



**CITY OF HUTTO, TEXAS
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
JUNE 26, 2019 AT 7:00 PM**

**CITY HALL - COUNCIL CHAMBERS
500 WEST LIVE OAK STREET**

ZONING BOARD OF ADJUSTMENT

Thomas McGowan - Chairman

Maureen Rooker - Vice-Chair

Bryan Dempsey

Dana Lively

Randal Clark

AGENDA

1. **CALL THE MEETING TO ORDER-7:00 PM**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
 - 3A. Remarks from visitors. *(Three minute time limit)*
4. **AGENDA ITEMS**
 - 4A. Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on October 24, 2018.
 - 4B. Nomination and election of Chairman and Vice-Chairman of the Zoning Board of Adjustment.

- 4C. Consideration of a public hearing and possible action on variance request #1.43 for the property located at 3250 Limmer Loop from the parking lot and vehicular screening requirements as outlined in Section 10.407.5.2; and from the bufferyard requirements as outlined in Section 10.403.6.3 of the Unified Development code (UDC). Commercial, Office, Public, Institutional, and Mixed Use Building Design requirements, as outlined in Section 10.406 of the Unified Development Code (UDC).

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

5. ADJOURNMENT

CERTIFICATION

I certify that this notice of the June 26, 2019 Zoning Board of Adjustment meeting was posted on the City Hall bulletin board of the City of Hutto on June 19, 2019 at 12:35 p.m.



Lynn Trumbul, Senior Assistant City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512)759-4839 or laclie.hale@huttotx.gov for assistance.



**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES - DRAFT
OCTOBER 24, 2018**

The Hutto Zoning Board of Adjustment met in a regular session on Wednesday, October 24, 2018 at Development Services Building located at 210 US 79 East #103, Hutto, Tx 78634.

CALL SESSION TO ORDER

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

ROLL CALL

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

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

PUBLIC COMMENT

Remarks from visitors.

There were no remarks from visitors.

AGENDA ITEMS

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

MOTION: *Motion to accept minutes*

Board Member Lively made the motion to accept the minutes, Board Member Rooker seconded the motion, the motion carried 5 ayes to 0 Nays.

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

Open Public Hearing:

There were no remarks from visitors

Staff Report / Applicant presentation

Ashby Grundman presented agenda item variance request #1.42 for the property located at 210 Ed Schmidt Boulevard from the Commercial Office, Public, Institutional, and Mixed use building design requirements, as outlined in Section 10.406 of the Unified Development Code (UDC) Staff recommends denial of the requested variance, but if the variance is approved it would not impact the surrounding areas

Remarks from visitors

There were no remarks from visitors

Board/Staff/Applicant discussion.

Chairman Perez asked about the reason for not putting the masonry on all sides of the building and was informed by Megan Wanek, with Endeavor Real Estate Group, that this could be done but with the budget that would take from the aesthetics of the front and sides of the building that customers see. A recommendation that the greenscreen be lengthened to meet with the brick dumpster enclosure and that the brick dumpster enclosure height be raised by a foot (current 8ft proposed 9ft) to make sure it is pleasing to the eye from the road.

Board Member Rooker asked to run through the 6 variance analysis questions to see if the variance was warranted. Mr. Grundman read over these as presented.

Board Member Clark asked if approved does this set precedent for other businesses coming into Hutto, Mr. Grundman stated that no precenent is set as each variance request should be looked at individually and judged accordingly by the Board.

Chaiman Perez inquired about cooperation between developer and City of Hutto staff and was advised that developer has made changes and they are working with the staff.

Board members discussed among themselves pros and cons

Megan Wanek, PE, Development Associate (Shops at Hanson's Corner) and Gerald Luecke, Architect were present to answer questions

MOTION:

Chairman Perez made the motion to grant the variance with the following conditions, Greenscreen is to be maintained in a suitable manner and mature plants need to be used on the greenscreen to insure quick growth, and recommendation to raise the brick dumpster enclosure wall to 9 ft instead of current 8 ft. Board Member Clark seconded the motion, the motion carried 4 ayes to 1 Nays.

ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:02 p.m.

RESPECTFULLY SUBMITTED:

Angel Kavanaugh, Management Assistant

CITY OF HUTTO
ZONING BOARD OF ADJUSTMENTS

AGENDA ITEM NO.:

AGENDA DATE: June 26, 2019

PRESENTED BY:

Ashby Grundman, development Services
Director

ITEM:

Consideration of a public hearing and possible action on variance request #1.43 for the property located at 3250 Limmer Loop from the parking lot and vehicular screening requirements as outlined in Section 10.407.5.2; and from the bufferyard requirements as outlined in Section 10.403.6.3 of the Unified Development code (UDC). Commercial, Office, Public, Institutional, and Mixed Use Building Design requirements, as outlined in Section 10.406 of the Unified Development Code (UDC).

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Type of Request:

Variance requests from the Parking Lot and Vehicular Use Screening (10.407.5.2 of the UDC) and Bufferyard Requirement (10.403.6.3 of the UDC).

Property Description: Christ the Rock Campus, Lot 1, Block 1.

Location: 3250 Limmer Loop

Owner: Christ the Rock Lutheran Church

Zoning: B-2 (General Commercial)

Proposed Land Use: Christ the Rock Church

Adjacent Land Uses:

Direction	Zoning	Land Use
North	SF -1 (Single-Family Residential)	Residential

South	SF -1 (Single-Family Residential)	Residential
East	B-2 (General Commercial)	Vacant
West	B-2 (General Commercial)	Vacant

Background:

The subject property, which consists of approximately 7.568 acres (329,646 square feet) is an irregularly shaped lot that has 311 feet of frontage along Limmer Loop, is zoned B-2 (general commercial). There are a couple of major easements that cross the property, including a 100 foot wide LCRA powerline easement, a 50 foot Enterprise Crude pipeline easement, a 15 foot wide wastewater easement, and a 20 foot waterline easement. Those can be found on the plat, which is included in the packet.

They are requesting the following variances:

1. To allow the parking lot and vehicular use screening requirements be partially waived in the easement areas.
2. To allow a waiver of the C-Level Bufferyard requirement for adjacent SF-1 properties.

The subject parcel is currently vacant, but a church is proposed for the site.

Please see the UDC Reference attachment.

Staff Analysis:

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

Staff finds that the requested variance are requested based on constraints on the lot and constitutes an undue hardship.

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

The strict application of the UDC standards would make the lot mostly unusable, and would be unusable for the church use.

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

Staff finds that the requested screening and bufferyard variances do meet the intent of the UDC. Staff finds that approval of the variance would not adversely impact the neighboring property owners, as

the masonry would not be able to be seen by the general public.

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

The conditions of the site are not self-created by the applicant. The design and configuration of the proposed development would need variances as the easements do not allow landscaping that would meet the UDC within the easements.

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

The requested variance does not confer any special privilege to the applicant that is not permitted on other similar properties. Most of the other lots in the area would be able to meet these requirements as there are not easements prohibiting landscaping.

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

Staff finds that the requested variances are the minimum needed to grant relief.

BUDGETARY AND FINANCIAL SUMMARY:

Not Applicable.

RELATED ADVISORY BOARD RECOMMENDATIONS:

Not Applicable.

CITY ATTORNEY REVIEW:

Not Applicable.

STAFF RECOMMENDATION:

Staff finds that the requested variance does present a unique or undue hardship. The requested variance is supported by staff due to the constraints on the lots from the easement.

