



City of Hutto

Agenda

Planning and Zoning Commission Meeting Tuesday, March 2, 2021 at 7:00 PM City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

Page

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

- 3.1. Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Capital Improvement Committee on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

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

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on February 2, 2021.

3 - 6

[Agenda Item Report - AIR-21-023 - Pdf](#)

- 4.2. Consideration and possible recommendation on the proposed Star Ranch Parcel 32 Final Plat, 4.255 acres, more or less, of land, two commercial lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Winterfield Drive. 7 - 10

[Agenda Item Report - AIR-21-012 - Pdf](#)

- 4.3. Consideration of a public hearing and possible recommendation on the proposed zoning change request for Urbana at Cottonwood Creek Planned Unit Development (PUD), 43.521 acres, more or less, of land, a mixed-use PUD, located on CR 199. 11 - 58

[Agenda Item Report - AIR-21-019 - Pdf](#)

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the **March 2, 2021** Planning and Zoning Committee meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **February 26, 2021** at **5:00 P.M.**




Angel Kavanagh, Management Assistant

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

Planning and Zoning Commission
AGENDA ITEM REPORT



To:

Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on February 2, 2021.

Meeting: Planning and Zoning Commission - 02 Mar 2021

Department:

Staff Contact: Ashby Grundman

ATTACHMENTS:

[Planning and Zoning Commission - 02 Feb 2021](#)



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, February 2, 2021
City Council Chambers

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, February 2, 2021, at 7:00 PM, in the City Council Chambers, with the following members present:

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

EXCUSED:

1 CALL MEETING TO ORDER

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

2 ROLL CALL

Members of the City of Hutto Staff in attendance or on call were: Ashley Lumpkin, Executive Director of Development Services on Phone, Ashby Grundman, Director of Planning, and Samuel Ray, Director of Engineering on call and Angel Kavanaugh, Management Assistant.

Susanna Boyer arrived at 7:01 pm during roll call

3 PUBLIC COMMENT

No Public Comment

- a) Dial in numbers
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Toll Free: 1-800-717-4201
Conference ID:
242-3288

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during business hours. Each person providing public comment will be limited to 3 minutes.

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4 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on January 5, 2021.

Commissioner James Weaver made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on January 5, 2021 as written, seconded by Commissioner Randal Clark. Motion passed 7 Ayes to 0 Nays

- b) Consideration and possible recommendation on the proposed Highlands North Section 4 Final Plat, 21.298 acres, more or less, of land, 83 residential lots, located on Milano River Road.

Commissioner Rick Hudson made a motion to accept staff recommendation on the proposed Highlands North Section 4 Final Plat, 21.298 acres, more or less, of land, 83 residential lots, located on Milano River Road with condition that the document numbers are on plat, seconded by Commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

- c) Consideration and possible recommendation on the proposed Highlands North Section 5 Final Plat, 11.859 acres, more or less, of land, 43 residential lots, located on Milano River Road.

Commissioner Susanna Boyer made a motion to accept staff recommendation on the proposed Highlands North Section 5 Final Plat, 11.859 acres, more or less, of land, 43 residential lots, located on Milano River Road with condition that the document numbers are on the plat, seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

5 DEVELOPMENT SERVICES DIRECTOR REPORT

- a) Update on the Hutto 2040 Comprehensive Plan.

Update from staff to Commissioners. Looking at a possible work session in March.

- b) Discussion related to the Hutto Unified Development Code, specifically the Industrial Design Standards, Section 10.406.7

Update from staff - looking for ideas on Industrial Design Standards from

Commissioners from other cities that they have heard or seen that might work or be beneficial in Hutto. Open to ideas.

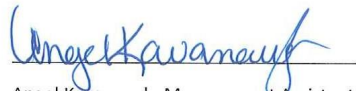
6 ADJOURNMENT

Having no further business Chair closed meeting at 7:25 pm.

7 CERTIFICATION

I certify that this notice of the February 2, 2021 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 **January 28, 2021 by 5:00 P.M.**




Angel Kavanagh, Management Assistant

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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 Star Ranch Parcel 32 Final Plat, 4.255 acres, more or less, of land, two commercial lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Winterfield Drive.

Meeting: Planning and Zoning Commission - 02 Mar 2021

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The Star Ranch development area is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a Strategic Partnership Agreement (SPA) and Limited Purpose Annexation (LPA) which include a Concept Plan which has since been revised.

The proposed Star Ranch Parcel 32 Final Plat is the last step in creating a legal lot for a future multi-family development.

The Final Plat for Star Ranch Parcel 32 consists of 2 commercial lots. Lot 1 Block A is located to the west of SH 130 along the north side of Gattis School Road, and borders the Star Ranch Pool. Lot 1 Block B is just north of Parcel 31, on the west side of Winterfield Drive.

The proposed final plat consists of 2 Commercial lots, 4.255 acres. The Final Plat conforms to the approved Preliminary Plat.

Staff Review:

The proposed Final Plat conforms to the UDC and the local government code.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

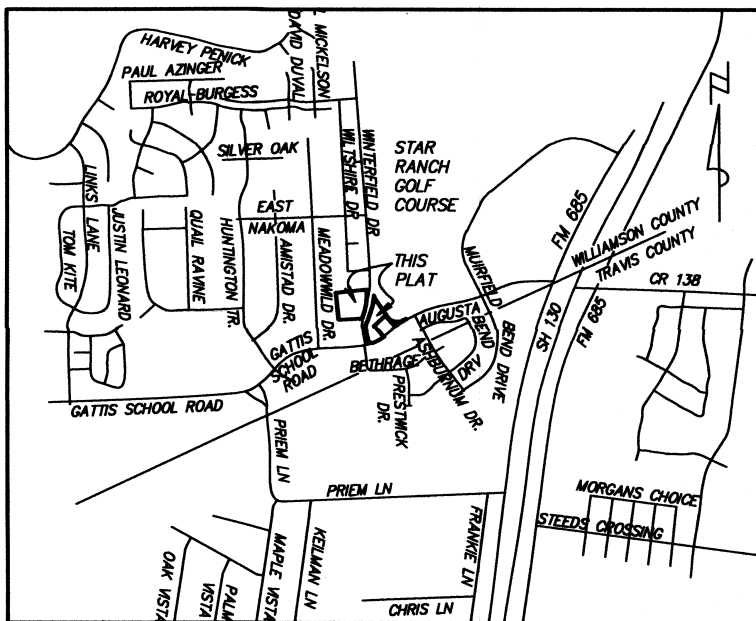
None applicable.

RECOMMENDATION:

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

ATTACHMENTS:

[SRParcel32FP-Init-Plat\(1-21-21\)](#)



VICINITY MAP
SCALE: 1" = 2000'

- 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 UDC REQUIREMENTS.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT 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 THE UDC REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED ON THE SUBDIVISION SIDE OF GATTIS SCHOOL ROAD AND WINTERFIELD DRIVE.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3 AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3 ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER OR WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 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 10 FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT #3 GAS: ATMOS; AND ELECTRIC: TXU.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS AND GENERAL ACCEPTED ENGINEERING STANDARDS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019, AND COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1A.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3.
- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER 2003012152, AMENDED BY DOCUMENT NO. 2006036948, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- THE MAXIMUM IMPERVIOUS COVERAGE PER COMMERCIAL LOT IS 65%.

