

City of Hutto



Agenda

Planning and Zoning Commission Meeting

Tuesday, June 2, 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. Remarks from visitors. *(Three minute time limit.)*

4. AGENDA ITEMS

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 5, 2020. 3 - 8

[Agenda Item Report - AIR-19-272 - Pdf](#)

4.2. Consideration and possible recommendation on the proposed Southgate Phase 4 Final Plat, 27.480 acres, more or less, of land, 113 residential lots, located north 9 - 13

of CR 138.

[Agenda Item Report - AIR-20-187 - Pdf](#)

- 4.3. Consideration and possible recommendation on the proposed Co-Op District Resubdivision of Lot 6A-4 Amended Plat, 2.7406 acres, more or less, of land, 3 commercial lots, located on Co Op Boulevard. 14 - 17

[Agenda Item Report - AIR-20-189 - Pdf](#)

- 4.4. Consideration and possible recommendation on the proposed Hutto Crossing Industrial Park Final Plat, 125.977 acres, more or less, of land, 6 commercial lots, located at US 79 West and SH-130 SB Frontage Road. 18 - 26

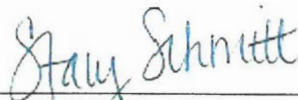
[Agenda Item Report - AIR-20-066 - Pdf](#)

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the {Date of Meeting} Planning & Zoning Commission meeting was posted on the City Hall bulletin board of the City of Hutto on {Date posted on the Board at City Hall on Saturday, May 30 at 3:30 p.m.



Stacy Schmitt, Appointed 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 communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 758-4939 or holly.nagy@huttox.gov 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 May 5, 2020.

Meeting: Planning and Zoning Commission - 02 Jun 2020

Department: Development Services

Staff Contact: Angel Kavanaugh

ATTACHMENTS:

[Planning and Zoning Commission - 05 May 2020 - Minutes](#)



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, May 5, 2020

City Council Chambers

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, May 5, 2020, at 7:00 PM, in the City Council Chambers, with the following members present:

1. **CALL MEETING TO ORDER**

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

2. **ROLL CALL**

Members of the Planning and Zoning Commission present were Chair Tony Wertz, Vice Chair Richard Hudson, Commissioner Randal Clark, Commissioner Kyle Lovinggood, Commissioner Susanna Boyer and Commissioner Davey Robinson present on the phone. Commissioner John Klein was unable to attend.

Member of the City of Hutto Staff present were Ashley Lumpkin, Executive Director of Infrastructure and Development, Ashby Grundman, Director of Development Services, Angel Kavanaugh, Management Assistant present via the phone and Samuel Ray, City Engineer present via the phone.

3. PUBLIC COMMENT

- 1) Remarks from visitors. *(Three minute time limit.)*

4. PUBLIC HEARINGS

5. AGENDA ITEMS

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

Commissioner Randal Clark made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on March 3, 2020 as written, Commissioner Kyle Lovinggood seconded the motion. Motion passed 6 Ayes to 0 Nays.

- 2) Consideration and possible recommendation on the proposed Durango Farms Phase 1 Final Plat, 72.391 acres, more or less, of land, 138 residential lots, one multifamily lot, and one commercial lot, located on FM 1660 North at Mager Lane.

Commissioner Randal Clark made a motion to accept staff recommendation on the proposed Durango Farms Phase 1 Final Plat, 72.391 acres, more or less, of land, 138 residential lots, one multifamily lot, and one commercial lot, located on FM 1660 North at Mager Lane as written , Commissioner Rick Hudson seconded the motion. Motion passed 6 Ayes to 0 Nays.

- 3) Consideration and possible recommendation on the proposed Commercial Development 1660 South, Hutto (Phase I) Lot 1A Amended Plat, 0.92 acres, more or less, of land, 1 commercial lot, located on FM 1660 South.

Chair Tony Wertz recused himself from this agenda item at 7:21pm. Commissioner Kyle Lovinggood made a motion to accept staff recommendation on the proposed Commercial Development 1660 South, Hutto (Phase I) Lot 1A Amended Plat, 0.92 acres, more or less, of land, 1 commercial lot, located on FM 1660 South as written, Commissioner Randal Clark seconded the motion. Motion passed 5 Ayes to 0 Nays 1 recusal.

- 4) Consideration and possible recommendation on the proposed Legends of Hutto Phase Two Lot 1A, Block J Amended Plat, 3.25 acres, more or less, of land, one drainage easement and public utility easement lot, located on FM 1660 South.

Chair Tony Wertz recused himself from this agenda item. Commissioner Randal Clark made a motion to accept staff recommendation on the proposed Legends of Hutto Phase Two Lot 1A, Block J Amended Plat, 3.25 acres, more or less, of land, one drainage easement and public utility easement lot, located on FM 1660 South as written, Commissioner Davey Robinson seconded the motion. Motion passed 5 Ayes to 0 Nays 1 Recusal.

- 5) Consideration and possible recommendation on the proposed Brooklands Section Four Final Plat, 15.7896 acres, more or less, of land, 88 residential lots, located at Swindoll Lane at Brooklands Boulevard.

Chair Tony Wertz returned at 7:29pm. Commissioner Rick Hudson made a motion to accept staff recommendation on the proposed Brooklands Section Four Final Plat, 15.7896 acres, more or less, of land, 88 residential lots, located at Swindoll Lane at Brooklands Boulevard as written, Commissioner Susanna Boyer seconded the motion. Motion passed 6 Ayes to 0 Nays.

- 6) Consideration and possible recommendation on the proposed Hutto Crossing Phase 4 Section 12 Final Plat, 12.25 acres, more or less, of land, one commercial lot, located at Carl Stern Drive at Cyril Drive.

Commissioner Randal Clark made a motion to accept staff recommendation on the proposed Hutto Crossing Phase 4 Section 12 Final Plat, 12.25 acres, more or less, of land, one commercial lot, located at Carl Stern Drive at Cyril Drive as written, recommends a more current TIA as last one was done in 2016, Commissioner Rick Hudson seconded the motion. Motion passed 6 Ayes to 0 Nays.

- 7) Consideration and possible recommendation on the proposed Mustang Creek Phase 4 Final Plat, 27.290 acres, more or less, of land, 107 residential lots, located on FM 1660 North.

Commissioner Rick Hudson made a motion to accept staff recommendation on the proposed Mustang Creek Phase 4 Final Plat, 27.290 acres, more or less, of land, 107 residential lots, located on FM 1660 North as written, Commissioner Kyle Lovinggood seconded the motion. Motion Passed 6 Ayes to 0 Nays.

- 8) Consideration of a public hearing and possible recommendation on the proposed Highlands North Revised Preliminary Plat, 204.298 acres, more or less, of land, 480 residential lots, located at CR 132 and CR 133.

Public hearing was opened at 8:17 pm. Lucas Evans 3750 CR 132, Hutto TX, 78634 spoke about his concern about the water table, drainage, erosion, the soil etc. Chair Tony Wertz closed to the public at 8:22 pm. commissioner Kyle Lovinggood made a motion to accept staff recommendation on the proposed Highlands North Revised Preliminary Plat, 204.298 acres, more or less, of land, 480 residential lots, located at CR 132 and CR 133 as written, Commissioner Rick Hudson seconded the motion. Motion passed 6 ayes to 0 Nays

- 9) Consideration and possible recommendation on the proposed Highlands North Section 2 Final Plat, 41.056 acres, more or less, of land, 117 residential lots, located at CR 132 and Panico Road.

Commissioner Randal Clark made a motion to accept staff recommendation on the proposed Highlands North Section 2 Final Plat, 41.056 acres, more or less, of land, 117 residential lots, located at CR 132 and Panico Road, Commissioner Rick Hudson seconded the motion. Motion passed 6 Ayes to 0 Nays.

6. **DEVELOPMENT SERVICES DIRECTOR REPORT**

Staff had no further business to discuss

7. **ADJOURNMENT**

Chair Tony Wertz adjourned the Planning and Zoning meeting at 8:27pm.

Chair, Tony Wertz

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Southgate Phase 4 Final Plat, 27.480 acres, more or less, of land, 113 residential lots, located north of CR 138.

Meeting: Planning and Zoning Commission - 02 Jun 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Southgate Phase 4 Final Plat, is approximately 27.480 acres of land, with 113 residential lots. This phase is at the northwest corner of the development, just north of Phase 1.

Current Zoning:

The subject property is zoned Single-Family Residential (SF-1).

Surrounding Zoning:

North: Single-Family Residential (Riverwalk Subdivision)

East: Extra-Territorial Jurisdiction

South: Pflugerville Extra-Territorial Jurisdiction

West: Single-Family Residential Zoned Vacant Land

Summary of Request:

The proposed Final Plat is comprised of 113 Single-Family Lots, 4 greenlink lots, 1 open space lot/private drainage easement, and 1 open space lot/wastewater easement, for a total of 119 lots.

