



City of Hutto

Agenda

Planning and Zoning Commission Meeting Tuesday, August 4, 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. Public Comments will be allowed via email, phone conference call and walk into Council Chambers for public comment. 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.

Citizens wishing to comment by phone may call:

One tap mobile

+13126266799,,86259483538#,,,,,0#,,621272#

OR

Manual Dial 1-312-626-6799

Meeting ID: 862 5948 3538

Passcode: 621272

+1 346 248 7799 US (Houston)

Meeting ID: 862 5948 3538

Passcode: 621272

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

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 7, 2020.

3 - 7

[Agenda Item Report - AIR-19-274 - Pdf](#)

- 4.2. Consideration and possible recommendation on the proposed Wilco Ranch Phase 3 Section 1 Final Plat, 20.437 acres, more or less, of land, 83 residential lots, located at Limmer Loop and CR 119. 8 - 12

[Agenda Item Report - AIR-20-213 - Pdf](#)

- 4.3. Consideration and Possible Recommendation on the Fiscal Year 2021 Capital Improvement Plan. 13 - 35

[Agenda Item Report - AIR-20-306 - Pdf](#)

5. DEVELOPMENT SERVICES DIRECTOR REPORT

- 5.1. Planning and Zoning Commissioner Training on Platting.

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the **August 4, 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 **July 31, 2020** at 12:00 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.

Planning and Zoning Commission
AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 7, 2020.
Meeting: Planning and Zoning Commission - 04 Aug 2020
Department: Development Services
Staff Contact: Angel Kavanaugh

ATTACHMENTS:

[Planning and Zoning Commission - 07 Jul 2020 - Minutes](#)



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, July 7, 2020
City Council Chambers

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

PRESENT: Commissioner Randal Clark, Member Richard Hudson, Chair Tony Wertz,
Commissioner Susanna Boyer, Commissioner Kyle Lovinggood, and
Commissioner Jerica Lawyer

EXCUSED: Commissioner John Klein

1 CALL MEETING TO ORDER

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

2 ROLL CALL

Member of the City of Hutto Staff present were Ashley Lumpkin, Executive Director of Infrastructure and Development, Ashby Grundman, Development Services Director, Angel Kavanaugh, Management Assistant, Samuel Ray, Director of Public Works and Engineering, and Council Member Peter Gordon.

3 PUBLIC COMMENT

There were no public comments

- a) Public Comments will be allowed via email, phone conference call and walk into Council Chambers for public comment. 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.

Citizens wishing to comment by phone may call:

One tap mobile

+16699009128,,81046131706#,,,0#,,773854#

OR

Manual Dial: 1-669-900-9128

Meeting ID: 810 4613 1706

Password: 773854

+1 346 248 7799 US (Houston)

Meeting ID: 810 4613 1706
Password: 773854

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

4 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on June 2, 2020.

A motion was made by Commissioner Randal Clark to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on June 2, 2020 with the correction of adding "no public comments" in the Public Comment agenda item. Seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays

- b) Consideration of a public hearing and possible recommendation on the proposed zoning change request for the properties to be known as the Wahrmund/Dugger Tracts (3 tracts), 3.710 acres, more or less, of land, from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district, located on the northwest corner of Limmer Loop and CR 119.

Chair Tony Wertz opened to public at 7:05pm, Closed to public at 7:05 pm.
Commissioner Susanne Boyer made a motion to accept staff recommendation on the proposed zoning change request for the properties to be known as the Wahrmund/Dugger Tracts (3 tracts), 3.710 acres, more or less, of land, from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district, located on the northwest corner of Limmer Loop and CR 119 as written, Seconded by Commissioner Kyle Lovinggood. Motion passed 6 Ayes to 0 Nays.

- c) Consideration and possible recommendation on the proposed Brooklands Section Five Final Plat, 37.2227 acres, more or less, of land, 125 residential lots, located at Brooklands Boulevard at CR 163.

Commissioners asked some questions on floodplain, a motion was made by Commissioner Randal Clark to accept staff recommendation on the proposed Brooklands Section Five Final Plat, 37.2227 acres, more or less, of land, 125 residential lots, located at Brooklands Boulevard at CR 163 as written, seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

- d) Consideration and possible recommendation on the proposed Cross Creek Subdivision Phases 3 and 4 Final Plat, 36.60 acres, more or less, of land, 168 residential lots, located off of CR 199.

Commissioner Rick Hudson made a motion to accept staff recommendation on the proposed Cross Creek Subdivision Phases 3 and 4 Final Plat, 36.60 acres, more or less, of land, 168 residential lots, located off of CR 199 with provision plat note 20 is amended, Seconded by Commissioner Kyle Lovinggood. Motion passed 6 Ayes to 0 Nays.

- e) Consideration and possible recommendation on the proposed North Town Commons Lot 7 Block A Final Plat, 1.04 acres, more or less, of land, one commercial lot, located on Limmer Loop at FM 1660 North.

Commissioner Susanne Boyer made a motion to accept staff recommendation on the proposed North Town Commons Lot 7 Block A Final Plat, 1.04 acres, more or less, of land, one commercial lot, located on Limmer Loop at FM 1660 North as written, Seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

5 DEVELOPMENT SERVICES DIRECTOR REPORT

- a) Annual Report to City Council.

Staff updated Commissioners on the required Annual Report due to City Council. Chair Tony Wertz stated he will be there, just let him know the date needed.

- b) Discussion and decision on Planning Commissioner training.

Staff updated the Commissioners about Virtual Training, will update as these are available and Commissioner requested a possible work session with Historic Preservation Commission and Parks Advisory Board when it is appropriate to do so, due to COVID19.

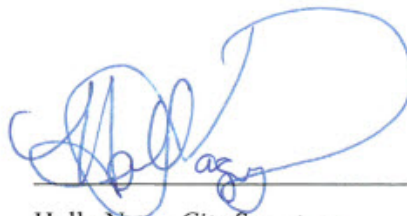
6 ADJOURNMENT

Having no further business Chair Tony Wertz adjourned meeting at 7:59pm.