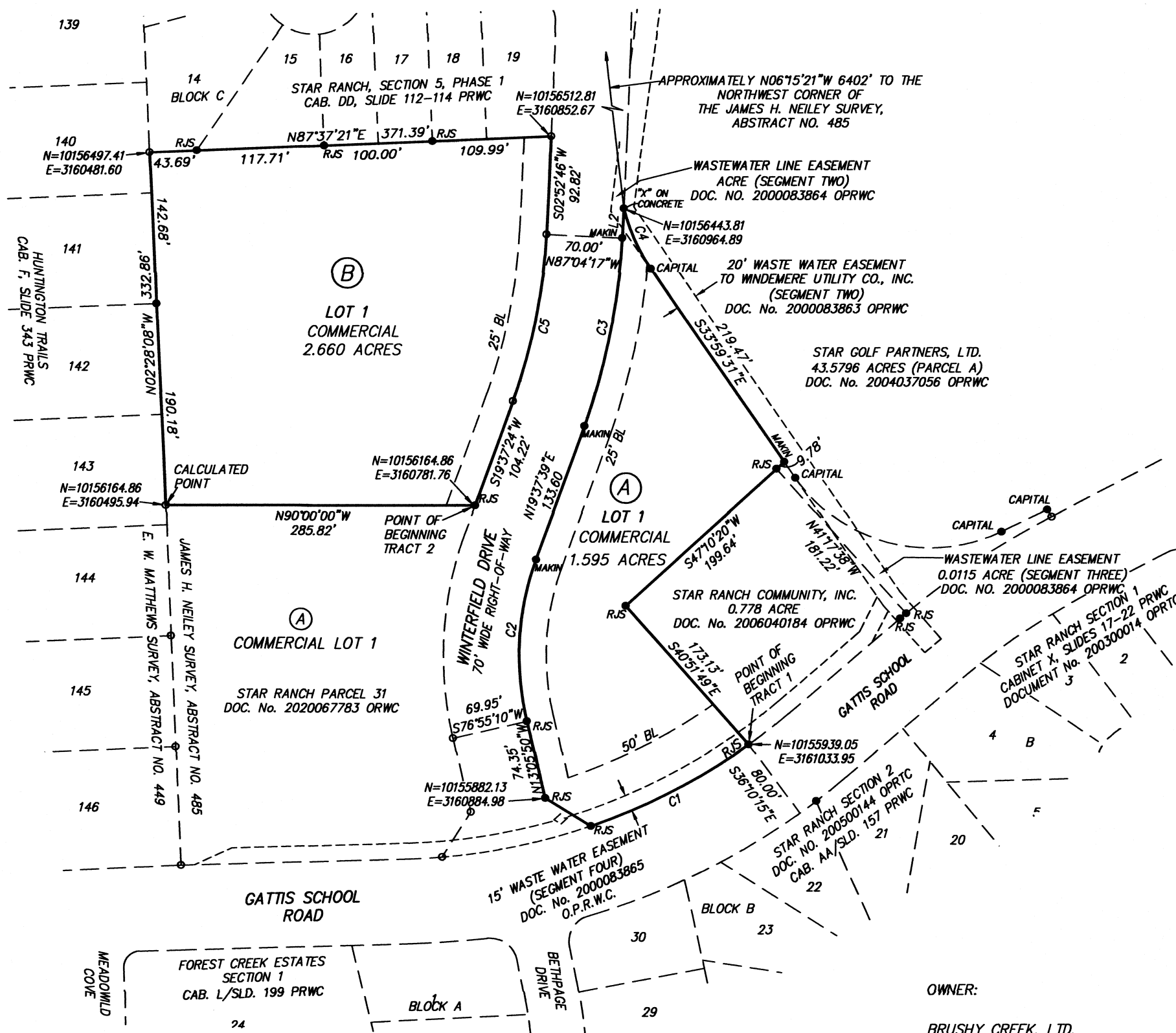
LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD WITH NO CAP (UNLESS NOTED OTHERWISE)
- (A) = BLOCK NAME
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- BL = BUILDING SETBACK LINE
- PUE = PUBLIC UTILITY EASEMENT
- MAKIN = MAKIN-HOOVER ENG. & SURVEY
- RJS = RJ SURVEYING

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

FINAL PLAT OF
STAR RANCH PARCEL 32
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	165.40'	560.00'	016°55'22"	S62°14'10"W	164.80'
C2	155.00'	271.25'	032°44'27"	N03°15'26"E	152.90'
C3	181.17'	627.00'	016°33'21"	N11°15'19"E	180.54'
C4	62.52'	175.00'	020°28'06"	S23°46'33"E	62.19'
C5	160.73'	550.00'	016°44'39"	S11°15'05"W	160.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°04'18"W	49.67'
L2	N02°52'47"E	28.07'

SITE DATA:

TOTAL AREA 4.255 ACRES
2 BLOCKS

LOT 1 BLOCK A 1.595 ACRES
LOT 1 BLOCK B 2.660 ACRES

OWNER:

BRUSHY CREEK, LTD.
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634
TIMOTHY TIMMERMAN

DEVELOPER:

BRUSHY CREEK, LTD.
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634
TIMOTHY TIMMERMAN

SURVEY: JAMES H. NEILEY SURVEY
ABSTRACT NO. 485

SHEET 1 OF 2 SHEETS

TRACT 1

THAT PART OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 250 ACRE TRACT (THIRD TRACT) OF LAND CONVEYED TO BRUSHY CREEK, LTD BY DEED RECORDED IN DOCUMENT NO. 9731656 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD FOUND ON A CURVING NORTH ARC TO THE RIGHT, OF GATTIS SCHOOL ROAD AT THE SOUTHWEST CORNER OF A 0.778 ACRE TRACT OF LAND CONVEYED TO STAR RANCH COMMUNITY, INC. BY DEED RECORDED IN DOCUMENT NO. 2006040184 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GATTIS SCHOOL ROAD AND ACROSS SAID 250 ACRE TRACT, A DISTANCE OF 165.40 FEET, SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 16°55'22", AND A CHORD BEARING S62°14'10"W, 164.80 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF WINTERFIELD DRIVE;

THENCE ALONG THE EAST LINE OF WINTERFIELD DRIVE AND CONTINUING ACROSS SAID 250 ACRE TRACT THE FOLLOWING SIX COURSES:

- N58°04'18"W A DISTANCE OF 49.67 FEET TO A 1/2" IRON ROD FOUND;
- N13°05'50"W A DISTANCE OF 74.35 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
- NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 155.00 FEET, SAID CURVE HAVING A RADIUS OF 271.25 FEET, A CENTRAL ANGLE OF 32°44'27" AND A CHORD BEARING N03°15'26"E, 152.90 FEET TO A 1/2" IRON ROD WITH CAP MARKED "MAKIN-HOOVER ENG. & SURVEY";
- N19°37'39"E A DISTANCE OF 133.60 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "MAKIN-HOOVER ENG. & SURVEY" AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
- NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 181.17 FEET, SAID CURVE HAVING A RADIUS OF 627.00 FEET, A CENTRAL ANGLE OF 16°33'21" AND A CHORD BEARING N11°15'19"E, 180.54 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "MAKIN-HOOVER ENG. & SURVEY";
- N02°52'47"E A DISTANCE OF 28.07 FEET TO AN "X" SET ON CONCRETE ON A SOUTHERLY LINE OF A 43.5796 ACRE TRACT OF LAND (PARCEL A) CONVEYED TO STAR GOLF PARTNERS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004037056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT A POINT ON A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE NORTHWEST CORNER OF THE JAMES H. NEILEY SURVEY, ABSTRACT 485 BEARS, APPROXIMATELY N06°15'21"W A DISTANCE OF 6402';

THENCE ALONG THE SOUTHERLY LINE OF SAID 43.5796 ACRE TRACT AND CONTINUING ACROSS SAID 250 ACRE TRACT THE FOLLOWING TWO COURSES:

- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.52 FEET, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 20°28'06" AND A CHORD BEARING S23°46'33"E, 62.19 FEET TO A 1/2" IRON ROD FOUND WITH CAP LABELED "CAPITAL";
- S33°59'31"E A DISTANCE OF 219.47 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "MAKIN-HOOVER ENG. & SURVEY";

THENCE ACROSS SAID 250 ACRE TRACT AND IN PART ALONG THE NORTH AND WEST LINES OF SAID 0.778 ACRE TRACT THE FOLLOWING TWO COURSES:

- S47°10'20"W (PASS AT A DISTANCE OF 9.78 FEET A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID 0.778 ACRE TRACT) IN ALL A TOTAL DISTANCE OF 198.64 FEET TO A 1/2" IRON ROD FOUND;
- S40°51'49"E A DISTANCE OF 173.13 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 1.595 ACRES, MORE OR LESS.