All of the lots are 50 feet in width.

Staff Review:

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

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

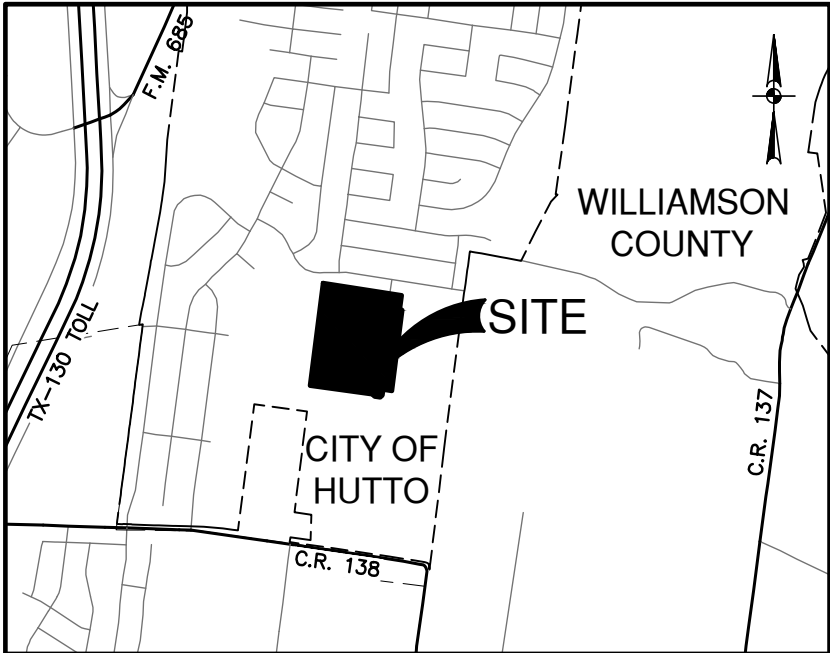
Not applicable.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends that the Planning and Zoning Commission recommend approval to the City Council.

ATTACHMENTS:

[SouthgatePh4FP-Init-FinalPlat\(5-4-20\)](#)



LOCATION MAP
SCALE: 1"= 2,000'

OWNER: HUTTO 117 INVESTORS, LP
ADDRESS: 4408 SPICEWOOD SPRINGS RD.,
AUSTIN, TX 78759
(512) 596-6544 P

ACREAGE: 27.480 ACRES
LOTS ACREAGE: 21.180 ACRES
ROW ACREAGE: 6.300 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

SURVEY: JOHN KELSEY SURVEY
SECTION NO. 18
ABSTRACT NO. 377

NUMBER OF BLOCKS: 5

SINGLE FAMILY LOTS: 113
GREENLINK LOTS: 4
OSL & PVT DE LOTS: 1
OSL & WW LOTS: 1
TOTAL LOTS: 119

LINEAR FEET OF NEW STREETS: 4897'

PLAT PREPARATION DATE: MARCH 30, 2020
SUBMITTAL DATE: MAY 1, 2020

BENCHMARK DESCRIPTION AND ELEVATION
NAVD88 (GEOID03)
COMBINED SCALE FACTOR OF 0.99988

BENCHMARK NO. 01
FOUND IRON ROD WITH CAP MARKED "WILLIAMSON COUNTY"
GRID NORTHING: 10156475.0'
GRID EASTING: 3166611.9'
ELEVATION: 726.10'

LINEAR FEET OF NEW STREETS:

PEASE RIVER WAY: 1234 LF
CONCHO RIVER DRIVE: 1007 LF
KRAUSE SPRINGS DRIVE: 972 LF
KAATZ LANE: 887 LF
ELM CREEK DRIVE: 798 LF

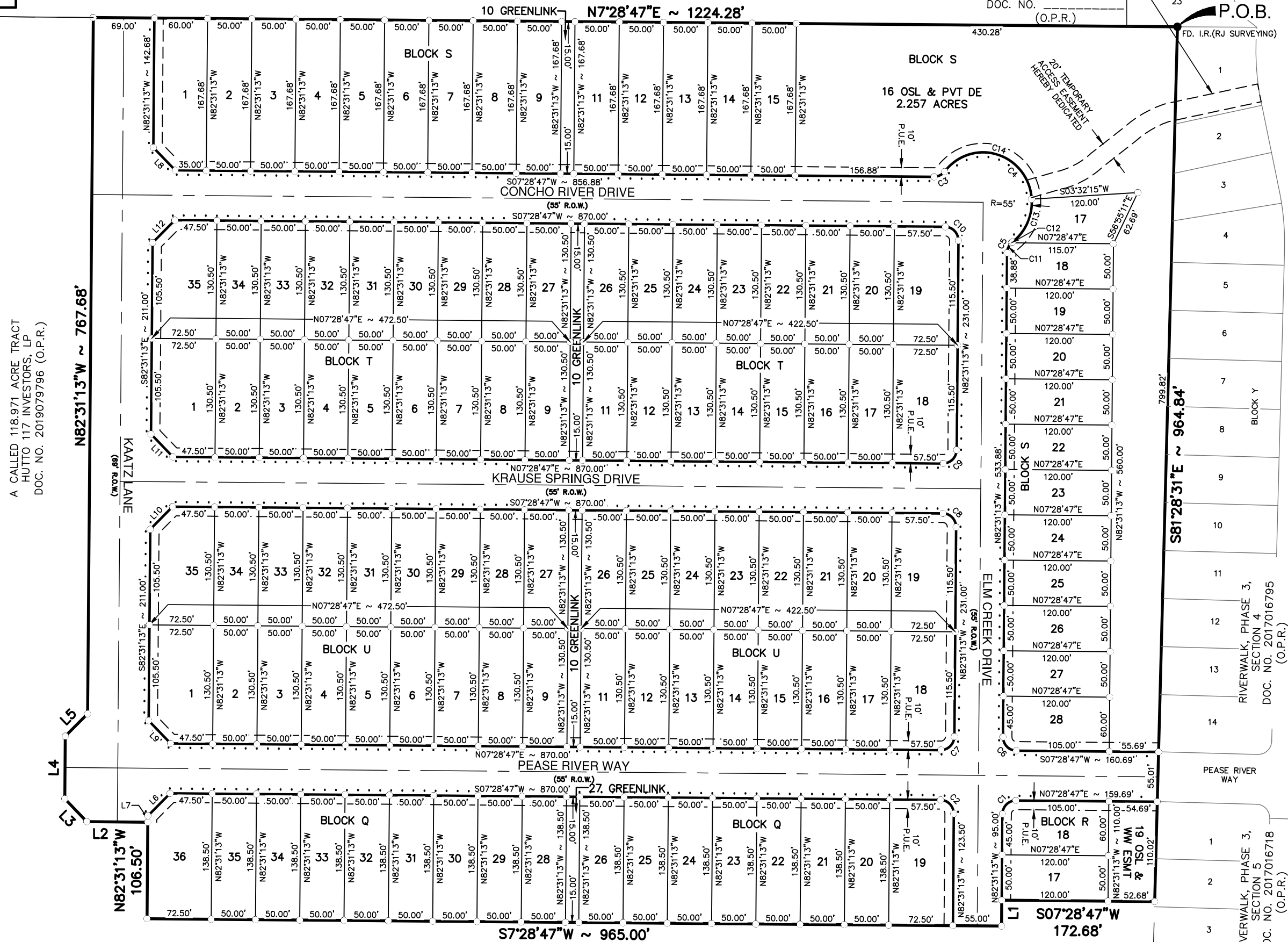
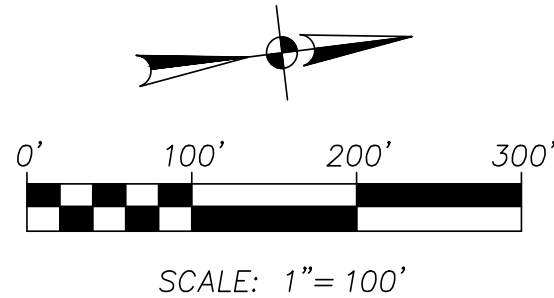
FINAL PLAT
OF
SOUTHGATE, PHASE 4

A 27.480 ACRE, OR 1,197,023 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 118.971
ACRE TRACT CONVEYED TO HUTTO 117 INVESTORS, LP RECORDED IN DOCUMENT NO.
2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS.

P4 HUTTO PARTNERS, LLC
A CALLED 49.950 ACRE TRACT
DOC. NO. 2019093769 (O.P.R.)