7 CERTIFICATION

I certify that this notice of the **July 7, 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 **July 2, 2020 at 3:00 P.M.**




Holly Nagy, City Secretary

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Chair

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Wilco Ranch Phase 3 Section 1 Final Plat, 20.437 acres, more or less, of land, 83 residential lots, located at Limmer Loop and CR 119.

Meeting: Planning and Zoning Commission - 04 Aug 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Wilco Ranch Section 3 Phase 1 Final Plat is approximately 20.437 acres of land, with 83 single-family residential lots. This phase is on the north eastern side of the development with frontage along Ed Schmidt Boulevard/CR 119.

Current Zoning:

The subject property is zoned SF-1 Village and has a Development Agreement that was approved by City Council. The property was also annexed at the February 6, 2020 City Council meeting.

Surrounding Zoning:

North: Extraterritorial Jurisdiction (with a Development Agreement)

East: Extraterritorial Jurisdiction (with a Development Agreement)

South: Single-Family Residential (SF-1)

West: Extraterritorial Jurisdiction

Summary of Request:

The proposed Final Plat is comprised of 83 Single-Family Lots, 2 open space lots, 1 detention lot, and 1 amenity center and has a total acreage of 20.437. All of the lots in this section are 45 feet wide.

Staff Review:

The proposal meets the minimum standards as required in the Unified Development Code, the Development Agreement and state law. The proposed street layout provides for connectivity between adjacent developments.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

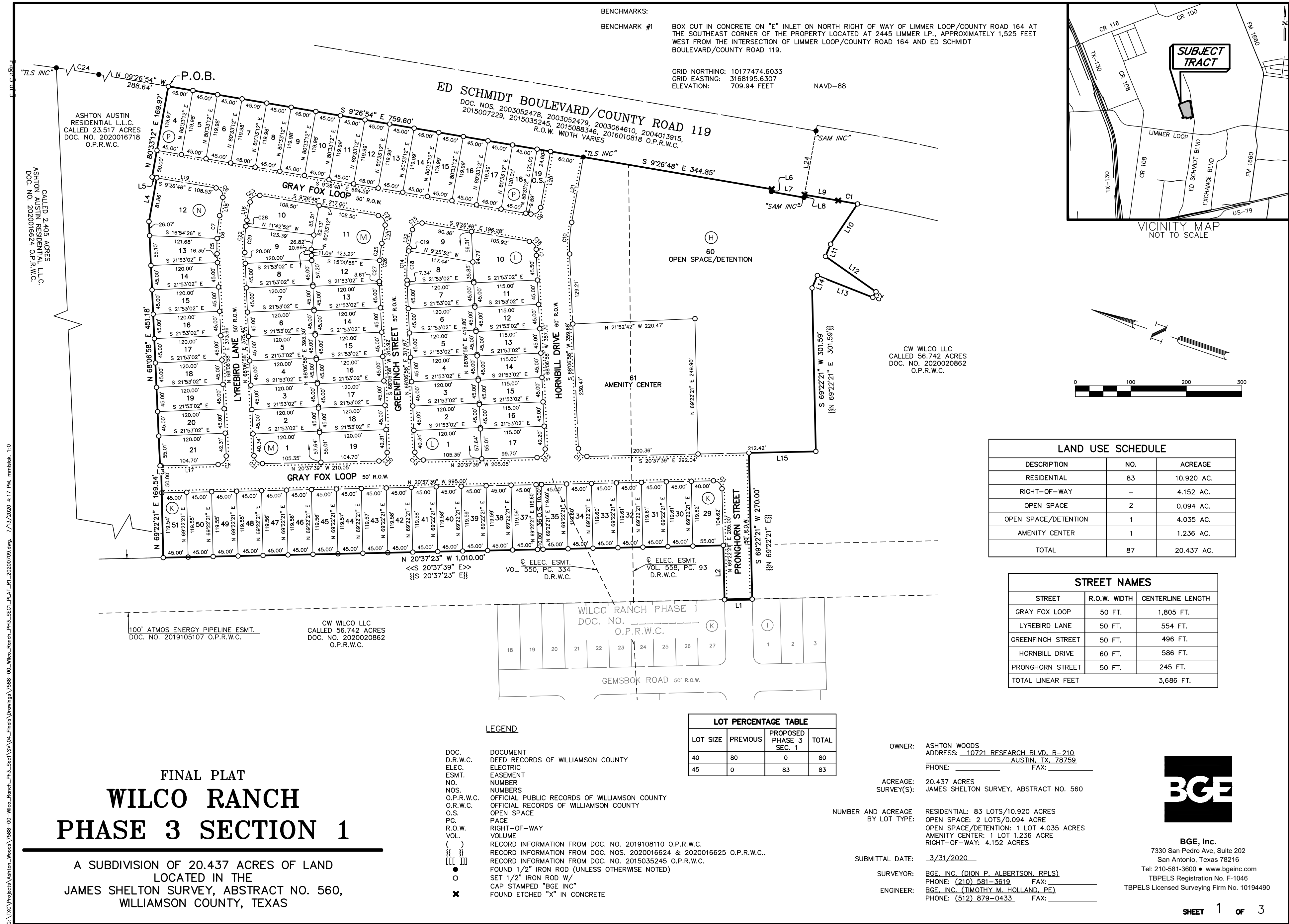
Not applicable.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat.

ATTACHMENTS:

[Wilco Ranch PH3 SEC1 PLAT R1](#)



G:\TWC\Projects\Valhalla - Woods\7588-00-Wilco_Ranch_Ph3_Sec1\SV\04_Finala Drawings\7588-00_Wilco_Ranch_Ph3_SECI_PLAT_R1_20200709.dwg, 7/13/2020 4:17 PM, mmlsldk, 1:0