ALL IRON RODS SET OR FOUND HAVE RJ SURVEYING CAPS, UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

TRACT 2

THAT PART OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 250 ACRE TRACT (THIRD TRACT) OF LAND CONVEYED TO BRUSHY CREEK, LTD BY DEED RECORDED IN DOCUMENT NO. 9731656 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING" ON THE WEST LINE OF WINTERFIELD DRIVE AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, STAR RANCH PARCEL 31 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020067783 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N90°00'00"W ALONG THE NORTH LINE OF SAID LOT 1 AND ACROSS SAID 250 ACRE TRACT A DISTANCE OF 285.82 FEET TO A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID LOT 1 AND ON THE EAST LINE OF LOT 143 HUNTINGTON TRAILS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 343 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE WEST LINE OF SAID 250 ACRE TRACT OF LAND,;

THENCE N02°28'08"W ALONG THE EAST LINE OF SAID HUNTINGTON TRAILS SAME BEING THE WEST LINE OF SAID 250 ACRE TRACT (PASS AT A DISTANCE OF 190.18 FEET AN 1/2" IRON ROD FOUND AT THE COMMON EASTERLY CORNERS OF LOT 142 AND LOT 141 OF SAID HUNTINGTON TRAILS) IN ALL A TOTAL DISTANCE OF 332.86 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 14, BLOCK C, STAR RANCH, SECTION 5, PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET DD, SLIDE 112 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N87°37'21"E ALONG A SOUTH LINE OF SAID SECTION 5, PHASE 1 AND ACROSS SAID 250 ACRE TRACT (PASS AT A DISTANCE OF 43.69 FEET A 1/2" IRON ROD FOUND WITH A CAP MARKED "RJ SURVEYING" BEING THE COMMON SOUTHERLY CORNER OF SAID LOT 14 AND LOT 15 OF SAID SECTION 5, PHASE 1, PASS AT DISTANCE OF 161.40 FEET A 1/2" IRON ROD FOUND WITH A CAP MARKED "RJ SURVEYING" AT THE COMMON SOUTHERLY CORNERS OF LOT 15 AND LOT 16 OF SAID SECTION 5, PHASE 1 AND PASS AT A DISTANCE OF 261.40 FEET A 1/2" IRON ROD FOUND WITH A CAP MARKED "RJ SURVEYING") IN ALL A TOTAL DISTANCE OF 371.39 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF SAID WINTERFIELD DRIVE;

THENCE ALONG THE WEST LINE OF SAID WINTER FIELD DRIVE AND ACROSS SAID 250 ACRE TRACT THE FOLLOWING THREE COURSES:

- S02°52'46"W A DISTANCE OF 92.82 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- SOUTHERLY, ALONG THE ARC OF A CURVE A DISTANCE OF 160.73 FEET, SAID CURVE HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 16°44'39", AND A CHORD BEARING S11°15'05"W, 160.16 FEET TO A 1/2" IRON ROD SET;
- S19°37'24"W A DISTANCE OF 104.22 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 2.660 ACRES, MORE OR LESS, AS SHOWN ON THE SKETCH ATTACHED.

DATE: 12 DECEMBER 2020

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-9784

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

Received 1/21/2021



FINAL PLAT OF
STAR RANCH PARCEL 32
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

WE, BRUSHY CREEK, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 9731656 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 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 AND TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "STAR RANCH PARCEL 32".

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

BRUSHY CREEK, LTD., A TEXAS LIMITED PARTNERSHIP

BY: COMMERCE TEXAS PROPERTIES, INC., A TEXAS CORPORATION,
GENERAL PARTNER OF BRUSHY CREEK, LTD.

BY: _____
TIMOTHY TIMMERMAN, PRESIDENT
BRUSHY CREEK, LTD.
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY TIMMERMAN, 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____.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, ISRAEL RAMIREZ, 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 (CITY), (COUNTY), TEXAS, THIS 12 DAY OF January, 2021.

ISRAEL RAMIREZ DATE 6/2/21
REGISTERED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793
FIRM NO. 9784

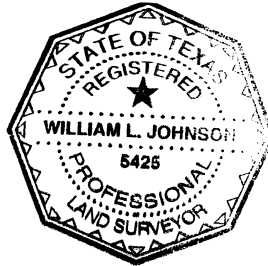


STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, ~~William L. Johnson~~, REGISTERED PUBLIC SURVEYOR (ENGINEER), NO. _____, 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 _____. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT (CITY), (COUNTY), TEXAS, THIS 12 DAY OF January, 2021.

WILLIAM L. JOHNSON DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES
2900 JAZZ STREET, ROUND ROCK, TX 78664
PHONE (512) 836-4793
FIRM NO. 10015400



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

MIKE SNYDER, MAYOR DATE _____ HOLLY NAGY, CITY SECRETARY DATE _____

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

ASHLEY LUMPKIN, AICP, EXECUTIVE DIRECTOR DATE _____

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20____.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

IT IS THE RESPONSIBILITY OF THE OWNER, NOT WILLIAMSON COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE DATE _____
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
§ KNOWN ALL MEN BY THESE PRESENTS:
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 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 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 1/21/2021



SHEET 2 OF 2 SHEETS

DATE: 16 DECEMBER 2020

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration of a public hearing and possible recommendation on the proposed zoning change request for Urbana at Cottonwood Creek Planned Unit Development (PUD), 43.521 acres, more or less, of land, a mixed-use PUD, located on CR 199.

Meeting: Planning and Zoning Commission - 02 Mar 2021

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Urbana at Cottonwood Creek is proposed Planned Unit Development at the southeast intersection of CR 199 and E Front Street. It is 43.521 acres of undeveloped land.

Owner: 199 Hutto LLC

Applicant: Mark Baker, SEC Planning

Current Zoning: ETJ (Future Land Use Map Designation - Industrial)

Proposed Zoning: Planned Unit Development (Multi-Family and Commercial)

Surrounding Land Uses:

- **North** - US 79
- **East** - ETJ with Development Agreement
- **South** - Cross Creek Planned Unit Development
- **West** - Light Industrial (JRS and City of Hutto Public Works Yard)

Summary of Request:

The proposed Planned Unit Development would provide 300 residential units with a mix of sizes ranging from 635 square feet up to 1,375 square feet. There would also be 10.2 acres of General Commercial (B-2) on the north east side of the property. The developer will dedicate the necessary right-of-way for the Front Street expansion to the east.

Staff Review:

The proposed Planned Unit Development (PUD) zoning designation allows for creativity, innovation and flexibility in land use, density, site planning and design for a parcel that would result in a project with a more appropriate and desirable land use than what would result from strict application of the UDC. Development standards are required for a parcel that would be developed as PUD. Staff has reviewed the proposed PUD against the required criteria.

The City's adopted Future Land Use Map designates this area as being intended for Industrial use. However, the with the new residential development in the area (Cross Creek and Cottonbrook/Meadows at Cottonwood

Creek), there is a much better compatibility having multi-family and commercial uses for this site. This zoning keeps with the City's goal of providing a diversity of housing types and expanding commercial uses.

1. *The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site and it achieves benefits from improved design.*

- The proposed PUD is consistent with the desired flexibility guidelines similar to many of the existing PUDs, and this PUD provides for a mix of uses

2. *The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.*

- The proposed uses within the PUD are compatible with the surrounding land uses. The entire PUD does not adversely impact the community.

3. *The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient design.*

- The proposed PUD provides open space and an amenity center. They are also proposing pedestrian connectivity throughout the development and surrounding the development.

4. *The benefits of preserving land for open space, parks, or other public amenities outweigh the potential impact from more intense or dense development of the site.*

- The proposed PUD provides clear and concise standards for multi-family development with active open space and site guidelines that are designed to minimize hazards while promoting a sense of community. These standards allow for a cohesive, pedestrian-oriented mixed use development.

5. *The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety, and convenience.*

- The proposed PUD provides for pedestrian connectivity as well as connectivity within the development. The standards of this development will not negatively affect the health, safety, and general welfare of the community.

6. *The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.*

- The proposed PUD will be served adequately by all utilities.

7. *The PUD does not have significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.*

- The proposed PUD does not affect the existing infrastructure plans for the area. They are proposed to donate right-of-way and will meet the UDC requirements.

8. *PUD architectural design, landscaping, hardscaping, and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design and conformance to city design standards.*

- The proposed PUD does not allow for non-compatible development within the community. New construction must conform to the design guidelines within the UDC and exceeds some design requirements within the UDC.

As of the writing of this staff report, there have been no responses to the public notices. If there are any staff will present those at the meeting. There was a public hearing held on November 3, 2020 and no one spoke. This is the second public hearing.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff finds that the proposed PUD for Urbana at Cottonwood Creek meets the intent of the provisions for PUD Review Criteria as listed in Section 10.203.13 of the UDC.