LEGEND

DOC DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
PR PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS
DR DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
ETJ EXTRA TERRITORIAL JURISDICTION
FD. I.R. FOUND IRON ROD
ROW RIGHT OF WAY
VOL VOLUME
PG PAGE(S)
POB POINT OF BEGINNING
PUE PUBLIC UTILITY EASEMENT
OSL OPEN SPACE LOT
DE DRAINAGE EASEMENT
WW WASTEWATER
(SURVEYOR) FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SIDEWALK



A CALLED 118.971 ACRE TRACT
HUTTO 117 INVESTORS, LP
DOC. NO. 2019079796 (O.P.R.)

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Received 05/04/2020



SHEET 1 OF 3

FINAL PLAT
OF
SOUTHGATE, PHASE 4

A 27.480 ACRE, OR 1,197,023 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 118.971 ACRE TRACT CONVEYED TO HUTTO 117 INVESTORS, LP RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 27.480 ACRE, OR 1,197,023 SQUARE FOOT, TRACT OF LAND, SITUATED IN THE JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 118.971 ACRE TRACT OF LAND CONVEYED TO HUTTO 117 INVESTORS, LP RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 27.480 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE;

BEGINNING at an iron rod with cap marked "RJ Surveying" found at the southwest corner of Lot 1, Block Y, Riverwalk Phase 3 Section 4, a subdivision according to the plat recorded in Document No. 2017016795 of said Official Public Records, same being a point in the east boundary line of Lot 23, Block J, Lakeside Estates, Section Three, a subdivision according to the plat recorded in Document No. 2002048767 of said Official Public Records, also being the northwest corner of said 118.971 acre tract, for the northwest corner and POINT OF BEGINNING hereof;

THENCE S 81°28'31" E, departing the west boundary line of said Lot 23, Block J, along the south boundary line of said Riverwalk Phase 3 Section 4, same being the north boundary line of said 118.971 acre tract and hereof, at a distance of 853.55 feet, passing through an iron rod with cap marked "RJ Surveying" found at the southeast corner of said Riverwalk Phase 3 Section 4, same being the southwest corner of Riverwalk Phase 3 Section 5, a subdivision according to the plat recorded in Document No. 2017016718 of said Official Public Records, continuing along the south boundary line of the aforementioned Riverwalk Phase 3 Section 5, for a total distance of 964.84 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northeast corner hereof;

THENCE, departing the southerly line of said Riverwalk Phase 3 Section 5, through the interior of said 118.971 acre tract, the following nine (9) courses and distances:

- S 07°28'47" W, a distance of 172.68 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 82°31'13" E, a distance of 28.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 07°28'47" W, a distance of 965.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the southwest corner hereof,
- N 82°31'13" W, a distance of 106.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 07°28'47" W, a distance of 69.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 52°28'47" W, a distance of 35.36 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 82°31'13" W, a distance of 69.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 37°31'13" W, a distance of 35.36 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, and
- N 82°31'13" W, a distance of 767.68 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the east boundary line of a called 49.950 acre tract, recorded in Document No. 2019093769 of said Official Public Records, same being the west boundary line of said 118.971 acre tract, for the southwest corner hereof;

THENCE N 07°28'47" E, along the east line of said 49.850 acre tract, in part being the east boundary line of said Lot 23, Block J, same being the west boundary line of said 118.971 acre tract and hereof, a distance of 1224.28 feet to the POINT OF BEGINNING, and containing 27.480 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc. under Job No. 51061-04.

PLAT NOTES

- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UNIFIED DEVELOPMENT CODE REQUIREMENTS.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. SIDEWALKS SHALL BE 5' IN WIDTH.
- UTILITY NOTES:

- A. WITHIN CCN
A.1. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- B. OUTSIDE CCN
B.1. WATER WILL BE AVAILABLE THROUGH MANVILLE WSC AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. MANVILLE WSC ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: MANVILLE WSC
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC

- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515E, AND 48491C0675E DATED SEPTEMBER 26, 2008.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- THE MAXIMUM IMPERVIOUS COVERAGE ALLOWED PER RESIDENTIAL LOT IS 55%.
- GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE.
- ALL STREET TREES WITHIN AND BOUNDING THE SUBDIVISION WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A FIVE FOOT (5") PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- THE TEMPORARY ACCESS DRIVE EASEMENT FROM THE KNUCKLE OF ELM CREEK DRIVE AND CONCHO RIVER DRIVE, THROUGH LOT 16 BLOCK S AND THROUGH LOT 1 BLOCK Y (RIVERWALK PHASE 3, SECTION 4), TO CASSANDRA DRIVE WILL REMAIN IN PLACE UNTIL SUCH TIME AS A SECOND PERMANENT POINT OF ACCESS IS PROVIDED TO EITHER CR 138 OR TO THE ADJACENT PROPERTIES.

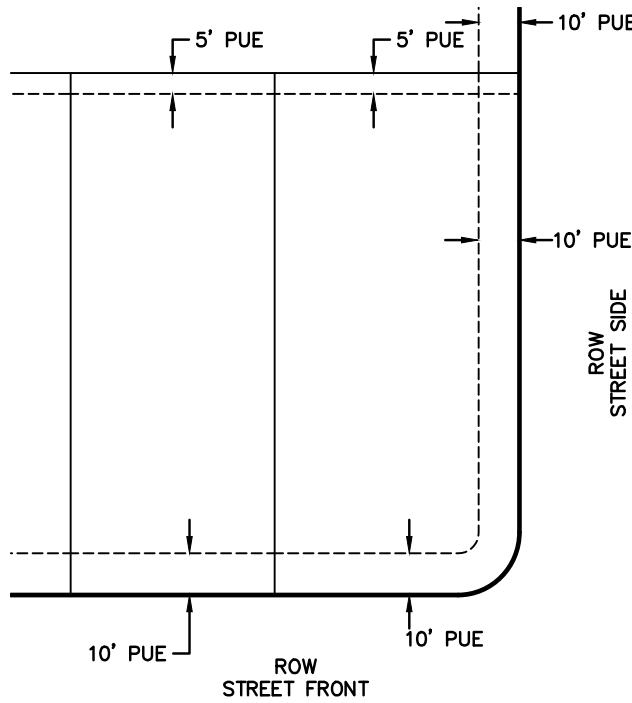
19. THIS SUBDIVISION WILL BE ZONED: SF-1

20. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL MANVILLE WSC AND CITY STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

21. 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.

22. ALL OPEN SPACE, DRAINAGE AND WASTEWATER LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

* DENOTES GREENLINK LOT



PUBLIC UTILITY EASEMENT (PUE) DETAIL

SCALE: 1" = 40'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S82°31'13"E	28.50'
L2	S07°28'47"W	69.00'
L3	S52°28'47"W	35.36'
L4	N82°31'13"W	69.00'
L5	N37°31'13"W	35.36'
L6	S37°31'13"E	35.36'

LINE TABLE		
LINE #	BEARING	LENGTH
L7	S82°31'13"E	7.00'
L8	S52°28'47"W	35.36'
L9	N52°28'47"E	35.36'
L10	S37°31'13"E	35.36'
L11	N52°28'47"E	35.36'
L12	S37°31'13"E	35.36'

BLOCK Q	
LOT #	AREA (SQ. FT.)
19	9,993
20	6,925
21	6,925
22	6,925
23	6,925
24	6,925
25	6,925
26	6,925
27	2,078
28	6,925
29	6,925
30	6,925
31	6,925
32	6,925
33	6,925
34	6,925
35	6,925
36	9,729

BLOCK R	
LOT #	AREA (SQ. FT.)
17	6,000
18	7,152
19	5,905

BLOCK S	
LOT #	AREA (SQ. FT.)
1	9,749
2	8,384
3	8,384
4	8,384
5	8,384
6	8,384
7	8,384
8	8,384
9	8,384
10	2,515
11	8,384
12	8,384
13	8,384
14	8,384
15	8,384
16	110,090
17	5,805
18	5,983
19	6,000
20	6,000
21	6,000
22	6,000
23	6,000
24	6,000
25	6,000
26	6,000
27	6,000
28	7,152

BLOCK T	
LOT #	AREA (SQ. FT.)
1	9,149
2	6,525
3	6,525
4	6,525
5	6,525
6	6,525
7	6,525
8	6,525
9	6,525
10	3,915
11	6,525
12	6,525
13	6,525
14	6,525
15	6,525
16	6,525
17	6,525
18	9,413
19	9,413
20	6,525
21	6,525
22	6,525
23	6,525
24	6,525
25	6,525
26	6,525
27	6,525
28	6,525
29	6,525
30	6,525
31	6,525
32	6,525
33	6,525
34	6,525
35	9,149

BLOCK U	
LOT #	AREA (SQ. FT.)
1	9,149
2	6,525
3	6,525
4	6,525
5	6,525
6	6,525
7	6,525
8	6,525
9	6,525
10	3,915
11	6,525
12	6,525
13	6,525
14	6,525
15	6,525
16	6,525
17	6,525
18	9,413
19	9,413
20	6,525
21	6,525
22	6,525
23	6,525
24	6,525
25	6,525
26	6,525
27	6,525
28	6,525
29	6,525
30	6,525
31	6,525
32	6,525
33	6,525
34	6,525
35	9,149