SUPPORTING MATERIAL:

1. [Notice Posted](#)
2. [Supporting Materials](#)
3. [UDC Section Reference](#)

CITY OF HUTTO WEBSITE NOTICE OF A PUBLIC HEARING

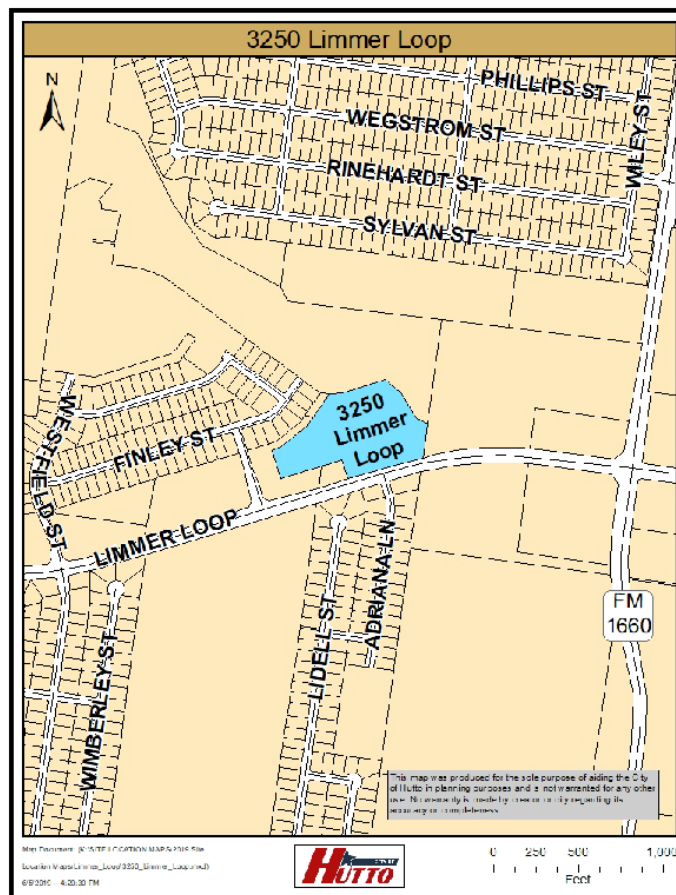
NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE HUTTO ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING REGARDING:

A variance request for the property located at **3250 Limmer Loop** from the parking lot and vehicular screening requirements as outlined in Section 10.407.5.2; and from the bufferyard requirements as outlined in Section 10.403.6.3 of the Unified Development Code (UDC).