ATTACHMENTS:

[Urbana at Cottonwood Creek\(SiteMap\)](#)

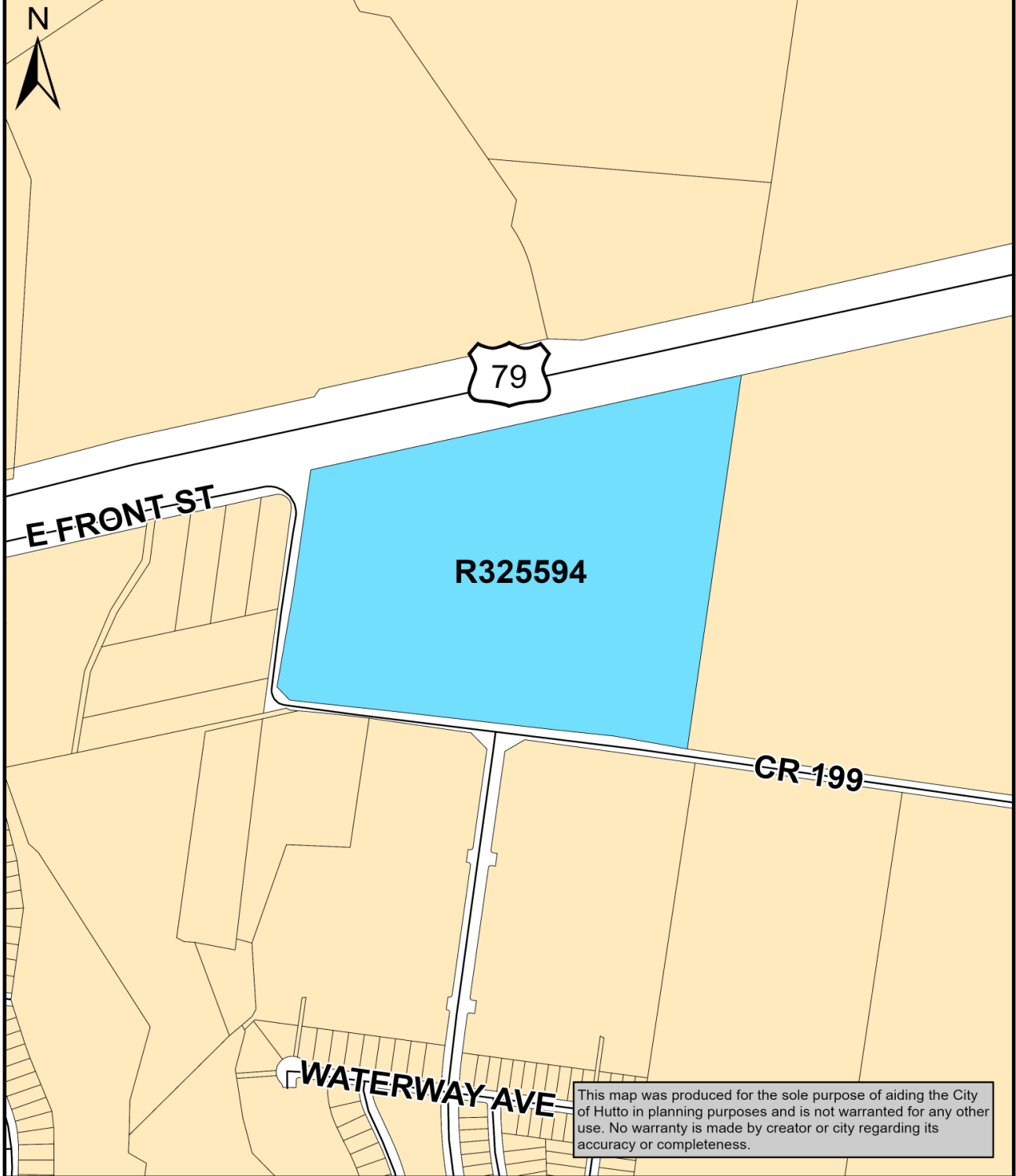
[Urbana PUD Letter of Intent](#)

[Urbana at Cottonwood Creek PUD](#)

[PUD Exhibits](#)

[10.203.13](#)

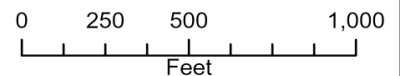
Urbana at Cottonwood Creek (43.521 acres)



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

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

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October 5, 2020

City of Hutto Planning Department
500 W. Live Oak Street
PO Box 319
Hutto, Texas 78634

Re: Urbana at Cottonwood Creek PUD Zoning Letter of Intent

Please find attached, an application for a PUD zoning submittal for the Urbana at Cottonwood Creek community located at the Southeast intersection of CR 199 and Highway 79. The Property is 43.5 acres in size.

The Applicant seeks to develop the Property with a unique “for rent” residential product as well as commercial land use. The commercial land use will be located adjacent to the railroad tracks and highway 79 and the proposed residential land use will be located behind the commercial. This proposed stacking of land uses will serve as a gradual transition between the single family detached neighborhood of Cross Creek to the south and highway 79.

The property is currently in the City ETJ and this application has been preceded by an application for voluntary annexation. The land use illustrated on the City 2040 Future Land Use Map for this property is “Industrial Business Park”. The subject property is on the westernmost edge of the Industrial Business Park classification and is part of an adjacent approximately 1,600 acres of land that is also designated as Industrial Business Park.

The residential product will offer a unique housing option within the city of Hutto. The proposed residential product provides an opportunity for residents who do not desire traditional multi family and yet are not in the market for a single family home. This product provides all the amenities and common maintenance of a multi family project, while residents enjoy the benefits of a single family home living experience.

Additional information describing the Project is contained within the attached Urbana at Cottonwood Creek PUD. Thank you for considering this new, vibrant Hutto community.

Sincerely,

Mark Baker, ASLA
Principal

Urbana at Cottonwood Creek

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

Exhibit A Development Plan

October 5, 2020

1st Revision November 23, 2020

Applicant:

**199 Hutto LLC
PO Box 966
Temple, TX 76503**

Applicant Representative:

**Atlantic Urbana Acquisition Company LLC
PO Box 14890
Tucson, Arizona 85732**

Prepared by:

**SEC Planning
4201 W. Parmer Lane
Building A, Suite 220
Austin, TX 78727**

Commented [AG1]: General Comments:

1. Why is this development superior and deserving a PUD?
2. Given that the site is Industrial on the Future Land Use Map and the proposal includes mostly residential, staff would like to see some commercial (retail) at the Corner of 199.
3. Pay remaining Fees - \$39.42
4. Proposed density of this development is significantly greater than what was contemplated based on the Cities water and wastewater masterplans. Will require offsite wastewater improvements including the lower portion of the Cottonwood Creek Parallel Interceptor terminating at the Central Wastewater Treatment Plant. Also development should extend proposed water line across northern boundary based on Water Master Plan.
5. Traffic Impact Analysis is required. This has been scoped and is moving forward.
6. PUD proposes gated commonly maintained neighborhood which would require private water and wastewater within development. In this situation water will need to be master metered with backflow prevention. Water and Wastewater Impact Fees should be based on the number of LUEs of the development and not the water meter size.
7. Needs to include a statement that this does not comply with the FLUM and reasoning behind the request.
8. Provide colored elevations.
- 9.

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Land Use Plan-Exhibit C
Architectural Product- Exhibit D

1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the “Urbana at Cottonwood Creek” Planned Unit Development Ordinance and may be cited as “Urbana” PUD.

1.2 Purpose and Intent

The purpose of this Plan is to ensure a PUD that creates a development that is: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 3) is adequately provisioned by essential public facilities and services, and 4) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

The proposed project will provide a diversity of housing for the City by creating a housing type referred to as the “missing middle”. The product will incorporate a combination of single family detached units and attached units with a maximum of two units attached. From a maintenance and amenity perspective, the proposed neighborhood will function like a multi family project. Every unit has a private backyard and the community will incorporate private amenity facilities that include a club house, swimming pool, fitness area, etc. All common areas will be privately maintained by a management company to ensure that everything from building maintenance, painting and landscaping are routinely manicured.

This alternative housing product will serve residents who are looking for an alternative to multi family housing but may not be ready for or desire the obligations of home ownership. This housing alternative also serves those downsizing from a family home that do not wish to live in an apartment.

Additional provisions of the PUD that are superior to the City ordinances include additional landscape buffers along the perimeter of the project to ensure an attractive appearance to the surrounding community. The project also includes a minimum of nine acres of commercial land use along the highway 79 frontage, allowing a mix of uses and neighborhood commercial that can serve the growing population immediately to the south of the proposed project.