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	N37°31'13"W	21.21'	23.56'
C2	15.00'	090°00'00"	S52°28'47"W	21.21'	23.56'
C3	15.00'	052°37'00"	S18°49'43"E	13.30'	13.78'
C4	55.00'	195°14'01"	S52°28'47"W	109.03'	187.41'
C5	15.00'	052°37'00"	N56°12'43"W	13.30'	13.78'
C6	15.00'	090°00'00"	S52°28'47"W	21.21'	23.56'
C7	15.00'	090°00'00"	N37°31'13"W	21.21'	23.56'
C8	15.00'	090°00'00"	S52°28'47"W	21.21'	23.56'
C9	15.00'	090°00'00"	N37°31'13"W	21.21'	23.56'
C10	15.00'	090°00'00"	S52°28'47"W	21.21'	23.56'
C11	15.00'	047°51'13"	N58°35'36"W	12.17'	12.53'
C12	15.00'	004°45'48"	N32°17°06"W	1.25'	1.25'
C13	55.00'	056°33'32"	N58°10°59"W	52.12'	54.29'
C14	55.00'	138°40'29"	S24°12'01"W	102.92'	133.12'

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 2 OF 3

FINAL PLAT
OF
SOUTHGATE, PHASE 4

A 27.480 ACRE, OR 1,197,023 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 118.971 ACRE TRACT CONVEYED TO HUTTO 117 INVESTORS, LP RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS

THAT HUTTO 117 INVESTORS, LP, A TEXAS LIMITED PARTNERSHIP, AS OWNERS OF THE CERTAIN 118.971 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 27.480 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-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 SOUTHGATE, PHASE 4.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2020.

JOSEPH STRAUB, MANAGER
HUTTO 117 INVESTORS, LLC
311 UNIVERSITY DR., STE 101
FORT WORTH, TX 76107

STATE OF TEXAS
COUNTY OF _____

KNOW ALL BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS

THAT PLAINS CAPITAL BANK, LIEN HOLDER OF THE CERTAIN 118.971 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID 27.480 ACRE TRACT AS SHOWN HEREON, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES 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 SOUTHGATE, PHASE 4.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2020.

MATT NORRIS, VICE PRESIDENT
PLAINS CAPITAL BANK

STATE OF TEXAS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS

THAT CONTINENTAL HOMES OF TEXAS, LP, LIEN HOLDER OF THE CERTAIN 118.971 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID 27.480 ACRE TRACT AS SHOWN HEREON, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES 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 SOUTHGATE, PHASE 4.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2020.

ADIB KHOURY, ASSISTANT SECRETARY
CONTINENTAL HOMES OF TEXAS, LP

STATE OF TEXAS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (SOUTHGATE, PHASE 4) PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 30TH DAY OF APRIL, 2020.



DUSTIN GOSS
REGISTERED PROFESSIONAL ENGINEER NO. 91805
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 15, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 30TH DAY OF APRIL, 2020.



VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

APPROVAL
CITY OF HUTTO

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

DOUG GAUL, MAYOR

DATE

_____, CITY SECRETARY

DATE

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

ASHBY GRUNDMAN
DIRECTOR OF DEVELOPMENT SERVICES

DATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT I, NANCY E. 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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

Received 05/04/2020



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 3 OF 3

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Co-Op District Resubdivision of Lot 6A-4 Amended Plat, 2.7406 acres, more or less, of land, 3 commercial lots, located on Co Op Boulevard.

Meeting: Planning and Zoning Commission - 02 Jun 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Co-Op District Resubdivision of Lot 6A-4 Amended Plat is approximately 2.7406 acres of land, with 3 commercial lots. This plat is at the southwest corner of Co-Op Boulevard and US Highway 79.

Current Zoning:

The subject property is zoned Planned Unit Development.

Surrounding Zoning:

North: Co-Op PUD

East: Co-Op PUD

South: Light Industrial (LI) and Local Business (B-1) - Across US 79

West: Co-Op PUD

Summary of Request:

The proposed Plat is splitting up the existing lot so that the individual business owners have their own lot. It is going from 1 commercial lot to 3.

Staff Review:

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

RECOMMENDATION:

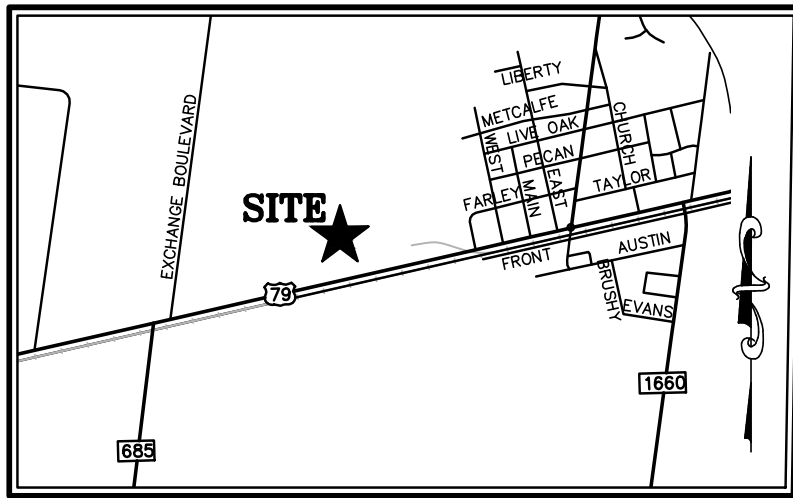
As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends that the Planning and Zoning Commission recommend approval to the City Council.

ATTACHMENTS:

[CoOpResubLot6A-4AP-U1-Plat\(5-15-20\)](#)

VICINITY MAP

SCALE: 1" = 2000'



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S12°56'20"E	12.21'
L2	N47°03'40"E	18.19'
L3	S12°56'20"E	59.47'
L4	S08°21'54"E	50.08'
L5	S74°46'13"W	2.97'
L6	S15°11'14"E	27.00'
L7	N77°03'40"E	1.00'
L8	S12°56'20"E	89.26'
L9	S17°30'00"E	22.98'
L10	S72°16'37"W	27.68'
L11	S60°33'41"W	80.74'
L12	S77°20'10"W	47.37'
L13	N13°43'34"W	65.64'
L14	N84°16'19"W	28.41'
L15	N12°56'20"W	132.12'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N77°03'40"E	31.17'
L17	N12°56'20"W	36.50'
L18	N77°03'40"E	26.94'
L19	N12°56'20"W	118.40'
L20	S12°56'20"E	124.00'
L21	N77°03'40"E	57.02'
L22	S12°56'20"E	117.95'
L23	S77°03'40"W	64.36'
L24	S14°00'30"W	67.77'
L25	N77°11'43"E	31.00'
L26	S13°13'20"E	61.85'
L27	S12°56'20"E	51.30'
L28	N07°31'47"E	63.64'
L29	S12°56'20"E	15.19'
L30	N77°05'28"E	13.93'