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	35.39'	2,840.73'	0°42'50"	N 09°04'59" W	35.39'
C2	11.93'	50.00'	13°39'57"	N 80°31'17" W	11.90'
C3	23.56'	15.00'	90°00'00"	N 24°22'21" E	21.21'
C4	23.89'	15.00'	91°15'23"	S 66°15'20" E	21.44'
C5	28.23'	325.00'	4°58'35"	S 70°36'16" W	28.22'
C6	70.67'	325.00'	12°27'29"	S 74°20'43" W	70.53'
C7	42.44'	325.00'	7°28'54"	S 76°50'01" W	42.41'
C8	23.57'	15.00'	90°01'15"	N 35°33'50" E	21.22'
C9	23.56'	15.00'	89°59'29"	S 54°26'32" E	21.21'
C10	58.65'	270.00'	12°26'45"	S 74°20'21" W	58.53'
C11	23.23'	15.00'	88°44'37"	S 23°44'40" W	20.98'
C12	23.89'	15.00'	91°15'23"	S 66°15'20" E	21.44'
C13	23.23'	15.00'	88°44'37"	S 23°44'40" W	20.98'
C14	59.79'	275.00'	12°27'29"	S 74°20'43" W	59.68'
C15	23.56'	15.00'	89°58'45"	N 54°26'10" W	21.21'
C16	20.82'	15.00'	79°31'41"	N 30°19'03" E	19.19'
C17	11.32'	330.00'	1°57'55"	S 69°05'56" W	11.32'
C18	54.20'	275.00'	11°17'33"	S 73°45'45" W	54.11'
C19	5.59'	275.00'	1°09'56"	S 79°59'30" W	5.59'
C20	23.89'	15.00'	91°15'23"	S 66°15'20" E	21.44'
C21	23.23'	15.00'	88°44'37"	S 23°44'40" W	20.98'
C22	59.79'	275.00'	12°27'29"	S 74°20'43" W	59.68'
C23	23.56'	15.00'	89°58'45"	N 54°26'10" W	21.21'
C24	23.57'	15.00'	90°01'15"	N 35°33'50" E	21.22'
C25	31.71'	325.00'	5°35'26"	S 77°46'45" W	31.70'
C26	70.67'	325.00'	12°27'29"	S 74°20'43" W	70.53'
C27	38.96'	325.00'	6°52'03"	S 71°33'00" W	38.93'
C28	10.99'	275.00'	2°17'20"	S 79°25'48" W	10.99'
C29	48.81'	275.00'	10°10'09"	S 73°12'03" W	48.74'

RECORD CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1		[[[2,840.73']]]			
		(2,840.73')			
C2	{{{11.93'}}	{{{50.00'}}	{{{13°39'57"}}	{{S 80°31'17" E}}	{{{11.90'}}

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	{{S 20°37'39" E}}	{{50.00'}}
L2	{{S 69°22'21" W}}	{{100.38'}}
L10	{{S 76°08'36" E}}	{{88.73'}}
L11	{{S 86°58'18" E}}	{{24.28'}}
L12	{{N 16°18'42" E}}	{{112.17'}}
L13	{{S 02°38'45" W}}	{{107.84'}}
L14	{{S 86°58'18" E}}	{{24.94'}}
L15	{{S 20°37'39" E}}	{{120.75'}}

FINAL PLAT
WILCO RANCH
PHASE 3 SECTION 1

A SUBDIVISION OF 20.437 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560,
WILLIAMSON COUNTY, TEXAS

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 20°37'39" W	50.00'
L2	N 69°22'21" E	100.38'
L3	N 20°37'39" W	1.89'
L4	N 80°33'12" E	81.86'
L5	N 09°26'48" W	8.53'
L6	S 79°11'25" W	4.82'
L7	S 08°59'24" E	59.71'
L8	N 81°15'32" E	5.32'
L9	S 09°21'15" E	61.69'
L10	N 76°08'36" W	88.73'
L11	N 86°58'18" W	24.28'
L12	S 16°18'42" W	112.17'
L13	N 02°38'45" E	107.84'
L14	N 86°58'18" W	24.94'
L15	N 20°37'39" W	120.75'
L16	N 80°34'28" E	34.21'
L17	S 20°37'39" E	102.80'
L18	N 80°34'28" E	34.19'
L19	N 09°26'48" W	117.06'
L20	N 80°33'44" E	105.00'
L21	S 80°33'44" W	122.25'
L22	N 80°34'28" E	34.35'
L23	S 80°34'28" W	34.33'
L24	N 80°38'45" E	119.64'

O.S.D. — OPEN SPACE AND DETENTION
A.C. — AMENITY CENTER
O.S. — OPEN SPACE
R — RESIDENTIAL

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
60	H	175,780	O.S.D.
61	H	53,846	A.C.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
4	P	5,399	R
5	P	5,399	R
6	P	5,399	R
7	P	5,399	R
8	P	5,399	R
9	P	5,399	R
10	P	5,399	R
11	P	5,399	R
12	P	5,399	R
13	P	5,400	R
14	P	5,400	R
15	P	5,400	R
16	P	5,400	R
17	P	5,400	R
18	P	5,400	R
19	P	2,903	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
12	N	12,264	R
13	N	5,996	R
14	N	5,400	R
15	N	5,400	R
16	N	5,400	R
17	N	5,400	R
18	N	5,400	R
19	N	5,400	R
20	N	5,400	R
21	N	6,709	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	M	6,714	R
2	M	5,400	R
3	M	5,400	R
4	M	5,400	R
5	M	5,400	R
6	M	5,400	R
7	M	5,400	R
8	M	7,084	R
9	M	10,719	R
10	M	6,028	R
11	M	5,400	R
12	M	5,400	R
13	M	5,400	R
14	M	5,400	R
15	M	5,400	R
16	M	5,400	R
17	M	5,400	R
18	M	5,400	R
19	M	6,709	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	L	6,714	R
2	L	5,400	R
3	L	5,400	R
4	L	5,400	R
5	L	5,400	R
6	L	5,400	R
7	L	5,400	R
8	L	5,794	R
9	L	6,076	R
10	L	9,417	R
11	L	5,175	R
12	L	5,175	R
13	L	5,175	R
14	L	5,175	R
15	L	5,175	R
16	L	5,175	R
17	L	6,421	R