The Urbana at Cottonwood Creek property is currently illustrated as an Industrial land use on the City’s Comprehensive Land Use Plan. Much of the surrounding land has developed as single family homes, which could cause land use compatibility challenges in the near future. Industrial uses could bring conflicts with noise, truck traffic, lighting and hours of operation which could negatively affect the surrounding

Commented [AG2]: Staff would still like to see commercial at the southwest corner of 199 on the site. Was told that this was being looked into, not sure what the findings for this were. Please provide.

single family neighborhoods. The proposed PUD housing product would provide a transitional use and density in between the existing single family neighborhoods and the proposed commercial frontage and the future industrial uses to the east. The applicant believes that the proposed PUD land uses would be superior to the current comprehensive plan given all of the aforementioned factors.

1.3 Applicability of City Ordinances

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

1.4 Severability

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

1.5 Amendments to Ordinance

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

Modifications to the PUD shall be administered as follows:

Modifications of the Concept Plan pertaining to (a) roadway and trail alignments, (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of development on the Land, and (c) changes of less than ~~ten-five~~ percent (~~105~~%) in the size of any section or phase shown on the Concept Plan, shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan relating to roadway and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City’s Development Services Director has final review and decision-making authority.

Commented [CR3]: DA defines changes in roadway and trail alignments as Major Amendments.

Commented [CR4]: DA defines changes in roadway and trail alignments as Major Amendments.

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

Commented [CR5]: Same. Needs to be consistent with DA definition of Major and Minor Amendments.

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

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

1.6 Definitions

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

2. DEVELOPMENT PLAN and LAND USES

2.1 Permitted Uses in the PUD

The purpose of the Plan is to provide a mixed-use development including commercial and residential uses. **Exhibit C**, illustrates the location of the Plan area and the proposed land use blocks.

For the purpose of addressing any development regulation or conditions not modified within this PUD, the following City of Hutto UDC base zoning districts shall be utilized for development requirements:

Multi Family: MF

The MF designated area on Exhibit C is intended to be used for a unique, medium density, detached housing product with a density in the 10-12 unit per acre range. The Urbana product is a highly amenitized housing development with single family detached and attached units with each unit having a private back yard area. Each unit will be an individual structure for rent within a gated, commonly maintained neighborhood. This new product offering provides a transitional use between traditional single-family neighborhoods to the south and the Highway 79 commercial/rail frontage.

A maximum of 310 units are allowed within the Urbana PUD.

Non Residential: B-1

The Urbana PUD is directly adjacent to the Union Pacific railroad which parallels Highway 79. A future collector roadway right of way within the Urbana PUD will also parallel the railroad and be located along the northern boundary of Urbana, ultimately connecting CR199 to CR 132. Per Exhibit C, the Urbana PUD is proposing non-residential uses which will be located adjacent to this new collector road and railroad. Due to the proximity to Highway 79 and the railroad, a range of uses from office and retail, to light industrial are possible.

A minimum of 9 acres of Non-Residential land will be provided within the Urbana PUD.

Permitted uses within the boundaries of the PUD are as listed in the below land use table:

PERMITTED USES

Use	Conditions
<u>Residential</u>	
Multifamily	
Single family detached or attached on a common lot	
<u>Non-Residential</u>	
Hotel	
Library	
Community Service	
Government Facilities	
Park	
Amenity/Recreation Center	
Restaurant/Bar	
Food Catering (accessory or secondary to restaurant or bakery)	
Live/Work Units	
Office: Professional	
Office: Medical	
Veterinary Clinic	
Personal and business service shop	
Print Shop	
Retail Store (less than 5,000 s.f.)	
Retail Store (greater than 5,000 s.f.)	

Bakery	
Bank	
Convenience Store	
Indoor Recreation Facility	
Grocery Store	

Use-Non Residential	Conditional Use
Day Care: Child (1-6 children)	
Day Care: Child (greater than 6 children)	
School: no more than 5 students	
School: at least 6 students	
Nursing Home	
Public Utility Substation	<u>2</u>
Bed and Breakfast	
Bus Stops	
Self Storage	1
Place of Worship	
Light Industrial Use – (Define)(as defined by the UDC)	2
Vehicle Minor Repair – (Define)(as defined by the UDC)	<u>2</u>
Research Laboratory	

Temporary Uses	
Temporary uses	
Construction equipment storage lot	
Construction field office	
Portable storage container	
Temporary building	

Accessory Uses

Commented [AG6]: Uses that are permitted in the UDC do not need to be included.

Accessory uses	
Antenna, non residential use: other	
Drive through facility	2
Satellite dish	
ATM machines – stand alone	

Conditions of Use

1. Self Storage:
 - a. All storage units must be enclosed within a building.
 - b. Multi-story facilities with internal access to storage units are allowed, and exterior roll-up doors providing access to individual units are prohibited.
 - c. No direct glare from any illumination on the site shall be visible from lots in any adjacent residential zoning district.
 - d. Uses not related to the short-term storage of household items and non-hazardous, non-perishable durable goods are prohibited at self-storage facilities. This includes automobile, boat, vehicle and heavy equipment storage; storage of hazardous items, perishable goods or animals; and use as a residence, office, workshop, studio, band rehearsal area or place of business.
 - e. Electrical service to individual units must be for lighting and climate control only. Electrical outlets cannot be provided in individual units.
 - f. One dwelling occupied by the owner or on-site manager and their household is permitted as a necessary use to a self-storage facility.
 - g. Must not be used as a general warehouse facility.
2. ~~Light Industrial Use~~ Special Use Permit Required
 - a. Public Utility Sub Station, Light Industrial, Vehicle Minor Repair and Drive Through Facility Uses are subject to a Special Use Permit

Commented [AG7]: Update Title.

2.2 Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, industrial uses, institutional and civic uses, temporary uses and accessory uses.

Prohibited Uses

Uses not listed in the “Permitted Use” table in section 2.1 shall be deemed prohibited ~~unless determined to be appropriate under the conditions outlined for “New and~~

Undefined Uses”.

New and Undefined Uses

As commerce and technology evolve, new types of land uses will develop and forms of land use not anticipated may seek locations in the “Urbana” PUD. To provide for contingencies, the Development Services Director will consider the appropriateness of an undefined use within the PUD area. Approval criteria include:

- Impacts of the use, including externalities and use of public services and infrastructure;
- The use is similar in nature and impact to a use listed and defined as a permitted use in the PUD;
- The use is consistent with the intent of the PUD district;
- The use conforms to the intent of the PUD, UDC and applicable plans
- The interpretation does not lower the protection given to the public by the PUD and UDC;
- The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas.

Commented [AG8]: Provide more information on this. These are extremely vague. Staff recommends that any use not in the PUD or allowed in the UDC would require a PUD Amendment.

3. DEVELOPMENT STANDARDS

3.1 General Standards

3.1.1 Lot dimensions and area

	Residential MF <u>(c)</u>	Non-Residential B-1 <u>(c)(d)</u>
Lot area (min)	20,000 sq. ft.	43,560 sq. ft
Lot width at building line (min)	100 ft.	100 ft.
Front yard setback	25 ft.	25 ft.
Side yard (min)	15 ft.	0 ft. for common walls or 10 ft. (a)
Rear yard (min)	20 ft.	25 ft.
Side and rear yard for accessory building (min)	Same as main Building (b)	Same as main building (b)
Spacing between buildings (min)	0'/10 ft. (a)	0/20 ft. (a)
Building height (min/max)	35' Max 2 stories	45 ft.
Building height, accessory (max) (b)	15 ft.	15 ft.
<u>Impervious Cover</u>	<u>65</u> 50 %	<u>85</u> %

Commented [AG9]: Why did this go up? And how is this being calculated? Is this for the entire MF site?

(a) Side setback of 0 feet is allowed only for internal attached buildings with a common wall.

(b) Accessory buildings are not permitted between the front building line of the primary building and the public right of way.

(c) Detention is required.

~~(b)(d)~~ Commercial/Non-Residential setbacks will comply to Section 3.1.3.2 of this PUD10.307.8.3 of the Hutto UDC

3.1.2 Setback encroachment exceptions

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard. Must be screened from view	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL	
Awnings / Galleries	No more than 3 ft. into front, side or rear setback; may hang over easements	8 feet of vertical clearance required.
Bay windows, entry vestibules, overhanging eaves	No more than 3 ft. into any setback	
Ramps and other access devices required by the ADA	Any yard on the site as long as they do not impede pedestrian flow	
Retaining walls	Any yard on the site	

3.1.3 Buffer yards

3.1.3.1 Landscape buffer yards shall be provided along the following areas of the Urbana PUD. Landscape for the buffer yard shall be planted per the requirements of Section 3.4.2.