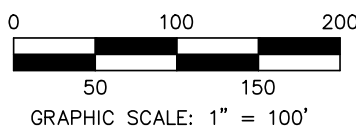
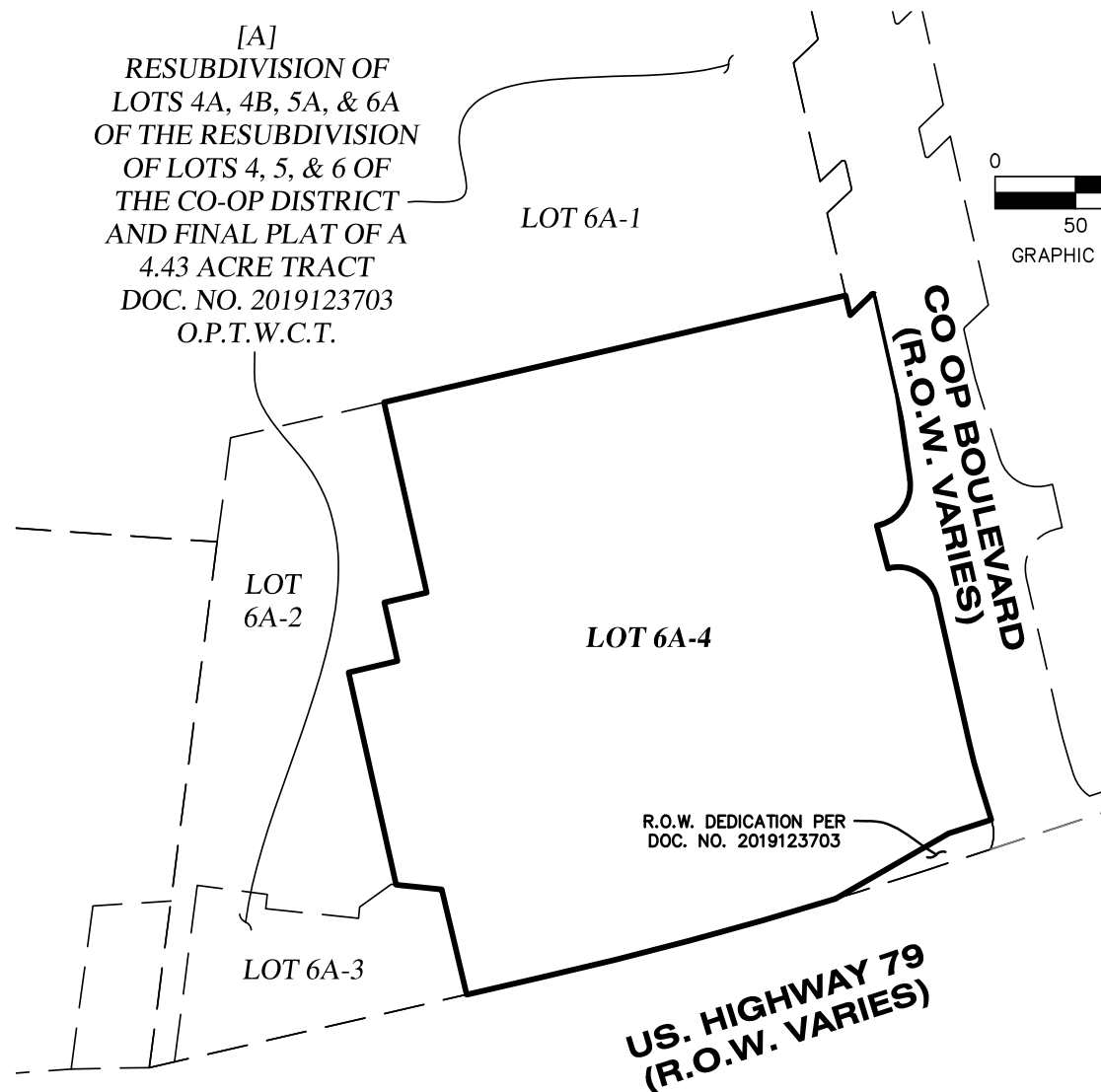
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'
C2	3.95'	49.50'	4°34'26"	S10°39'07"E	3.95'
C3	35.55'	24.50'	83°08'08"	S33°12'10"W	32.51'
C4	38.48'	24.50'	90°00'00"	S57°56'20"E	34.65'
C5	26.15'	328.50'	4°33'40"	S15°13'10"E	26.14'
C6	188.95'	2,824.79'	3°49'57"	S75°22'49"W	188.91'
C7	139.83'	2,824.79'	2°50'10"	S74°52'55"W	139.81'
C8	49.12'	2,824.79'	0°59'47"	S76°47'54"W	49.12'
C9	246.50'	2,824.79'	4°59'59"	S74°47'48"W	246.42'
C10	57.55'	2,824.79'	1°10'03"	N72°52'49"E	57.55'
C11	2.36'	1.50'	89°58'12"	S57°55'26"E	2.12'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
<<<C9>>>	246.55'	2,824.79'	5°00'03"	S77°15'00"W	246.47'

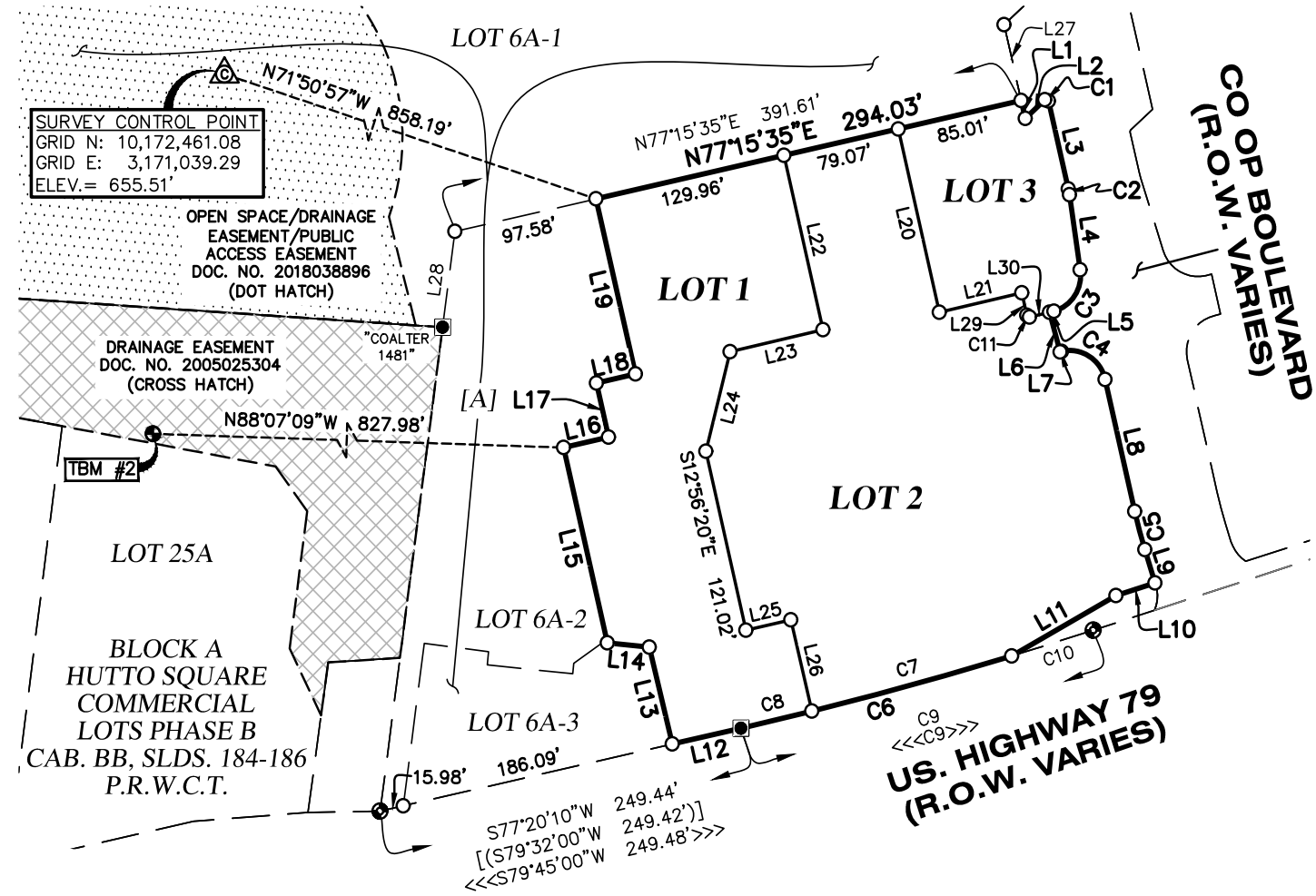


EXISTING PLAT

[A]
RESUBDIVISION OF
LOTS 4A, 4B, 5A, & 6A
OF THE RESUBDIVISION
OF LOTS 4, 5, & 6 OF
THE CO-OP DISTRICT
AND FINAL PLAT OF A
4.43 ACRE TRACT
DOC. NO. 2019123703
O.P.T.W.C.T.



LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	IRON ROD WITH BAKER AICKLEN CAP FOUND (UNLESS NOTED)
●	TXDOT TYPE II BRASS DISC FOUND
●	BENCHMARK
DOC. NO.	DOCUMENT NUMBER
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
<<<.....>>>	RECORD INFORMATION PER DEED DOC. NO. 2004003059
[(.....)]	RECORD INFORMATION PER TX DOT R.O.W. MAP



Received 05/15/2020



RESUBDIVISION OF LOT 6A-4
OF THE CO-OP DISTRICT

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JULY 24, 2017, (NAVD 88) PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT CS01, HAVING A PUBLISHED GRID COORDINATE & (NAVD 88, GEOID 03 ELEVATION OF) N 10175029.3595, E 3169445.5793, ELEV. 678.7542'.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0520E, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK NOTE:

TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF A DRIVEWAY ON THE WEST SIDE OF EXCHANGE BOULEVARD, ± 420' NORTH OF US HIGHWAY 79. ELEVATION = 656.26

OWNER:

79 ALPHA DISTRICT
DEVELOPMENT, LLC
230 KLATTENHOFF LANE, #102
HUTTO, TEXAS 78634

ENGINEER:

LANDDEV CONSULTING
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735

SURVEYOR:

4WARD LAND SURVEYING
2201 WOODWARD STREET,
SUITE 2201
AUSTIN, TEXAS 78745

ACREAGE TABLE

LOT #	ACRE(S)	SQ. FT.
1	0.8678	37,803
2	1.5729	68,512
3	0.2899	13,064
TOTAL	2.7406	119,379

ACREAGE: 2.7406

PATENT SURVEY: NATHANIEL EDWARDS
SURVEY NO. 21, ABSTRACT NO. 225, AND
WILLIAM J. BROWN SURVEY NO. 22,
ABSTRACT NO. 105

NUMBER OF LOTS: 3



Date:	5/14/2020
Project:	00627
Scale:	1" = 100'
Reviewer:	SMD
Tech:	BAP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	1 OF 2

F:\00627\Drawings\00627_PLAT--LOT 6A-4 REPLAT.dwg

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, WYATT HENDERSON, REPRESENTATIVE OF 79 ALPHA DISTRICT DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY:

OWNERS OF THE CERTAIN TRACT OF LAND TRACT OF LAND SHOWN HEREON AND DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 6A-4 OF THE RESUBDIVISION OF LOTS 4A, 4B, 5A AND 6A OF THE RESUBDIVISION OF LOTS 4, 5, & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT, RECORDED IN DOCUMENT NO. 2019123703 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID LOT 6A-4 CONVEYED TO 79 ALPHA DISTRICT DEVELOPMENT, LLC, IN DOCUMENT NO. 2020004655 (O.P.R.W.C.T.)

AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS RESUBDIVISION IS TO BE KNOWN AS

RESUBDIVISION OF LOT 6A-4
OF THE CO-OP DISTRICT

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

BY:

WYATT HENDERSON, REPRESENTATIVE OF 79 ALPHA DISTRICT DEVELOPMENT, LLC
230 KLATTENHOFF LANE #102
HUTTO, TEXAS 78634

STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____

BY, WYATT HENDERSON, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF

_____, 20____

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, JUDD WILLMANN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS

_____ DAY OF _____, 20____

JUDD WILLMANN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 90356
STATE OF TEXAS
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, STEVEN M. DUARTE, REGISTERED PUBLIC SURVEYOR NO. 5940, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON AUGUST 8, 2017.

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

_____ DAY OF _____, 20____

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. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5940
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78744
512-537-2384

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
3. A MINIMUM 10 FOOT PUBLIC ACCESS EASEMENT SHALL BE DEDICATED ADJACENT TO ALL PUBLIC RIGHT OF WAY AT SITE DEVELOPMENT PERMIT.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
5. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY/TEXAS COMMUNITY PROPANE
PHONE/CABLE: TIME WARNER CABLE/CENTURY LINK
6. THERE ARE NO AREAS OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER NO. 48491C 0520E, DATED DECEMBER 20, 2019.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT DEVELOPMENT, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. A PROPERTY OWNER'S ASSOCIATION (POA) WILL BE ESTABLISHED AND IN PLACE PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY BEING ISSUED.
9. ALL OPEN SPACE/DRAINAGE EASEMENTS/PUBLIC UTILITY EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
10. 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.
11. ALL EASEMENTS, COVENANTS AND RESTRICTIONS FROM THE PREVIOUS PLATS (THE CO-OP DISTRICT AND HUTTO SQUARE COMMERCIAL LOTS) SHALL APPLY TO THIS RESUBDIVISION PLAT, EXCEPT AS SHOWN.
12. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT DEVELOPMENT, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

STREET NAMES APPROVED

WILLIAMSON COUNTY ADDRESSING COORDINATOR _____ DATE _____

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE

_____ DAY OF _____, 20____

DOUG GAUL, MAYOR

DATE

CITY SECRETARY

DATE

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY



Received 05/15/2020



RESUBDIVISION OF LOT 6A-4
OF THE CO-OP DISTRICT



Date:	5/14/2020
Project:	00627
Scale:	-
Reviewer:	SMD
Tech:	BAP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	2 OF 2

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Hutto Crossing Industrial Park Final Plat, 125.977 acres, more or less, of land, 6 commercial lots, located at US 79 West and SH-130 SB Frontage Road.

Meeting: Planning and Zoning Commission - 02 Jun 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Hutto Crossing Industrial Park Final Plat is approximately 125.977 acres of land that is 6 commercial lots.

This plat was postponed at the March 3, 2020 Planning and Zoning Commission meeting. The reason for the postponement was that there was a floodplain issue that needed to be resolved. They have since worked with the engineering department and a third-party engineering company for the review. Below is a summary about the floodplain from the City Engineer:

The subdivision (entire plat) is about 126 acres. Dam 18 Tributary (to Brushy Creek) is a FEMA mapped creek that bisects the development. The developer is proposing to re-grade (steepen) the banks of Dam 18 Tributary and to fill in certain areas with soil to narrow the width of the floodplain for a stretch of about 4000 feet. A Letter of Map Revision (LOMR), showing rise in the water surface is contained within the graded channel, is being prepared by the developer for submittal to FEMA for approval. At this time, no specific numbers of residential and commercial units have been proposed. The developer is required, however, to have the lowest elevation of all units adjacent to the creek to be at 2-ft or more above the new 100-yr elevation."

Current Zoning:

The subject property is zoned PUD with a base zoning of Light Industrial.

Surrounding Zoning:

North: Extraterritorial Jurisdiction (Church and Undeveloped Land)

East: Planned Unit Development (Hutto Crossing PUD)

South: Extraterritorial Jurisdiction (Brushy Creek and Star Ranch Residential)

West: Extraterritorial Jurisdiction (Single-Family Residential)

Summary of Request:

The proposed Final Plat is comprised of 6 commercial lots with private roadways per the PUD. As a reminder, the roadway that connects from the Heights at Deerfield (just west of this site) Subdivision is for emergency access only and a gate with a knox lock is required. There is a required fifty foot (50 ft) landscape buffer for the portion abutting the residential properties as shown on the proposed final plat and per the approved PUD.

Staff Review:

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

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

None applicable.

RECOMMENDATION:

As the Final Plat substantially meets the requirements as adopted within the Unified Development Code, Planned Unit Development and state law, staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat with the condition, that the engineering comments in regards to the floodplain are addressed.

ATTACHMENTS:

[HCIPFP-U1-Plat\(2-27-20\)](#)

OWNERS: TE MIC LAND, LTD
P.O. BOX 130
LEANDER, TEXAS 77440

ACREAGE: 12.977 ACRES

PATENT SOURCE: ROBERT MCINTOSH SOURCE, ABSTRACT 422

NUMBER OF BLOCKS: 1

ACREAGE OF LOT TYPE: 12.977 - DEVELOPMENT

NUMBER OF LOTS OF TYPE: 1 - DEVELOPMENT

LINEAR FEET OF NEW STREETS: 4,020 PRIVATE

SUBMITTAL DATE: FEBRUARY 03, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 03, 2020

ENGINEER: WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665

SOURCE: STANTEC CONSULTING SERVICES, INC.
190 ALDRICH ST. SUITE 300
AUSTIN, TEXAS 78723

ANCHOR DESCRIPTION AND ELEVATION:
TBM 10: PK NAIL WITH "STANTEC" WASHER SET IN CONCRETE RIGID CURB ON SOUTH SIDE OF SPOTTED FAWN DRIVE ±90' WEST OF THE PAVEMENT END AND ±150' EAST OF THE CENTERLINE ALIS DEER TRAIL. ELEV. 122.23'

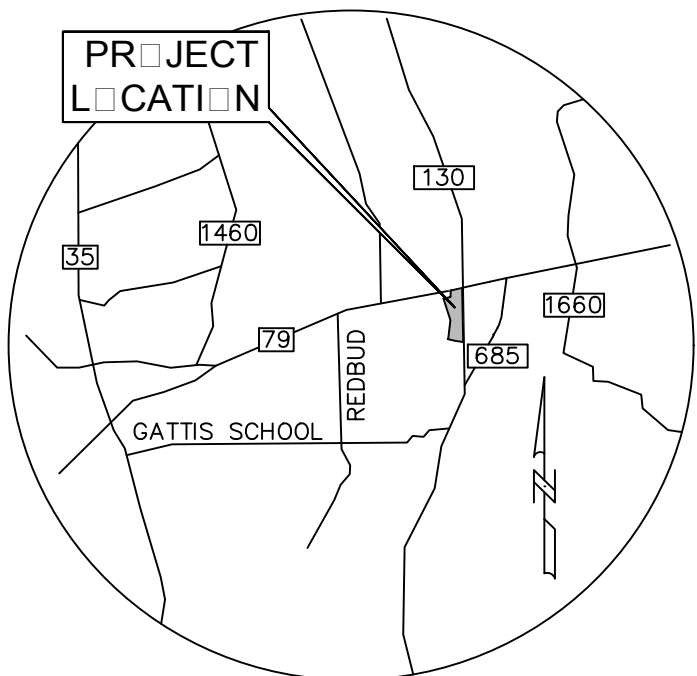
TBM 11: PK NAIL WITH "STANTEC" WASHER SET IN WEST SIDE OF ASPHALT DRIVEWAY ±70' SOUTH OF EAST PALM VALLEY DRIVE PAVEMENT AND ±52' NORTHWEST OF CABLE MARKER. ELEV. 144.93'