LEGAL DESCRIPTION

FIELD NOTES FOR A 20.437 ACRE TRACT OF LAND SITUATED IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.517 ACRE TRACT OF LAND AS CONVEYED UNTO ASHTON AUSTIN RESIDENTIAL, L.L.C. IN DOCUMENT NUMBER 202006718 AND A 7.405 ACRE TRACT OF LAND AND A 2.405 ACRE TRACT OF LAND BOTH AS CONVEYED UNTO ASHTON AUSTIN RESIDENTIAL L.L.C. IN DOCUMENT NUMBER 2020016624, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 20.437 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod with a cap stamped ‘BGE, Inc.’ set on the curvilinear west right–of–way line of Ed Schmidt Boulevard/County Road 119 (R.O.W. ~. Varies) as described in Document Numbers 2003052478, 2003052479, 2003064610, 2004013915, 2015007229, 2015035244, 2015035245, 2015088346, and 2016010818 all recorded in the Official Public Records of Williamson County, Texas, at the common corner of the 7.405 acre tract and the remainder of a called 56.742 acre tract of land as conveyed unto CW WILCO LLC in Document Number 2020020862 of the Official Public Records of Williamson County, Texas, for the POINT OF BEGINNING and southeast corner of the herein described tract of land;

THENCE, departing said right–of–way line, in a westerly direction, coincident with the common line of the remainder of said 56.742 acre tract and said 7.405 acre tract, the following twelve (12) courses;

- 1)N 76°08'36" W, a distance of 88.73 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for an angle point of the herein described tract of land;
- 2) N 86°58'18" W, a distance of 24.28 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for a re–entrant corner of the herein described tract of land;
- 3) S 16°18'42" W, a distance of 112.17 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set at the beginning of a non–tangent curve for a southerly corner of the herein described tract of land;
- 4) Curving to the left, with a radius of 50.00 feet, an arc length of 11.93 feet, a central angle of 13°39'57", a chord bearing of N 80°31'17" W, and a chord distance of 11.90 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set at the end of this curve for a southerly corner of the herein described tract of land;
- 5) N 02°38'45" E, a distance of 107.84 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for a re–entrant corner of the herein described tract of land;
- 6) N 86°58'18" W, a distance of 24.94 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for an angle point of the herein described tract of land;

- 7) S 69°22'21" W, a distance of 301.59 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for a corner of the herein described tract of land;
- 8) N 20°37'39" W, a distance of 120.75 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for a re–entrant corner of the herein described tract of land;
- 9) S 69°22'21" W, a distance of 270.00 feet to a to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for the southwest corner of the herein described tract of land;
- 10)N 20°37'39" W, a distance of 50.00 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for a corner of the herein described tract of land;
- 11)N 69°22'21" E, a distance of 100.38 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set on the east line of a 100 foot wide pipeline easement as conveyed unto Atmos Energy in Document Number 2019105107 of the Official Public Records of Williamson County, Texas, for a re–entrant corner of the herein described tract of land; and
- 12)N 20°37'23" W, coincident with the east line of said pipeline easement and said 56.742 acre tract, and the west line of said 23.517 acre tract, passing at a distance of 784.88 feet the common corner of said 2.405 acre tract and said 23.517 acre tract, a total distance of 169.54 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for a re–entrant corner of the herein described tract;

THENCE, N 69°22'21" E, departing said common lines, over and across the 2.405 acre tract, passing at a distance of 44.50 feet the common line of the 2.405 acre tract and said 23.517 acre tract, and continuing over and across said 23.517 acre tract, a total distance of 169.54 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for a re–entrant corner of the herein described tract;

THENCE, in an easterly direction continuing over and said 23.517 acre tract the following five (5) courses;

- 1)N 20°37'39" W, a distance of 1.89 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for corner of the herein described tract;
- 2) N 68°06'58" E, a distance of 451.18 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for an angle point of the herein described tract;
- 3) N 80°33'12" E, a distance of 81.86 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for a re–entrant corner of the herein described tract;
- 4) N 09°26'48" W, a distance of 8.53 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set for a corner of the herein described tract; and
- 5) N 80°33'12" E, a distance of 169.97 feet to a 1/2–inch iron rod with a cap stamped ‘BGE INC.’ set on the common line of said 23.517 acre tract and the aforementioned west right–of–way line of Ed Schmidt Boulevard/County Road 119, for the northeast corner of the herein describe tract;

THENCE, in a southerly direction, coincident said common line the following seven (7) courses;

- 1) S 09°26'54" E, a distance of 759.60 feet to a 1/2–inch iron rod with a cap stamped ‘TLS INC.’ found for an angle point of the herein described tract;
- 2) S 09°26'48" E, a distance of 344.85 feet to an “X” found for a corner of the herein described tract;
- 3) S 79°11'25" W, a distance of 4.82 feet to a 1/2–inch iron rod found for a re–entrant corner of the herein described tract;
- 4) S 08°59'24" E, a distance of 59.71 feet to a 1/2–inch iron rod with a cap stamped ‘SAM INC.’ set for a re–entrant corner of the herein described tract;
- 5) N 81°15'32" E, a distance of 5.32 feet to an “X” found for a corner of the herein described tract;
- 6) S 09°21'15" E, a distance of 61.69 feet to an “X” found for a point of curvature of the herein described tract;
- 7) Curving to the right, with a radius of 2,840.73 feet, an arc length of 35.39 feet, a central angle of 00°42'50", a chord bearing of S 09°04'59" E, and a chord distance of 35.39 feet to the POINT OF BEGINNING and containing 20.437 acres of land, more or less.



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

G:\TWC\Project\Ashton_Woods\7588-00-Wilco_Ranch_Ph3_Sec1\SV\04_Final\Drawings\7588-00-Wilco_Ranch_Ph3_SECI_P\AT_R1_20200709.dwg, 7/13/2020 4:17 PM, mmliside, 1:0

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT ASHTON AUSTIN RESIDENTIAL, L.L.C., ACTING HEREIN BY AND THROUGH ASHTON WOODS-AUSTIN DIVISION, BY ITS GENERAL PARTNER, KEITH PERSON, VICE PRESIDENT OF LAND, BEING THE OWNER OF A CALLED 7.405 ACRES OF LAND AND A CALLED 2.405 ACRE TRACT OF LAND, BOTH OUT OF THE JAMES SHELTON SURVEY A-560, WILLIAMSON COUNTY, TEXAS, AND BOTH CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2020016624 AND A CALLED 23.517 ACRES OF LAND OUT OF THE JAMES SHELTON SURVEY A-560, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2020016718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; DOES HEREBY SUBDIVIDE 20.437 ACRES OF LAND 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 3 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.