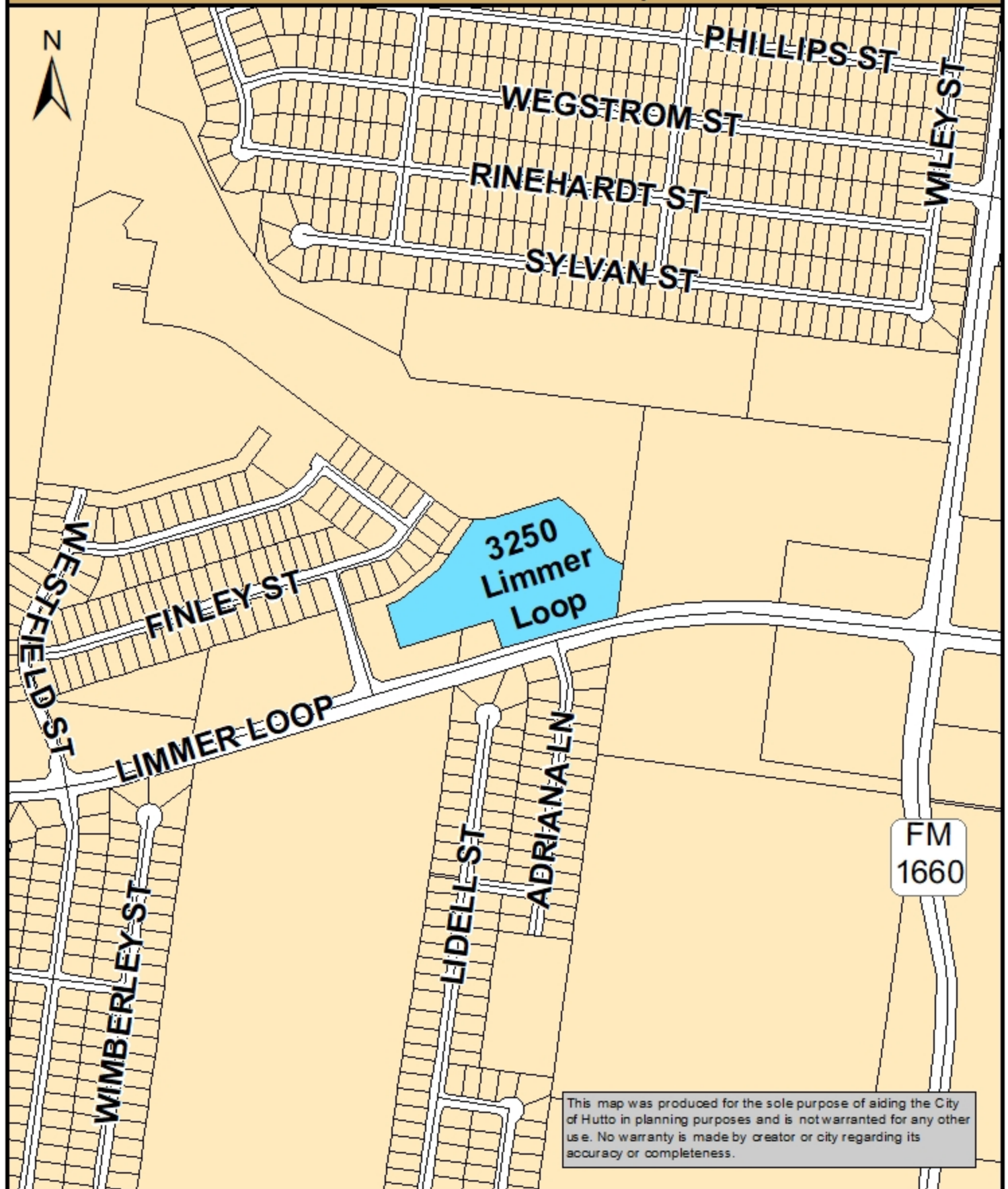
A public hearing will be held on June 26, 2019 at 7:00 p.m.

Hutto City Hall
500 W. Live Oak St., Hutto, Texas

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



3250 Limmer Loop



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.





Blair Landscape Architecture, LLC
306 W Main St. Ste. 12
Round Rock Texas, 78664

Date: 05/23/2019

RE: **Variance Request**
Christ The Rock Church
Project #:

City of Hutto Planning & Zoning Commission

500 W. Live Oak St.
Hutto, Texas 78634

Whom it may concern,

A variance from 10.407.5.2 Parking Lot and Vehicular Use Screening is being requested due to Easement constraints located on the property. A 50.0' Enterprise Crude Oil easement and a 100.0' LCRA Electric Transmission easement prevent the placement of shrubs/trees and required irrigation along the drive and parking areas to fully comply and meet the intent of the code. Screening will be provided where possible and the entrance plantings will be enhanced to account for the shrubs that would be required for a continuous screening buffer.

A variance requesting to waive the required C-Level buffer where adjacent to SF-1 Residential is also being requested. The zoning map indicates the land is Dedicated Park Land as existing vegetation and Cottonwood Creek run through the parcel.

Thank you for your time and consideration.

Sincerely,

Will Blair
President, Blair Landscape Architecture, LLC

Received 6/5/19





Blair Landscape Architecture, LLC
306 W Main St. Ste. 12
Round Rock Texas, 78664

Date: 05/23/2019

RE: Review Criteria (Findings) Response Letter
Christ the Rock Church
Project #:

City of Hutto Planning & Zoning Commission

500 W. Live Oak St.
Hutto, Texas 78634

Whom it may concern,

Please find responses to review criteria (findings) below.