VERTICAL DATUM: NAD 83

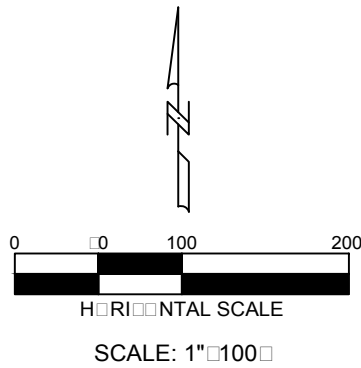
HEADING BASIS: STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD 83 2011

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1000.00	17.93	03°53'32"	N00°58'15"W	17.93
C2	1000.00	23.13	13°39'26"	S09°44'44"W	237.10
C3	1000.00	11.14	05°42'31"	S88°26'10"W	11.14
C4	1000.00	72.12	04°07'56"	N14°30'29"W	72.11
C5	1000.00	310.20	17°46'24"	S03°33'19"E	301.90
C6	1000.00	44.94	05°08'57"	N74°59'00"E	44.92
C7	1000.00	79.79	09°08'37"	N00°45'35"E	79.71

Stantec
190 Aldrich Street, Suite 300
Austin, Texas 78723
Tel: (512) 321-0011 Fax: (512) 321-0321
Toll Free: 1-800-324-1111 TPLS # F-10194230
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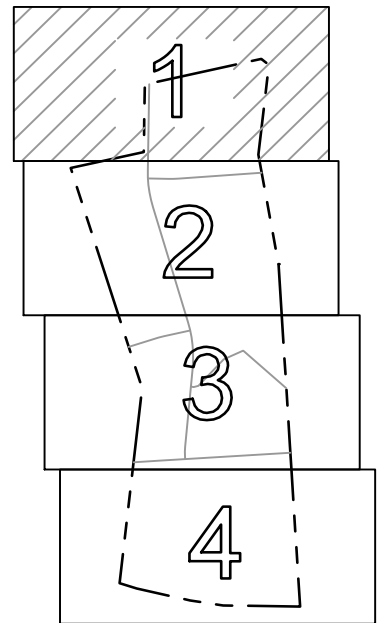
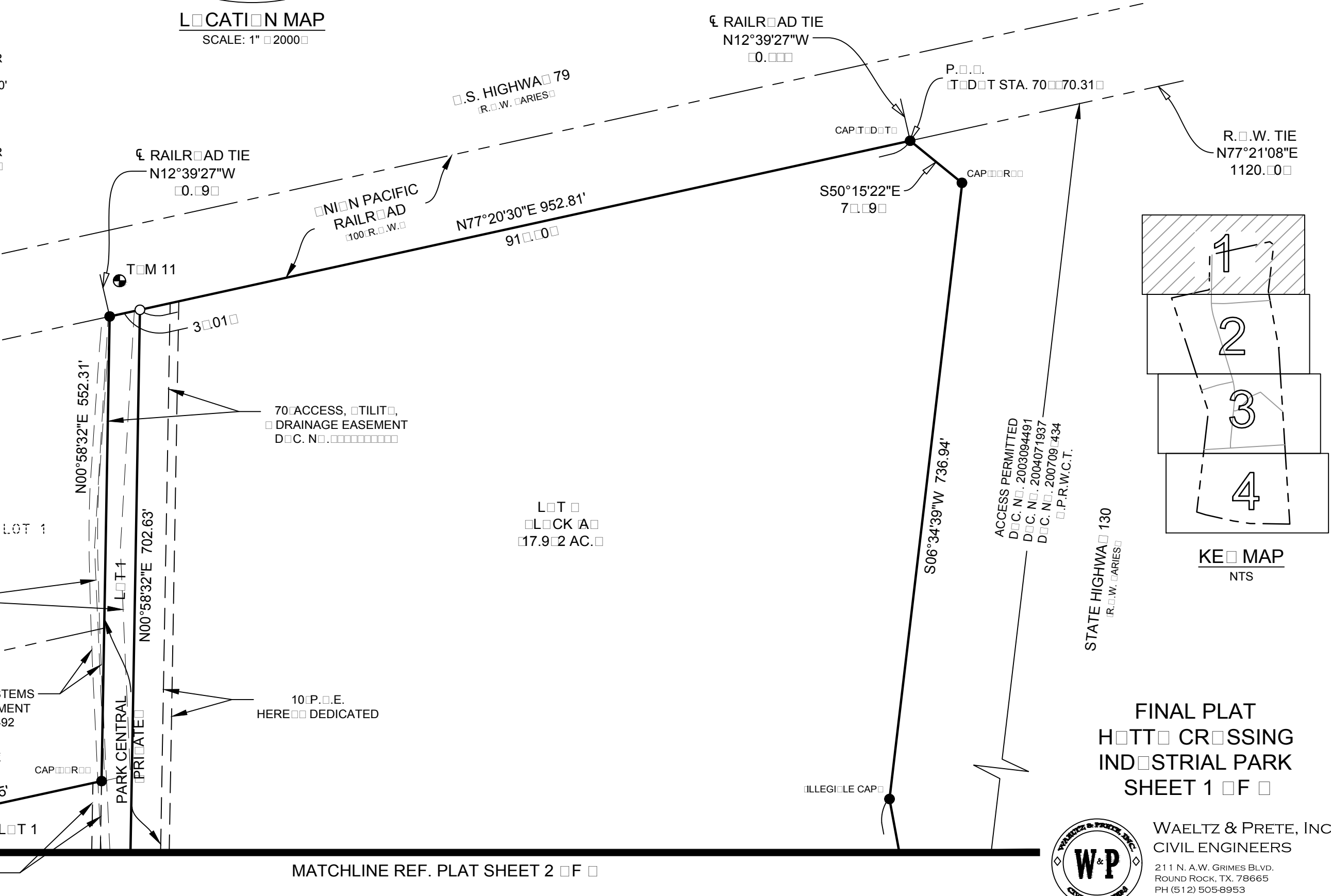


LOCATION MAP
SCALE: 1" = 2000'



- LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT LINE
 - RIGHT-OF-WAY/PROPERTY
 - CORNER TIE LINE
 - EASEMENT AND BUILDING SETBACK LINE
 - P.R.W.C.T.
 - P.R.W.C.T.
 - P.R.W.C.T.
 - CITY
 - ETJ
 - OFFICIAL RECORDS WILLIAMS & PRETE, INC., TEXAS
 - OFFICIAL PUBLIC RECORDS WILLIAMS & PRETE, INC., TEXAS
 - PLAT RECORDS WILLIAMS & PRETE, INC., TEXAS
 - CITY OF HUTTO
 - EXTRATERRITORIAL JURISDICTION
 - NAIL FOUND
 - 1/2" IRON ROD SET W/ STANTEC CAP
 - 1/2" IRON ROD FOUND
 - IRON ROD FOUND W/ CAP AS NOTED
 - CONCRETE MONUMENT FOUND
 - CALCULATED POINT
 - POINT OF BEGINNING
 - RIGHT-OF-WAY
 - ANCHOR