KEITH PEARSON, VICE PRESIDENT OF LAND
ASHTON WOODS - AUSTIN DIVISION
10721 RESEARCH BLVD. B-210
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KEITH PEARSON, VICE PRESIDENT OF LAND 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

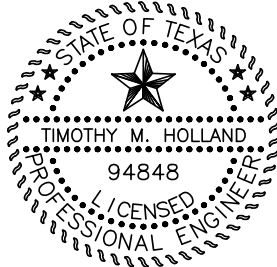
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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 CORRECTLY SET OR FOUND 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

DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

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

DOUG GAUL, MAYOR

DATE

CITY SECRETARY

DATE

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

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 ADOPTED WITH THE ORDINANCE NO. 0-20-02-06-12B RECORDED IN WILLIAMSON COUNTY, TEXAS AS DOCUMENT NUMBER 2020024528.
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 WIDE. 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 CCN SERVICE AREA 10970 AND WASTEWATER CCN 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 ENCLOSED 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 MAPS FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBERS 48491C0520F AND 48491C0510F, BOTH REVISED DECEMBER 20, 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.

FINAL PLAT
WILCO RANCH
PHASE 3 SECTION 1

A SUBDIVISION OF 20.437 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560,
WILLIAMSON COUNTY, TEXAS



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

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and Possible Recommendation on the Fiscal Year 2021 Capital Improvement Plan.
Meeting: Planning and Zoning Commission - 04 Aug 2020
Department: Engineering
Staff Contact: Samuel Ray

BACKGROUND INFORMATION:

AIR-20-306 The City of Hutto is going through a period of rapid growth and as such the demands on funding and needs for growing infrastructure and services are paramount. In order to accommodate the needs and desires of the city and to best plan for the future, a process has been laid out where a Capital Improvement Plan is updated and adopted each year. The Planning and Zoning Commission and ultimately City Council are tasked with review and acceptance of this plan. The current Capital Improvement Plan focus on four main areas: Parks and Recreation, Municipal Facilities, Water/Wastewater and Transportation/Drainage. The Capital Improvement Plan lays out the proposed Capital Projects for the next fiscal year and the funding sources of these projects. In addition the Capital Improvement Plan projects out the following four years for potential projects for planning purposes.

FINANCIAL IMPACT:

The proposed report specifies the projected spending on capital improvement projects for the 2021 fiscal year heavily informing the budgeting process as well as projection of potential spending in subsequent years.

POLICY IMPLICATIONS:

The Capital Improvement Plan signifies the current objectives and priority projects within the City.

RECOMMENDATION:

Report is presented for consideration and possible recommendation.

ATTACHMENTS:

[FY2021 CIP Summary - 7-31-2020](#)



FIVE YEAR CAPITAL IMPROVEMENT PLAN

FY 2021-2025



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OVERVIEW

INTRODUCTION

The City of Hutto's Capital Improvements Plan (CIP) is a planning document that has been developed to better serve the Citizens of Hutto by identifying current and anticipated future infrastructure needs to plan for responsible growth within the City. Through a multi-year capital improvement plan the City can address needs with a comprehensive and fiscally responsible approach. Capital projects are intended to address infrastructure needs and are generally divided into the following categories

- Water and Wastewater
- Transportation and Drainage
- Parks and Recreation
- Municipal Facilities

In the past, the City has implemented a five-year CIP, but the City Council has expressed concerns about the process by which the plan was derived. This CIP will directly address needs for FY 2021 and project probable projects for FY2022, 2023, 2024, 2025, and 2026.

The CIP will continue to be revised annually in order to accommodate new projects, revise current projects, reflect current City initiatives and extend the plan for an additional year. The first year of the plan will be incorporated into the budget and funds will be appropriated. Subsequent years are intended for planning purposes only. Scopes of projects and cost estimates will be reviewed on an annual basis.

GUIDING PLANS

The City Council has adopted several plans to guide the City's development.

Strategic Plan

The 2020 Strategic Plan and Execution Guide was approved by City Council on April 18, 2019. This plan establishes the vision, values, focus areas, objectives, and goals for the City. The ten (10) objectives identified in this plan are:

1. Construct and maintain infrastructure to provide identified levels of service.
2. Create an "open for business" culture.
3. Create an aggressive, progressive economic development strategy for the community.
4. Enhance mobility within the City.
5. Generate a strategic path forward for enhancing the public safety apparatus including police, fire, and emergency medical services.
6. Enhance the overall governance of the community.

OVERVIEW

7. Ensure responsible fiscal stewardship through transparency and reporting.
8. Implement a quality city-wide customer service program.
9. Maintain a positive and inspired workforce.
10. Maintain an environment and quality of life that encompasses a safe, friendly, and an entertaining atmosphere for all ages.

These ten (10) objectives in addition to the following adopted plans or assessments will assist in the selection and prioritization of CIP projects

CATEGORIES

TABLE I: EXISTING PLANS OR ASSESSMENTS

PLAN/ASSESSMENT	ADOPTED/REVISED
Wastewater Master Plan	2018
Water Master Plan	2016
Drainage Master Plan	2018
Comprehensive Plan	2015 (currently being revised)
Mobility Master Plan	2018
Thoroughfare Plan	2011
Parks Master Plan	2019
Old Town Master Plan	2006
Hutto Facility Needs Assessment	2010
Transit Plan	2016
Future Land Use Map	2019

The CIP is generally divided into five categories to facilitate a better understanding of the grouping and the needs that are being addressed.

Water and Wastewater

To better plan utility infrastructure, the City has developed ten-year capital improvements plans contained in the Water Master Plan and the Wastewater Master plan. This enables staff to effectively plan for future improvements as they relate to development. The timing of many utility projects can only be estimated as many of the projects are related to service extensions and are dependent on the timing of development. The Water Master Plan was updated in May 2016. The Wastewater Master Plan was updated in 2018. In 2019 a Technical Memorandum was completed as a supplemental update to the Water and Wastewater Master Plans and helps to inform the Capital Improvement Plan.