- 15 ft. from CR199 right-of-way bordering the project on the west and south
- 15 ft. from the right of way of the proposed new collector road which will be located along the northern property boundary
- ~~10 ft. low level bufferyard between the MF Residential area and the B-1 Non-residential area. Buffer plantings shall be the responsibility of the Non-residential use.~~

Commented [AG10]: Match the attached Bufferyard requirements

3.1.3.2 When non residential land uses are adjacent to the Urbana residential product, the following conditions must be met:

- Landscape Buffer:
 - Minimum of 25 feet of landscape buffer from adjacent residential; or
 - Minimum of 15 feet of landscape buffer with a 6-foot-tall

- masonry wall
- Building Signage
 - All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
- Height
 - All buildings must be setback a minimum of 1 foot for each foot of height from adjacent SF-1 properties.
- Operating Hours
 - Hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.
- Outdoor Lighting
 - All outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

3.1.4 Screening

3.1.4.1 Loading area screening

Off-street loading areas must be fully screened from view from public streets and open spaces. Wing walls, landscape screens, changes in building orientation and/or other architectural elements must be used to buffer loading docks. Loading docks shall be located more than 100 ft. from a residential use or lodging establishment.

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.2 Dumpster screening

Dumpster enclosures within the Urbana PUD non-residential areas must be located at least ~~50~~25 ft. from a residential use. Dumpsters must be screened from public streets and pedestrian gathering areas with masonry walls and enclosure gates that are compatible with the architectural theme of the adjacent building(s).

Within the MF land use area, dumpsters shall be no closer than 10' from a residential unit. Dumpster enclosures in the MF land use area shall be screened from view by wood fences and enclosure gates.

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.3 Parking lot screening

Parking lots that are visible from a public street must be screened from the adjacent street and walkway by a minimum 6 foot wide landscape area. Three and a half foot tall screen wall, shrubs, trees or a combination of the above may be placed in the 6 foot landscape screening area.

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.4 Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened.

Solar panels are exempt from mechanical equipment screening standards.

Refer to Landscape, section 3.4 of this PUD for planting requirements.

3.1.4.5 Utility equipment screening

Electric meters, switch boxes, panels, conduit and related utility equipment must be placed in the most inconspicuous location possible. Where allowed by utility provider, paint all utility equipment to match adjacent building or landscape, or provide landscape screening in compliance with the UDC.

In non-residential areas, utility equipment located in an area that may be frequently seen by the general public must be screened with a wing wall architecturally integrated into the host structure or painted to match the primary building color.

3.2 Site Design Standards

3.2.1.1 Landscaping Areas

- Landscape islands of at least 162 sq. ft. must be placed at both ends of a parking row.

- Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 162 sq. ft.
- A 10 ft. landscape median shall be provided between every other parking bay, unless space constraints exist and it is not physically possible to comply and still create a functioning parking lot. The planning director shall have authority to approve modifications on a case by case basis.

3.2.2 Parking and Loading Space Bulk Standards

3.2.2.1 Parking space dimensions

Parking spaces must have the following minimum dimensions:

- Standard parking space (perpendicular or angled to the aisle): 9 ft. x 18 ft.
- Compact parking space: 7.5 ft x 16.5 ft.
- Standard parking space (parallel to the aisle): 8 ft. x 23 ft.
- Handicapped parking space: 9 ft. x 18 ft., plus a clear 5 ft. x 18 ft. loading area to the side. Two handicapped spaces may share one loading area.
- Motorcycle space: 4.5 ft. x 9 ft.
- Off-street loading space: 12 ft. x 25 ft.
- Bicycle space: a stationary object where a user can secure both wheels and the frame of the bicycle with a 6 ft. cable and lock. The stationary object may be a freestanding bicycle rack, a wall-mounted bracket, an enclosed bicycle locker, a three point bicycle rack or a fenced, covered, locked or guarded bicycle storage area.

3.2.2.2 Required parking spaces

Uses shall provide the amount of parking that is necessary to meet anticipated normal demand. Up to 15% of the total provided parking spaces for each individual site plan within the overall development may be Compact Parking Spaces. The minimum number of required parking spaces for a use is as follows:

Land use classification	Required specs (minimum)	Maximum Spaces
Multi-tenant retail buildings;	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA
Restaurant	1 per 150 sq. ft. GFA	1 per 75 sq. ft. GFA
Retail uses including: performing art studio, bank, bakery, retail, convenience store, gas station, instructional facility, personal and business service shop, print shop, retail store	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA
Office uses, including medical office, professional office, civic uses	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA
Child day care facility	1 per employee + 3	1 per employee + 6
Urbana Detached/Attached MF Units	1.5 per 1 bedroom unit 2 per 2 bedroom unit 2.5 per 3 bedroom unit 10% of the total required spaces shall be added as guest parking 1.7 spaces per unit average	N/A
Self Storage	5 at office	10 at office
Light Industrial	1 space per 1,000 sq. ft. GFA	1 space per 333 sq. ft. GFA
Research Laboratory	1 space per 400 sq. ft. GFA	1 space per 200 sq. ft. GFA

Commented [AG12]: Provide more parking. Need guest parking

Commented [AG11]: What is the unit breakdown? How many 1BR, 2BR, 3BR?

3.2.2.3 Bicycle parking

One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses.

3.2.2.4 Space computation and fractions

Fractional results will be rounded up when computing the number of required parking spaces.

3.2.2.5 Sidewalks and connectivity are required throughout the development.

3.3 Architectural Standards

3.3.1 Design Guidelines

Non residential building design within the Urbana PUD shall comply with the architectural design criteria outlined in the City of Hutto Unified Development Code (UDC) in place at the time of approval of this PUD.

Residential building design for the Urbana housing product is illustrated on the images provided on Exhibit D of this PUD. Distinct groups of buildings will share a common, identifiable, complementary design or style as depicted on Exhibit D. This includes non-residential structures in the development such as amenity centers, maintenance buildings, garages, carports, and dumpster enclosures. A multiple household residential structure must have a single definitive, consistent style.

The following criteria are required for the MF land use area:

- No more than three building types shall be repeated in a row with the same orientation
- No more than two adjacent buildings shall share the same color scheme
- ~~One~~ Two of the following design elements will also be implemented on ~~the upper floor elevations of multi-story~~ units facing any public or private drive:
 - Two unique roof eave lines
 - Two unique wall planes
 - Two unique material patterns or colors
 - Covered Parking/Garage
 - Porch/Balcony

The predominant building exterior materials will be high quality, fiber cement siding that reinforces the project's contemporary, modern design style.

The Urbana PUD will require for any units that are adjacent to a public street a minimum (3) feet wainscot of stone or brick or stucco on four sides, or 50 (percent) of stone or brick or stucco on the street facing elevation. To reinforce this modern style, the Urbana PUD will not require a minimum of fifty (50) percentage of stone or brick. Internal units along private drives shall not be subject to a minimum stone, brick or stucco requirement but will conform to the elevations included as Exhibit D of this PUD.

Commented [CR13]: It is recommended that matters related to building materials be addressed in the DA.

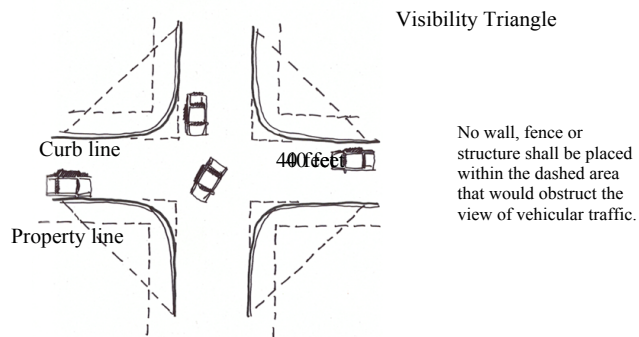
No additional architectural design criteria shall be required beyond the design regulations listed above and as illustrated on the product images on Exhibit D.

3.4 Landscaping

3.4.1 General Standards

3.4.1.1 Visibility

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections. Visibility triangles shall be measured from the face of the curb to the face of the curb at intersections and driveways, measuring forty (40) feet along the sides of the triangle that face the intersection.



3.4.1.2 Utilities

Trees must be placed at least 10 ft. from streetlights, 5 ft. from wet utilities and 4 ft. from gas lines, unless otherwise approved by a City Development Services designee.

