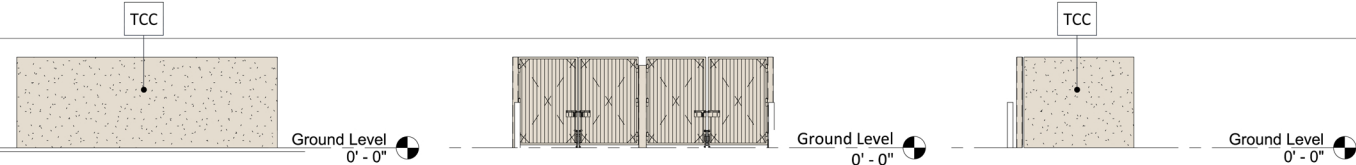
MATERIAL CALCULATIONS	
43% BRICK	350 SQFT
57% STUCCO	460 SQFT
Total 100%	810 SQFT
*100 SQFT FENESTRATION NOT INCLUDED	



5 East Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS	
1% BRICK	40 SQFT
41% STUCCO/TCC	2035 SQFT
20% METAL PANEL	960 SQFT
38% GREEN WALL SCREEN	1850 SQFT
Total 100%	4885 SQFT
*82 SQFT FENESTRATION NOT INCLUDED	

6 Dumpster Elevation
1/8" = 1'-0"



A - 01 Elevations

Shops at Hanson's Corner