OVERVIEW

Transportation and Drainage

The Transportation and Drainage category of the Capital Improvements Plan outlines projects related to traffic-flow/mobility, pedestrian mobility, intersection improvements, roadway rehabilitation, and drainage improvements. Projects may be funded through a number of mechanisms including the general fund, developer participation, inter-agency cooperation, debt proceeds, etc. A Mobility Master Plan was completed in July 2018.

Parks and Recreation

The Parks and Recreation category of the CIP outlines future parkland and park improvements based on the Parks Master Plan completed in 2019.

Municipal Facilities

The Municipal Facilities category of the Capital Improvements Plan includes the renovation and upkeep of existing facilities in addition to the construction of new facilities.

Fleet

The Fleet category of the Capital Improvements Plan includes the replacement of the growing lists of expensive vehicles and equipment utilized by city staff. While the fleet category is not included in the current year Capital Improvement Plan, it is intended that the fleet category will be utilized in future Capital Improvement Plans.

FUNDING

The City has a number of potential funding sources available in order to finance Capital Improvement Projects. These include:

- Operating Revenues
- Fund Balance (Reserves)
- Dedicated Fees (e.g., water and wastewater impact fees and parkland dedication fees)
- Grants (e.g., TWDB, Texas Parks & Wildlife, various state/federal highway programs)
- Debt
- Bond Program
- Partnerships (e.g., Williamson County, Hutto ISD)

OVERVIEW

Per the City Charter, before the City can award a contract for any phase of a Capital Improvement Project, it must have sufficient funds on hand and appropriate those funds to satisfy its funding obligation or commitment. Consequently, a sound financing plan relies heavily upon realistic project scheduling. A sound financing plan also attempts to minimize the impact of infrastructure funding on the ratepayer and/or taxpayer as well as minimize the Capital Improvement Plan's overall cost. The Finance and management staff must work closely with each project's design professional(s) and the City's financial advisor to achieve these objectives.

In 2019, the City of Hutto adopted a five year Capital Improvements Plan for FY 2020-2024. The projects included in FY 2020 and their status are included below for reference purposes.

CIP UPDATE

TABLE 2: FY 2020 CIP PROJECTS

PROJECT	STATUS	ESTIMATED COST	ACTUAL EXPENSES YTD
Parkland Acquisition	Purchase	\$6,000,000	\$
Hutto Lake Park Trail		\$30,000	\$
Trees Along Trails		\$120,000	\$
Out Door Gym/ Fitness Center/ With Shade		\$120,000	\$
Enclose Fritz Park Pavilion		\$100,000	\$
Picnic Tables		\$80,000	\$
Bollard Installation at Fritz and Hutto Park at Brushy Creek		\$15,000	\$
Facilities for After School Programs and Summer Camps		\$48,000	\$
Tools and Equipment for Fleet Maintenance		\$00,000	\$
Cottonwood Trail Between FM I660 South and Brushy Creek		\$1,300,000	\$
Cottonwood Trail Between Carl Stern Drive and FM I660 South		\$1,425,000	\$
Justice Center	Postponed	\$4,000,000	\$
Carmel Crossing Wastewater Interceptor	Reimbursement	\$181,851	\$
WWTP Permit Capacity Increase	Pending	\$90,716.25	\$
Shiloh Tank	Complete	\$675,000	\$
Tank Rehab (Frame Switch GST Moved out)	Complete	\$1,751,875	\$
Water Well/ Line to 5.7 MGD Permit/Preliminary Design	Complete	\$175,000	\$
Capacity Rerate Study of HOT Wells	Complete	\$123,500	\$
Shiloh Pumping Station to 3.27 MGD	Complete	\$300,000	\$
Shiloh, Frame Switch and HOT-Inline Pumping Stations	In Design	\$2,264,454	\$
Heart of Texas Parallel Transmission Line	In Design	\$347,110	\$
Distribution Waterline Improvements and PRVs	In Design	\$395,530	\$
Ultimate Water Supply Study	Upcoming	\$200,000	\$
Glenwood Lift Station Decommission, Interceptor and 2- WWTP Lift Stations	In Design	\$847,690	\$
Lakeside Lift Station Decommission and Interceptor	In Design	\$249,000	\$
Municipal Service Plan Wastewater Extensions	Postponed	\$1,000,000	\$

CIP UPDATE

Pavement Management	On Going	\$500,000	\$
Traffic Signal Maintenance	Reoccurring	\$75,000	\$
Old Town Streets	On Hold	\$4,000,000	\$
Intersection Improvements FM I660	In Design	\$3,000,000	\$
Grade Separated Vehicle Crossing	On Hold	\$17,000,000	\$
Co-Op Pedestrian Crossing	Postponed	\$2,500,000	\$
Limmer Loop Improvement Agreement	Reimbursement	\$100,000	\$
CR II9 Extension	Reimbursement	\$250,000	\$

FIVE YEAR CAPITAL IMPROVEMENT PLAN

FY 2021 - 2025

PARKS AND RECREATION

PARKS AND RECREATION

GENERAL

The City of Hutto's Park and Recreation Department provides Hutto families with safe parks and facilities for recreation and leisure opportunities. The Parks and Recreation Capital Improvement Projects are aimed at improving the quality of life for citizens. This specifically aligns with Objective ten (IO) which is to "maintain an environment and quality of life that encompasses a safe, friendly, and an entertaining atmosphere for all ages." Specific projects have been selected to improve the City's existing parks and accommodate the growing community needs.