1) The size of the parcel and the ratio of restricted land to buildable land due to easement conflicts present a unique condition not typically found on a normal parcel.

2) Strict application of the UDC would deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation. The parcel faces an uncommon obstacle in not only one but two easements (50' and 100') that prevent standard design practices from being used. High tension powerlines and a crude oil pipeline prevent the placement of many shrubs and trees along with irrigation that would typically be required.

The variance to waive the compatibility buffer next to Dedicated Park Land allows the development to use the natural conditions adjacently located (Cottonwood Creek) to screen the building and provide distance between the neighboring community.

3) The variances requested are in harmony with the UDC, community, neighborhood and other applicable land use and development plans for a couple of reasons. First, the building is set back deep in the parcel with plenty of space between ROW and adjacent property. Secondly, while 100% parking lot screening can not be achieved, enhanced plantings at the entrance provide an upgraded design to the UDC requirements.

4) The variances requested are not self-created by disregard or ignorance of the UDC. The easements prevent building at the front of the parcel and the parking lot is located within a portion of the easements to best utilize the land. While the entire parking lot and drive aisle can not be screened, there is enough distance from Limmer Loop to be out of sight and prevent common parking lot issues such as car headlight disturbance. The nature of the development as a Church also implies that the parking lot will only be at max capacity periodically throughout the week, alleviating high traffic concerns.

The compatibility buffer variance is requested due to existing conditions.

5) The variances do not confer special privilege that the UDC does not permit on the other lands, structures or buildings in the same zoning district. The variance simply allows the parcel to be buildable as all other aspects of the development comply with the UDC.

6) The variances requested are the minimum necessary to grant relief. The parking and drive aisle screening is only relocated to where irrigation can be installed per easement guidelines and waiving the compatibility buffer will allow the Church to use the existing conditions and distance from property line to effectively screen the development.

Thank you for your time and consideration.

Sincerely,

Will Blair
President, Blair Landscape Architecture, LLC

Received 6/5/19

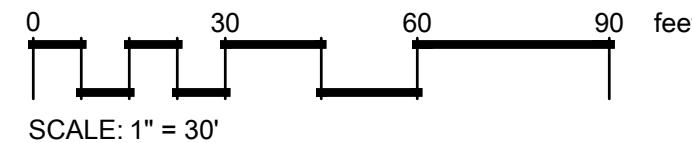


TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
BC3	Bald Cypress	Taxodium distichum	-	3"Cal	6' H min	8
CE3	Cedar Elm	Ulmus crassifolia	-	3"Cal	6' H min	22
LO3	Live Oak	Quercus virginiana	-	3"Cal	6' H min	6
MO3	Monterey Oak	Quercus polymorpha 'Monterey'	-	3"Cal	6' H min	12
SR3	Shumard Red Oak	Quercus shumardii	-	3"Cal	6' H min	7
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
TRB2	Texas Redbud	Cercis canadensis texensis	-	2"Cal	6' H min	10
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT			QTY
BG	Bush Germander	Teucrium fruticans	5 gal			20
BI	Bicolor Iris	Dietses bicolor	5 gal			6
BM	Big Muhly	Muhlenbergia lindheimeri 'Big'	5 gal			11
C	Cotoneaster, Bearberry	Cotoneaster dammeri 'Coral Beauty'	5 gal			20
DR	Coral Drift Rose	Rosa x 'Coral Drift'	5 gal			16
GA	Glossy Abelia	Abelia x grandiflora	5 gal			14
GM	Gulf Muhly Grass	Muhlenbergia capillaris 'Autumn Blush'	5 gal			37
KR	Knock Out Rose	Rosa acicularis 'Knock Out'	5 gal			31
LLB	Littleleaf Boxwood	Buxus microphylla	5 gal			16
R	Red Yucca	Hesperaloe parviflora	5 gal			34
SO	Sotol	Dasyliroion texanum	5 gal			11
SHRUB AREAS	COMMON NAME	BOTANICAL NAME	CONT		SPACING	QTY
PSG	Salvia Greggii, Pink	Salvia greggii 'Pink'	5 gal		36" o.c.	22
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT		SPACING	QTY
BBL	Big Blue Liliyturf	Liriope muscari 'Big Blue'	1 gal		18" o.c.	20