Received 02/27/2020

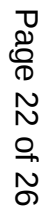


KEY MAP
NTS

FINAL PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 1 OF 1

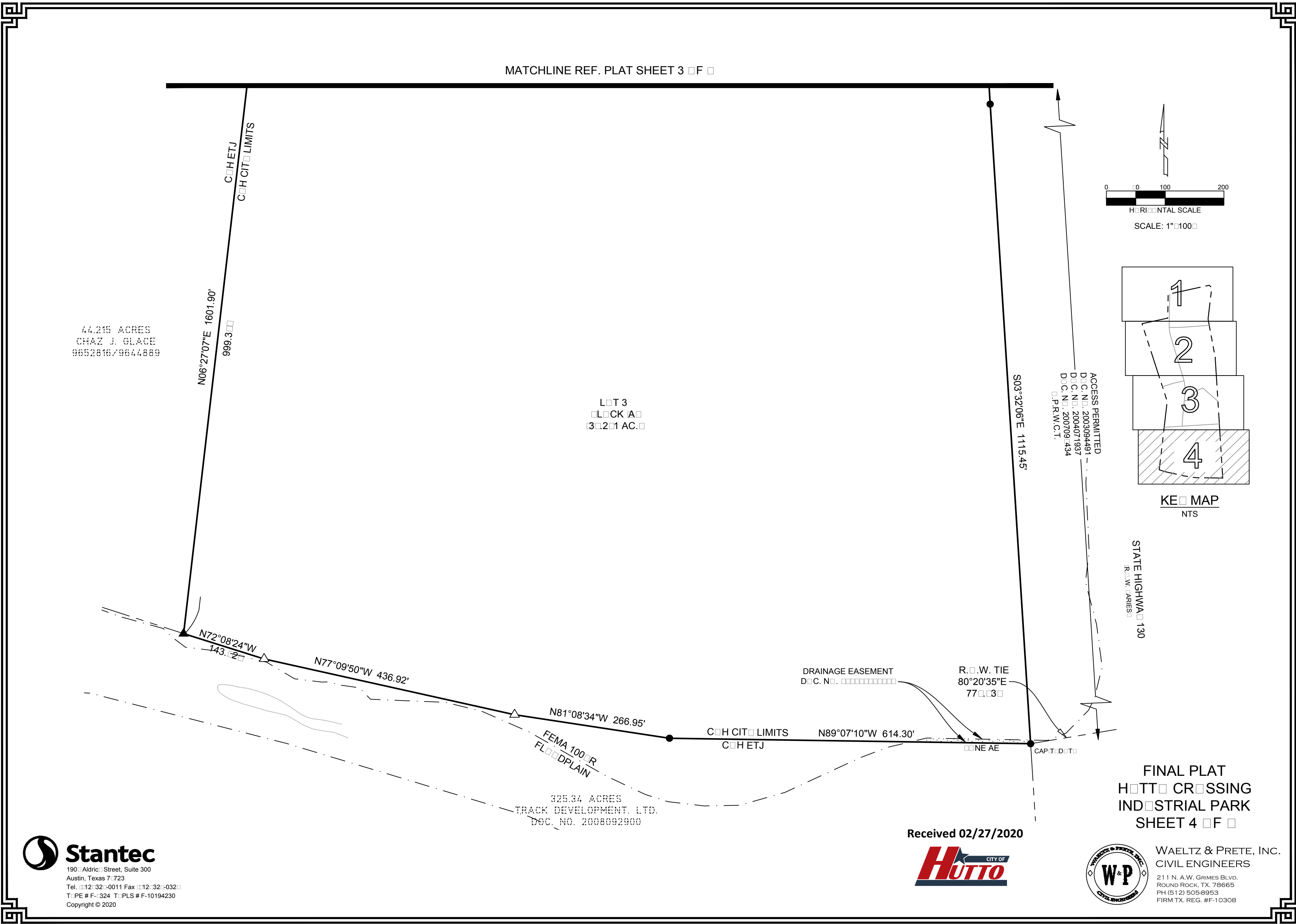


WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308





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A 12.977 ACRE TRACT OF LAND OF THE ROBERT MCNETT SURVEY, ATRACT N. 422, SITUATED IN THE CITY OF HUTTON, WILLIAMS COUNTY, TEXAS BEING THAT SAME 12.977 ACRE TRACT OF LAND CONVEYED TO THE MIDLAND, LTD. BY DEED OF RECORD IN DOCUMENT NO. 20190414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMS COUNTY, TEXAS SAID 12.977 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THEN, LEAING SAID SOTHERL LINE OF NIION PACIFIC RAILROAD, ALONG THE WESTERL RIGHT-OF-WAY LINE OF SH 130, FOR THE EASTERL LINE OF SAID 12,977-ACRE TRACT AND HEREOF, THE FOLLOWING SUCCESSIONS AND DISTANCES:

- THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SH 130, WITH THE APPROXIMATE NORTH BANK OF R/S SH CREEK, BEING THE SOUTHERLY LINE OF SAID 12,977-ACRE TRACT AND HEREOF, THE FOLLOWING FOUR COURSES AND DISTANCES:

- THENCE, N06°27'07"E, LEAVING THE NORTH BANK OF BRUSH CREEK, ALONG THE EASTERLY LINE OF SAID 44.21-ACRE TRACT, FOR A PORTION OF THE WESTERLY LINE OF SAID 12.977-ACRE TRACT AND HEREOF, A DISTANCE OF 1,01.90 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID 44.21-ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK "D", THE HEIGHTS AT DEERFIELD, A SUBDIVISION OF RECORD IN CAJONET, SLIDES 42-43, OF THE PLAT RECORDS OF WILLIAMS COUNTY, TEXAS, FOR AN ANGLE POINT HEREOF.

THENCE, N77°25'19"E, LEAVING THE EASTERLY LINE OF SAID LOCK "A", ALONG THE SOUTHERLY LINE OF LOT 1 AND LOT 2 OF SAID CARMEL CREEK SUBDIVISION, FOR A PORTION OF THE WESTERLY LINE OF SAID LOT 1, 977-ACRE TRACT AND HERE, A DISTANCE OF 97.00 FEET TO A 1/2-INCH IRON ROD WITH 1/4" CAP FOUND AT THE SOUTHEASTLY CORNER OF SAID LOT 2 CARMEL CREEK SUBDIVISION, FOR AN ANGLE POINT

THENCE, N77°20'30"E, ALONG THE SOUTHERLY LINE OF NINON PACIFIC RAILROAD, BEING THE NORTHERLY LINE OF SAID 121.977-ACRE TRACT AND HEREOF, A DISTANCE OF 922.1 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 121.977 ACRES 0.47, 0.1 SQUARE FEET OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.



Stantec
 190 Aldrich Street, Suite 300
 Austin, Texas 78723
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 TOLL FREE 800.325.0324 TOLL FREE 800.325.0324
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1. NO PAVING, FENCING, OR LANDSCAPING STRUCTURES ARE ALLOWED WITHIN AN DRAINAGE WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUNTER.
2. PAVING SETBACKS SHALL CONFORM TO HUNTER CROSSING P.D. OR CDC REQUIREMENTS.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT THERE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT THERE IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT THERE IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND CONNECTION IS MADE TO SEPTIC UNTIL PUBLIC WASTEWATER IS AVAILABLE.
7. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER HUNTER CROSSING P.D. OR CDC REQUIREMENTS.
8. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE HUNTER CROSSING P.D. OR CDC REQUIREMENTS.
9. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUNTER AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUNTER ASSUMES NO OBLIGATIONS FOR INSTALLING AN DRAINAGE WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
10. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 10 ANNUAL CHANCE FLOODPLAIN UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PRINCIPAL ANALYSIS.
11. A PORTION OF THIS TRACT IS ENCRUMBED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 10 ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMENTARY PANEL NUMBER 4-491C001E, DATED SEPTEMBER 21, 2000 FOR WILLIAMS IN COUNTY, TEXAS AND INCORPORATED AREAS.
12. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLOPE 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.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUNTER UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. 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.
15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
16. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
18. ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS PER D.C. # [REDACTED]

FINAL PLAT
HOTT CRSSING
INDSTRIAL PARK
SHEET F

The logo for the City of Hutto, featuring a large red 'H' with a blue star integrated into its upper right portion. To the right of the 'H' is the word 'UTTO' in red, and above it, the words 'CITY OF' are written in white on a blue rectangular background.

211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

OWNER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

THAT TEX MIX LAND, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNERS OF THE CERTAIN 125.977 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019041545 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DOES HEREBY SUBDIVIDE SAID 125.977 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, 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 HUTTO CROSSING INDUSTRIAL PARK.

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

LOGAN OWENS,
TEX MIX LAND, LTD
P.O. BOX 830
LEANDER, TX 78646-0830

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

CITY MAYOR AND CITY SECRETARY SIGNATURES:

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

DOUG GAUL, MAYOR DATE CITY SECRETARY 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

SURVEYOR'S CERTIFICATION:

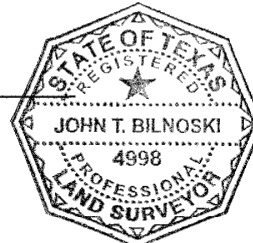
STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

I, JOHN T. BILNOSKI, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4998, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2018.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 21 DAY OF FEB, 20 20.

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



ENGINEER'S CERTIFICATION:

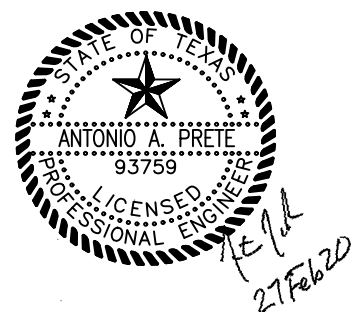
STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

I, ANTONIO A. PRETE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 27 DAY OF FEB, 20 20.

ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WALTZ & PRETE, INC.
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TEXAS 78665



OSSF SIGNATURE BLOCK:

"BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT."

J. TERRON EVERTSON, PE, DR, CFM DATE
COUNTY ENGINEER

COUNTY CLERK CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOWN ALL MEN BY THESE PRESENTS

I, NANCY E. 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 THIS _____ DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. _____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

DEPUTY

Received 02/27/2020



WALTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
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FINAL PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 6 OF 6