3.4.2 Required Landscaping:

3.4.2.1 Landscaping areas: A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

~~Non-Residential: 15%~~ **15%**
~~Residential MF: 20%~~ **20%**

Commented [AG14]: Match UDC.

The planting requirements listed in the chart below shall be required within the Urbana PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Plant material shall be selected from the allowing species listed in the City of Hutto UDC.

Area	Native tall trees (minimum)	Native small trees (minimum)	Native shrubs (minimum)
Landscape buffer CR 199 and New Collector connection along north boundary: 15 foot minimum buffer	1 per 40 ft. of linear buffer	1 per 40 ft. of linear buffer	1 per 5 ft. of linear buffer
Low-Level Buffer area in between residential MF and non residential B-1 uses: <u>25 foot landscape buffer only or 150 foot minimum buffer & 6 foot tall wall</u>	1 per 340 ft. of linear buffer	1 per 340 ft. of linear buffer	1 per 5 ft. of linear buffer
MF Residential Units: Landscape required per individual unit	121 per unit	<u>1 per unit</u>	12 per unit
Parking lots: landscape islands in rows and at row ends	1 per island if terminating or interrupting one row; 2 per island if terminating or interrupting two rows	Optional	2 per island if terminating one row; 4 per island if terminating or interrupting two rows. Shall not impede visibility.
Parking lots: landscape buffers between parking lot and public street or pedestrian area.	1 per 40 ft. of linear landscape area	1 per 30 ft. of linear landscape area	1 per 5 ft. of linear landscape area
Interior Parking: 10 ft. landscape median between every other parking bay	1 per 60 ft of linear landscape area	1 per 25 ft of landscape area	
Dumpster Screening (*does not apply when the enclosure is an architectural extension of a principal building)			1 per 4 linear ft of wall/fence enclosure constructed
Ground Mounted Equipment. <u>Non-Residential areas only</u>			1 per 3 ft of linear landscape around boundary, except the side where access is located.
Medians	1 per 50 ft. of linear median	Optional	Optional

Other areas (retention and detention basins, open space, etc.)	1 per 2,500 sq. ft. of landscape area	1 per 5,000 sq. ft. of landscape area	2 per 1,000 sq. ft. of landscape buffer
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3.4.3 Tree and shrub size

Native tall trees must have a caliper of at least 3 in. and 10-12 ft. ht.
Native small trees must have a caliper of at least 1.5 in. and 8-10 ft. ht.
Planted shrubs must have a minimum 3-gallon container or be at least 18 in. tall.

3.4.4 Native Landscape Buffer Trees

- (1) Trees shall be located a minimum of ten feet (10') from a building.
- (2) Located within a minimum six-foot (6') wide planting strip or within an 6'x6' tree grate.
- (3) Sized at a minimum of three (3") caliper;
- (4) All trees should be pruned of branches that overlap into pedestrian walkways, parking spaces or drive aisles up to 9 feet high to allow for safe passage.
- (5) The following tree species are recommended for Landscape Buffer Trees. The same species may be used along a contiguous street frontage for a visual consistency.

<u>Common Name</u>	<u>Scientific Name</u>
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Chinquapin Oak	<i>Quercus muehlenbergii</i>
Texas Red Oak	<i>Quercus buckleyi</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Live Oak	<i>Quercus virginiana</i>
Mexican Sycamore	<i>Platanus mexicana</i>

3.4.5 Materials, maintenance and replacement

3.4.5.1 Plant materials

Plant choice must be based on the Central Texas ecological setting and site microclimate conditions.

3.4.5.1.1 Maintenance

Trees and vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of all landscaping elements in good condition, including cedar privacy fencing, walls or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds and litter.

3.4.5.1.2 License Agreement

A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced street lights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls

The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

3.4.6 Irrigation

3.4.6.1 Automatic irrigation required

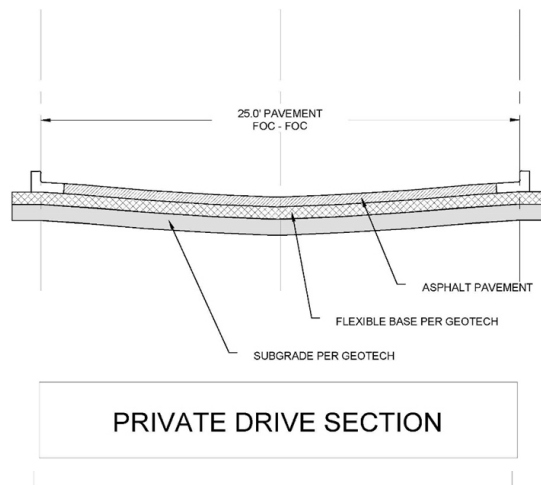
All plants on newly developed parcels must be irrigated with underground or drip irrigation.

3.5 Streets

3.5.1 Street Alignment

The precise alignment of the streets included in the Plan may be varied with City approval. **Exhibit C** illustrates the primary circulation pattern and the below street designations describe the planned streets within the PUD boundary.

3.5.2 Private Drive Street Cross Section within MF land use area



Commented [AG15]: 1. Match City Detail
2. Show Utilities
3. No private streets

3.6 Common Open Space / Parkland

3.6.1 Common Open Space

The Urbana PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The fee for parkland shall be calculated as \$675-800 per unit. Discuss for further clarification. -

The parkland fee in lieu calculation summary shall be provided with the site

Commented [AG16]: Match UDC/Fee Schedule

Commented [AG17]: We can schedule a call to go over this.

plan. Payment of the parkland fee in lieu shall be provided prior to the recordation of a final plat for the number of units within said final plat.

In addition to the fee in lieu of parkland, an internal, private network of amenities will be provided within the residential area and will include but not be limited to the following amenities:

- Clubhouse
- Swimming pool
- Dog park
- Trail Connection to Cottonwood Creek Greenbelt

~~No other fees or improvements shall be required beyond those outlined in this PUD.~~

3.7 Walls and Fencing

3.7.1 Required walls

The following fence and wall types are required:

Required fence Area/purpose	Height		Acceptable types/materials
Dumpster and utility area	6 ft. – 8 ft.		Masonry in non-residential areas (stone, brick, similar materials) Wood fencing allowed inside MF-area Wood fencing is allowed within the MF designated area
Perimeter Residential Boundary on west and south side along CR 199	6 ft.		Masonry or Upgraded wood fence with cap and stained.
	Must include the same materials, finishes and detailing as the host structure. Gates must be visually and structurally solid; must be metal. Dumpsters and compactors cannot be unscreened unless they are used for a construction or demolition project on the site.		
Utility substation or facility	6 ft. – 12 ft. or sufficient to conceal the substation		Masonry (stone, brick, similar materials)
Single Family or Multi Family lot that backs up to park or open space	6 ft.		Decorative iron fence
Buffer area in between	6 ft.		Masonry

Commented [AG18]: Only internally, all perimeter fencing shall be masonry.

non-residential use and residential use, if combined with 15 ft. landscape buffer yard option			
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3.8 Outdoor Lighting

3.8.1 General Standards

3.8.1.1 Display levels and light pollution

- Lighting must be designed to minimize light pollution and spillage on adjacent properties.
- Ornamental street lights shall be allowed along the internal collector
- Illumination spillover onto adjacent residential zoned properties must be no more than 5 lux. Streetlights are exempted.
- All lights shall be fully shielded and hooded.

3.8.1.2 Design

- Light poles should have a base, middle and top.
- Light pole design must be consistent with the style, character and theme used throughout the PUD area.
- Light poles must be placed in landscape areas wherever possible.
- Light poles must not obstruct sidewalks or bicycle paths.

3.9 Project Identification Signs

Project identification signage within the PUD are identified on **Exhibit E** and shall comply with regulations outlined below. Additional signage beyond the project identification signs shall comply with the UDC unless modified in the following standards below or modified by a Master Sign Plan in the future:–

3.9.1—Signs that are unique to the Urbana PUD and vary from the standard UDC sign regulations are as follows:

Type	Number	Maximum area	Maximum	Minimum
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				height	setback
Permanent Signs	Freestanding Project Identification Sign along CR 199 on the north and south entries	2	150 sq. ft. per sign	20 ft.	10 ft. from adjacent right of way

Commented [AG19]: Too large. Provide sign details.

3.9.2 Prohibited signs

- Pole/pylon Sign. Pole or pylon Signs are not allowed in the PUD boundary.