<u>SAMPLE</u>	<u>DESCRIPTION</u>
1A	Lawn, Bermuda "Latitude 36" Sod, provide 2" of topsoil tilled into existing. Top of lawn 1" below top of adjacent concrete/hardscape. Flatten sod with lawn roller. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
1B	Lawn, Bermuda "Blackjack" Hydromulch. Include Perennial Ryegrass if planted in cool season. Provide 2" of additional top soil. Tackifier additive for hydromulch. Spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Temporary irrigation until established if outside of property line. Pre emergent weed treatment recommended.
2	Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
3	Mulch, Native Hardwood, 3" deep with 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Drip irrigation. Ensure that drip line is placed above rootballs.
4	Decomposed Granite, 4" deep compacted.

LANDSCAPING	REQUIRED	PROVIDED	BUFFERYARD	REQUIRED	PROVIDED
• Total Site Area		99.802sf	• Medium Level C		--If
• Landscaped Area	14,970sf (15%)	37,770sf (38%)	• Large Trees (2 for every 50 f.l.)	--	--
• Large Trees	60	50	• (15 X 2+30 small trees substitutions)	--	--
• (2 for every 500sf of Req. Landscape Area)	60	50	• Small Trees (1 for every 50 f.l.)	--	--
• Large Trees		55	• Shrubs (continuous hedge)	--If	--If
• Small Tree Substitutions	10	5	• Medium Level C	--	--If
• (2 small trees may substitute for one large tree up to 50%)			• Large Trees (2 for every 50 f.l.)	--	--
• 10 small trees are provided but only 5 can be credited			• Small Trees (1 for every 50 f.l.)	--	--
• Shrubs	120	238	6' High Masonry Wall	--If	--If
• (4 for every 500sf of Req. Landscape Area)					
VARIANCE APPLICATION IN PROCESS					
PARKING LOT	REQUIRED	PROVIDED			
• Parking Screening	868lf	302lf	TREE PRESERVATION	REQUIRED	PROVIDED
• Large Trees (1 for every 30 f.l.)	29	15"	• Total Number of Quality Trees		No trees onsite
• & Small Trees (2 for every 30 f.l.)	--	302lf			
• Shrubs (continuous hedge)	868lf		TREE MITIGATION AND REPLACEMENT		No trees onsite
• Total Parking Lot Area					
• Landscaped Island Area	2,405sf (7%)	2,567sf (7.5%)			
• Parking Islands					
• Large Trees (1 per island)	7	7			
• Shrubs (4 per island)	28	59			
• Driveway Entry					
• Large Trees (1 per side)	2	2			
• Shrubs (5 per side)	10	10			
VARIANCE APPLICATION IN PROCESS					



[illegible]

CHRIST THE ROCK CAMPUS
SUBDIVISION

"68.811 ACRES (RESIDUE)"
SWD - HUTTO DEVELOPMENT, LTD.
TO
HUTTO SQUARE, LLC
12-27-2012 DOC.# 2012107926 OPRWC

0.26 ACRE WASTE WATER EASEMENT
DOC. NO. 2017028659 OPRWC

ZONE "A"

ZONE "X"

"X"

J. DYKES SURVEY 78
ABSTRACT NO. 186

APPROX. LOCATION
OF SURVEY LINE

APPROX. LOCATION
OF SURVEY LINE

J. SHELTON SURVEY,
ABSTRACT NO. 560

CORRECTED

NSO

4,
360
"60.91 ACRES (RESIDUE)"
CORRECTION WD - SBIV INVESTMENTS, LTD.
HUTTO DEVELOPMENT, LTD.
01-20-2012 DOC.# 2012006874 OPRWC
194.72'

LOT 1
BLOCK 1

7.568 ACRES
(329,646 SQ. FT.)

50' PIPELINE EASEMENT
0.99 ACRES

(329,646 SQ. FT.)