TABLE 3: PARKS AND RECREATION CIP FUNDING

Sources of Funding	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	2021 -2025 Total
General Fund						
General Obligation	\$5,379,900	\$4,365,000	\$38,386,000	\$3,255,000	\$700,000	\$52,085,900
Certificated of Obligation						
Grant						
Other						
Total	\$5,379,900	\$4,365,000	\$38,386,000	\$3,255,000	\$700,000	\$52,085,900

PARKS AND RECREATION

TABLE 4: PARKS AND RECREATION FUND UTILIZATION

Use of Funds	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	2021 -25 Total
Parkland Acquisition	\$3,000,000	-	-	-	-	\$3,000,000
Fritz Park (TPWD) Improvements	\$309,900	-	-	-	-	\$309,900
Creekside Park (TPWD) Improvements	\$260,000	-	-	-	-	\$260,000
Fritz Park Improvements (pavilion & restroom replacement, four swings, supplement for bigger splash pad)	\$1,450,000	-	-	-	-	\$1,450,000
Mager Lane Field improvements (Batting Cages)	\$155,000	-	-	-	-	\$155,000
Cottonwood Trail between FM 1660 South and Brushy Creek	-	\$1,700,000	-	-	-	\$1,700,000
Hutto Lake Park Trail	-	\$450,000	-	-	-	\$450,000
Out Door Gym / Fitness Center / With Shade	-	\$140,000	-	-	-	\$140,000
Enclose Fritz Park Pavillion / Inclement Weather Options	\$150,000	-	-	-	-	\$150,000
Picnic Tables (Replacements, missing, additional) at all parks	-	\$95,000	-	-	-	\$95,000
Bollard installation at Fritz and Hutto Park at Brushy Creek	-	\$25,000	-	-	-	\$25,000
Facilities for after school programs and summer camp	\$55,000	\$55,000	\$55,000	\$55,000	-	\$220,000
Cottonwood Trail between Carl Stern Drive and FM 1660 South	-	\$1,900,000	-	-	-	\$1,900,000
Replace Restroom at Creekside Park	-	-	\$96,000	-	-	\$96,000
Recreation Center, 60,000 – 70,000 sq ft	-	-	\$30,000,000	-	-	\$30,000,000
Brushy Creek Trail between CR 137 and Cottonwood Creek	-	-	\$2,100,000	-	-	\$2,100,000
Shade over current picnic stations in Fritz and Creekside Park (6)	-	-	\$90,000	-	-	\$90,000
Brushy Creek Trail between Riverwalk Drive and Enclave Way	-	-	\$220,000	-	-	\$220,000

PARKS AND RECREATION

Brushy Creek Trail between Chris Kelley Boulevard and CR 137	-	-	\$1,600,000	-	-	\$1,600,000
Cottonwood Trail between Flinn Street and CR 118	-	-	\$1,450,000	-	-	\$1,450,000
Carmel Creek Trail between Limmer Loop and CR 119	-	-	\$1,125,000	-	-	\$1,125,000
Carmel Creek Trail between US 79 and Limmer Loop	-	-	\$1,650,000	-	-	\$1,650,000
Brushy Creek Trail between Chris Kelley Boulevard and Red Bud Lane in Round Rock	-	-	-	\$2,550,000	-	\$2,550,000
Cottonwood Trail between Limmer Loop and Flinn Street	-	-	-	\$650,000	-	\$650,000
Shade and Lights at Hutto Lake Park Basketball Court	-	-	-	-	\$150,000	\$150,000
Cottonwood Trail between Magner Lane and Limmer Loop	-	-	-	-	\$550,000	\$550,000
Total	\$5,379,900	\$4,365,000	\$38,386,000	\$3,255,000	\$700,000	\$52,085,900

FIVE YEAR CAPITAL IMPROVEMENT PLAN

FY 2021 - 2025

MUNICIPAL FACILITIES



MUNICIPAL FACILITIES

GENERAL

The Municipal Facilities Capital Improvement Projects are aimed at accommodating growth of staff and equipment as the need for additional services continue to grow with the increase in population.

TABLE 5: MUNICIPAL FACILITIES CIP FUNDING

Sources of Funding	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	2019 -2024 Total
General Fund	-	-	-	-	-	-
General Obligation	-	-	-	-	-	-
Certificate of Obligation	\$4,000,000	\$36,800,000	\$1,500,000	\$6,000,000	\$5,000,000	\$53,300,000
Grant	-	-	-	-	-	-
Other	-	-	-	-	-	-

Total	\$4,000,000	\$36,800,000	\$1,500,000	\$6,000,000	\$5,000,000	\$53,300,000
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TABLE 6: MUNICIPAL FACILITIES FUND UTILIZATION

Use of Funds	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	2021 -2025 Total
Justice Center	\$4,000,000	\$36,000,000	-	-	-	\$40,000,000
Public Works Facility	-	-	\$1,500,000	\$6,000,000	\$5,000,000	\$12,500,000
Parks Maintenance Facility	-	\$800,000	-	-	-	\$800,000
Fleet Services Facility	-	-	-	-	-	-

Total	\$4,000,000	\$36,800,000	\$1,500,000	\$6,000,000	\$5,000,000	\$53,300,000
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FIVE YEAR CAPITAL IMPROVEMENT PLAN

FY 2021 - 2025

WATER AND WASTEWATER

Page 16 of 23

WATER AND WASTEWATER

GENERAL

The Water and Waste Water Capital Improvement Projects align with multiple objectives from the Strategic Plan. The specific objectives are

1. Construct and maintain infrastructure to provide identified levels of service.
2. Create an "open for business" culture.
3. Create an aggressive, progressive economic development strategy for the community.
7. Ensure responsible fiscal stewardship through transparency and reporting.

These projects are anticipated to be funded from a combination of cash and debt. The actual amount of any debt issuance will be evaluated each year in light of project cost estimates, resources available, coverage requirements and other considerations. In addition to the projects shown below, there are a number of Water and Wastewater infrastructure projects in the works that will be funded by developers. These projects are vital to the ability of the City to continue to provide capacity for ongoing growth and development. If any anticipated developer funded projects were to fall through the City would need to look into options for completing necessary infrastructure improvements to allow development to continue.