This prohibition does not apply to:

- Permanent development signs
- Signs placed by government authorities
- Banners placed on a light pole, utility pole or over a street as part of a special event of general civic interest
- Traffic and safety control signs incorporating flashing lights (i.e. stop sign with flashing lights to improve awareness of intersections and improve safety)

4. Exhibits

Legal Description – Exhibit B

Land Use Plan-Exhibit C

Residential Architectural Product-Exhibit D

[illegible]

Exhibit C – Land Use Plan

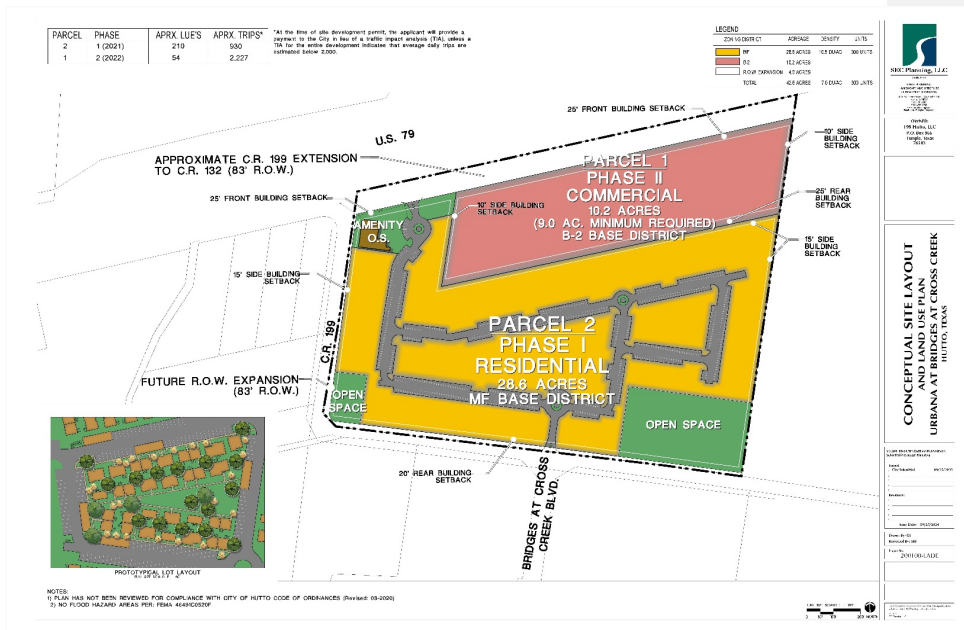
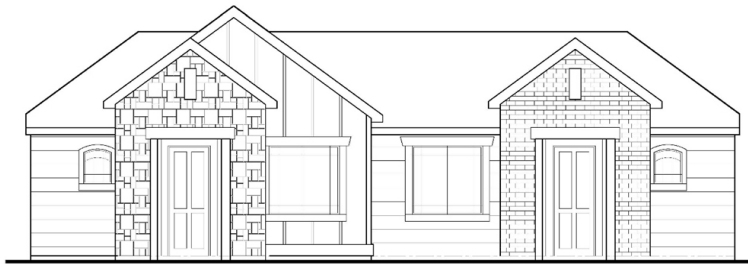


Exhibit D – Urbana Architectural Product



Duplex – 1 Bedroom / 1 Bath
635 SF (x2)



2 Bedroom / 2 Bath
971 SF



2 Bedroom / 2 Bathroom (2-Story)
1,146 SF



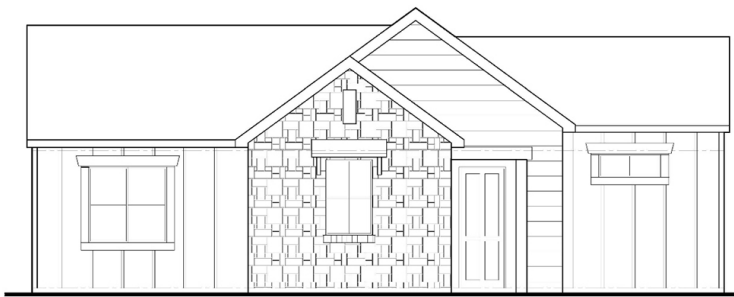
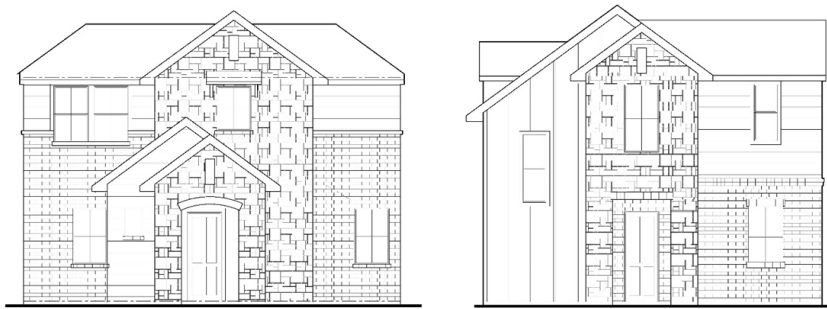
3 Bedroom / 2 Bath
1,246 SF



3 Bedroom / 2 Bath (2-Story)
1,375 SF



Urbana at Cottonwood Creek PUD | 32



Urbana at Cottonwood Creek PUD | 33

Exhibit C – Land Use Plan



Exhibit D – Urbana Architectural Product



Duplex – 1 Bedroom / 1 Bath

635 SF (x2)



2 Bedroom / 2 Bath
971 SF



2 Bedroom / 2 Bathroom (2-Story)

1,146 SF



3 Bedroom / 2 Bath
1,246 SF



3 Bedroom / 2 Bath (2-Story)
1,375 SF

10.203.12.4 Process

- Refer to development application.

10.203.12.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a future land use map amendment.

10.203.13 Planned Unit Development (PUD)

10.203.13.1 Intent

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel, that would result in a project more appropriate and desirable than what would result from strict application of this code.

Applying Form Based Code to a parcel is preferred to the Planned Unit Development process.

10.203.13.2 Applicability

A PUD plan and PUD development standards are required for a parcel that will be developed as a PUD.

10.203.13.3 Criteria

- PUD plans and development standards are evaluated using all the following criteria:
- The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.
- The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.
- The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.
- The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.
- The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
- PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

10.203.13.4 Process

- Refer to development application.

10.203.13.5 Approval conditions

- The Planning and Zoning Commission and/or City Council may impose conditions on the PUD request.

10.203.13.6 Amendments

- Technical or engineering considerations may call for minor deviations from the approved PUD. Development Services staff may approve minor deviations if they conform to this code, and are consistent with the intent of the original PUD approval.
- Changes to approved PUD plans that Development Services staff finds are not minor deviations, including changes to density, permitted use, provision of parks and open space, and imposed conditions, require a new application and approval through the PUD process.

10.203.14 Plat vacation

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.203.14.1 Intent

Plat vacation provides for vacation of an entire subdivision plat if development will not occur consistent with the approved plat.

10.203.14.2 Applicability

Subject to review criteria, the owner of all contiguous lots shown on a final plat of record in the city or its extraterritorial jurisdiction may request the lots be vacated resulting in a single, unplatted parcel.

10.203.14.3 Criteria

- Plat vacation requests are evaluated using all the following criteria:
- It will not leave any lots without adequate utility or drainage easements.
- It will not create a landlocked parcel, or vacate street rights-of-way or access easements needed to access other property.
- It will not inhibit the provision of adequate public facilities or services to other property.
- It is consistent with community, neighborhood and other applicable land use and development plans.
- The plat vacation is requested before improvements covered by guarantees are installed.

10.203.14.4 Process

- Refer to development application.

10.203.14.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a plat vacation.

10.203.15 Right-of-way construction permit**10.203.15.1 Intent**

A right-of-way construction permit allows construction of certain improvements in the public right-of-way.

10.203.15.2 Applicability

A right-of-way construction permit is required for construction of improvements in the public right-of-way.

10.203.15.3 Criteria

- Right-of-way construction permit requests are evaluated using all the following criteria:
- Conformance to this code and applicable building codes and design standards.
- Proof of adequate insurance coverage and provision of a performance bond, as specified in the construction specifications of the city on the date when it is granted.
- Evidence the contractor who will perform the construction meets the standards of this subsection.
- The city engineer administers design and material standards for placement or replacement of pavements, curbs, gutters, sidewalks, inlets, water lines, wastewater lines or other public facility included in or disturbed by construction.