ENTERPRISE CRUDE PIPELINE

"7.575 ACRES"

SWD W/VL - HUTTO DEVELOPMENT, LTD.

TO

CHRIST THE ROCK LUTHERAN CHURCH, INC.

11-2-2017 DOC. # 2017101952 OPRWC

SE 1/4 "7.575 ACRES"
SWD W/VL - HUTTO DEVELOPMENT, LTD.
TO
CHRIST THE ROCK LUTHERAN CHURCH, INC.
11-2-2017 DOC.# 2017101952 OPRWC

100' LCRA POWERLINE EASEMENT
DOC. NO. 2012075038, 2.08 ACRES
0.21 ACRE WATERLINE EASEMENT
DOC. NO. 2017028658

0.21 ACRE WATERLINE EASEMENT
DOC. NO. 2017028658

12"W 311.92'
"1.1624 ACRES"
DEDICATION DEED - HUTTO DEVELOPMENT, LTD.
TO
WILLIAMSON COUNTY
12-5-2002 DOC.# 2003091486 OPRWC

"1.1624 ACRES"
 DEED - HUTTO DEVELOPMENT, L
 TO
 WILLIAMSON COUNTY
 2002 DOC.# 2003091486 OPRWC

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

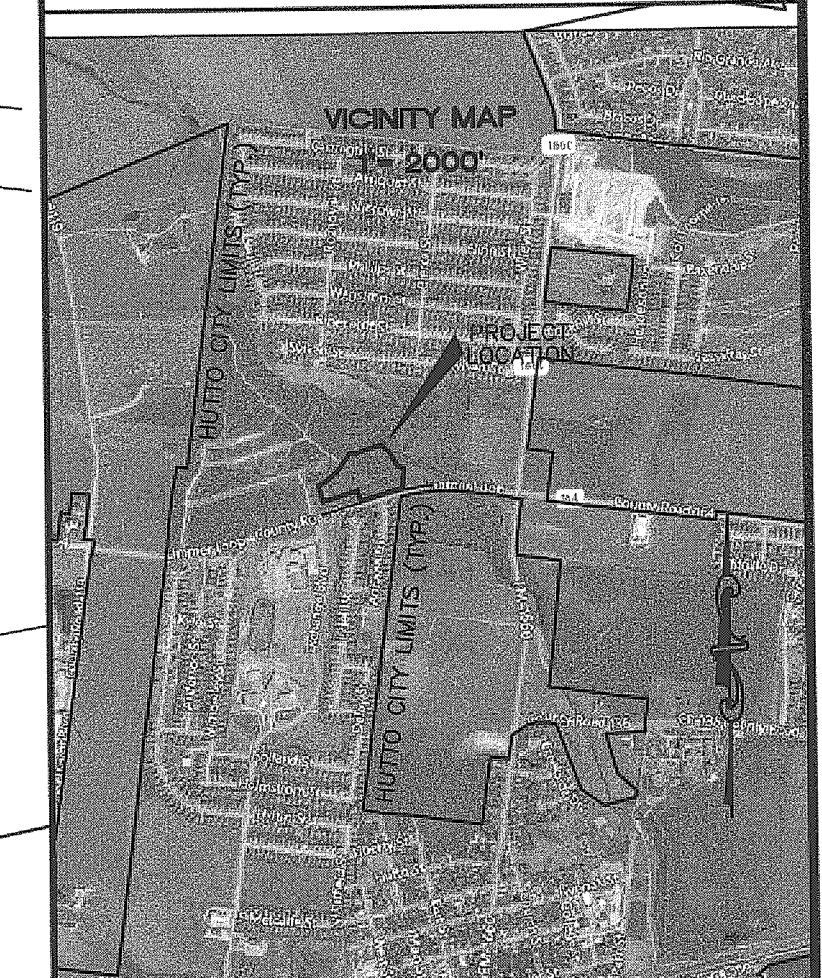
2. THIS SURVEY WAS PREPARED WITH THE
BENEFIT OF TITLE REPORT. PARTIES TO THIS
TRANSACTION ARE RESPONSIBLE FOR
VERIFICATION OF ALL EASEMENTS, COVENANTS
AND CONDITIONS WHICH MAY AFFECT THIS TRACT
BUT ARE NOT SHOWN HEREON.