TABLE 7: WATER AND WASTEWATER CIP FUNDING

Sources of Funding	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	2021 -2025 Total
General Fund	-	-	-	-	-	-
General Obligation	-	-	-	-	-	-
Certificate of Obligation	\$28,877,965	\$8,158,590	\$13,575,129	\$17,898,401	\$5,021,791	\$73,531,876
Grant	-	-	-	-	-	-
Other	\$3,851,851	\$181,851	\$181,851	\$181,851	\$181,851	\$2,428,742
Total	\$32,729,816	\$9,340,441	\$14,756,980	\$19,080,252	\$6,203,642	\$82,111,131

WATER AND WASTEWATER

TABLE 8: WATER AND WASTEWATER FUND UTILIZATION

Use of Funds	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	2021 -2025 Total
Carmel Crossing Wastewater Interceptor (SR)	\$181,851	\$181,851	\$181,851	\$181,851	\$181,851	\$909,255
Wastewater North of Limmer Loop (RSI)	\$3,000,000	-	-	-	-	\$3,000,000
Frame Switch GST Rehabilitation	\$350,000	-	-	-	-	\$350,000
Ultimate Water Supply Study	\$200,000	-	-	-	-	\$200,000
AWIA Risk and Resiliency Assessment	\$120,000	-	-	-	-	\$120,000
Shiloh Pumping Station Upgrade to 5.7 MGD	\$3,215,145	\$1,071,715	-	-	-	\$4,286,860
Heart of Texas In-line 5.70 MGD Pumping Station	\$3,437,625	\$1,145,875	-	-	-	\$4,583,500
Hear of Texas Transmission Line to Supply 5.7 MGD (Parallel I6")	\$2,311,320	-	-	-	-	\$2,311,320
Distribution Waterline Improvements (US 79 Waterlines and PRVs)	\$2,939,750		-	-	-	\$2,939,750
Well Capacity Increase to 5.7 MGD	\$481,050	\$1,000,000	\$2,207,000	-	-	\$3,688,050
Well Collection Line Upgrades to 5.7 MGD	\$515,000	\$1,000,000	\$2,440,300	-	-	\$3,955,300
Frame Switch 890 Pressure Plane 5.7 MGD Pump Station	\$3,735,086	-	-	-	-	\$3,735,086
Frame Switch 801 Pressure Plane 6.48 MGD Pump Station	\$2,580,566	-	-	-	-	\$2,580,566
Frame Switch 801 Pressure Plane Tank Modification	\$330,425	-	-	-	-	\$330,425
Lakeside Estates Lift Station Decommission and Interceptor	\$1,800,000	-	-	-	-	\$1,800,000
Glenwood Lift Station Decommission, Interceptor and 2 – WWTP Lift Stations	\$7,531,998	-	-	-	-	\$7,531,998

WATER AND WASTEWATER

Cottonwood Creek Parallel Interceptor	-	-	-	\$567,910	\$4,159,651	\$4,727,561
South WWTP from 2.0 to 4.0 MGD Capacity	-	\$3,941,000	\$8,927,829	\$17,330,491	-	\$30,199,320
Creekside LS Decom and Interceptor	-	-	-	-	\$862,140	\$862,140
Municipal Service Plan Wastewater Extensions	-	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,000,000

Total	\$32,729,816	\$9,340,441	\$14,756,980	\$19,080,252	\$6,203,642	\$82,111,131
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FIVE YEAR CAPITAL IMPROVEMENT PLAN

FY 2021 - 2025

TRANSPORTATION AND DRAINAGE

TRANSPORTATION & DRAINAGE

GENERAL

The Transportation and Drainage Capital Improvement Projects also align with multiple objectives from the Strategic Plan. The specific objectives are

1. Construct and maintain infrastructure to provide identified levels of service.
2. Create an "open for business" culture.
3. Create an aggressive, progressive economic development strategy for the community.
4. Enhance mobility within the City.
7. Ensure responsible fiscal stewardship through transparency and reporting.
10. Maintain an environment and quality of life that encompasses a safe, friendly, and an entertaining atmosphere for all ages.

These projects are anticipated to be funded from a combination of cash and debt. The actual amount of any debt issuance will be evaluated each year in light of project cost estimates, resources available, coverage requirements and other considerations.

TABLE 9: TRANSPORTATION AND DRAINAGE CIP FUNDING

Sources of Funding	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	2021 -2025 Total
General Fund	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
General Obligation	\$11,800,000	\$20,100,000	\$18,650,000	\$14,800,000	\$6,400,000	\$71,750,000
Certificates of Obligation	-	-	-	-	-	-
Grant	-	-	-	-	-	-
Other	-	-	-	\$2,000,000	-	\$2,000,000
Total	\$11,875,000	\$20,175,000	\$18,725,000	\$16,875,000	\$6,475,000	\$74,125,000

TABLE IO: TRANSPORTATION AND DRAINAGE FUND UTILIZATION

Use of Funds	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	2021 - 2025 Total
Pavement Management	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
Traffic Signal Maintenance	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
FM I660 N @ Limmer Loop Intersection Improvement	\$4,500,000	\$1,500,000	-	-	-	\$6,000,000
FM I660 N @ US 79 Intersection Improvement	\$400,000	\$800,000	-	-	-	\$1,200,000
FM I660 S @ US 79 Intersection Improvement	\$150,000	\$650,000	\$2,000,000	-	-	\$2,800,000
US 79 Traffic Study (UPRR At Grade Crossing Study)	-	-	-	\$150,000	-	\$150,000
Limmer Loop Traffic Study (Cottonwood Creek Elementary School Zone/Speed Limit/Signal)	-	-	\$150,000	-	-	\$150,000
CR I32 Overpass	\$3,000,000	\$15,000,000	\$15,000,000	-	-	\$33,000,000
Cottonwood Creek Drainage	\$1,000,000	\$1,000,000	\$12,000,000	-	-	\$14,000,000
Old Town Streets	\$3,000,000	-	-	\$2,500,000	\$5,000,000	\$10,500,000
CR I37 Capacity Improvements	-	-	-	\$600,000	\$900,000	\$1,500,000
Legends of Hutto Drainage Improvements	\$250,000	\$200,000	\$100,000	-	-	\$550,000
Emory Farms Detention Pond Outfall	-	\$450,000	-	-	-	\$450,000
Detention Pond Flood Gauge Installation	-	-	\$50,000	-	-	\$50,000
SH I30 Frontage Roads	-	-	-	\$2,000,000	-	\$2,000,000

ADA Transition Plan	-	-	-	\$250,000	-	\$250,000
Drainage Master Plan	-	-	-	\$400,000	-	\$400,000
Mobility Plan	-	-	-	\$250,000	-	\$250,000

Total	\$12,875,000	\$20,175,000	\$29,875,000	\$6,725,000	\$6,475,000	\$74,125,000
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