3. THE PROPERTY DEPICTED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0520E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "A" AND ZONE "X" (UNSHADED).

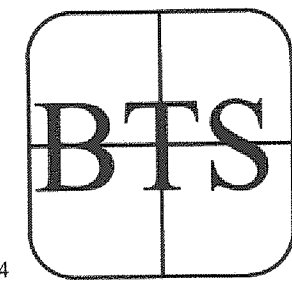
4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".

6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.



BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BM

CHECKED BY: BLB

SCALE: 1" = 60'

APPROVED BY: BLB

PROJECT NO. 18-482

DATE: JUNE 25, 2018

Doc# 2019005618

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSEDLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS AS AMENDED.
3. A 5' P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE OF ALL REAR LOT LINES.
4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A 3' P.U.E. IS HERBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE CITY OF HUTTO UDC REQUIREMENTS.
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
9. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH JONAH WATER SPECIAL UTILITY DISTRICT AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. JONAH WATER SPECIAL UTILITY DISTRICT ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IPROVEMENTS REQUIRED TO SERVE THIS SITE.
10. 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.
11. UTILITY PROVIDERS FOR THIS SITE ARE WATER: JONAH WATER SPECIAL UTILITY DISTRICT; WASTEWATER: JONAH WATER SPECIAL UTILITY DISTRICT; ELECTRIC: ONCOR; NATURAL GAS: ATMOS
12. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY F.I.R.M. MAP NO. 48491C0520E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
13. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
15. THIS SUBDIVISION WILL BE ZONED B-2 (GENERAL COMMERCIAL)
16. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 85%
17. ALL CITY EASEMENTS WILL BE MAINTAINED BY PROPERTY OWNER.
18. 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, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

A circular notary seal for Nancy L. Gittel, a Notary Public in the State of Wisconsin. The seal features the text "NOTARY PUBLIC" at the top, "NANCY L. GITTEL" in the center, and "STATE OF WISCONSIN" at the bottom, separated by two stars.

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom. In the center is a five-pointed star. Below the star, the name "TERRY R. HEDRICK" is printed, followed by the number "52960" and the word "REGISTERED".

STATE OF TEXAS
REGISTERED
★
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

PROJECT NO. 18-482 DATE: JUNE 25, 2018

Development providing bufferyard		Adjacent district									
		REC	SF-R	SF-1	SF-2	MH	MF	B-1	B-2	LI	I
	REC	--	--	--	--	--	--	--	--	--	--
	SF-R	--	--	--	--	--	--	--	--	--	--
	SF-1	a	a	--	--	--	--	--	--	--	--
	SF-2	a	a	a	--	--	--	--	--	--	--
	MH	b	b	b	b	--	--	--	--	--	--
	MF	b	b	b	b	b	--	--	--	--	--
	B-1	b	b	b	a	a	a	--	--	--	--
	B-2	c	c	c	b	b	b	--	--	--	--
LI	c	c	c	c	c	c	b	a	--	--	
I	c	c	c	c	c	c	c	b	a	--	

- a. A low level bufferyard ("a") shall consist of the following:
 - A 10 ft. wide planting area; or a 5 ft. wide planting area plus a 6+ ft. tall masonry wall;
 - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
 - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.
- b. A medium level bufferyard ("b") shall consist of the following:
 - A 20 ft. wide planting area; or a 15 ft. wide planting area plus a 6+ ft. tall masonry wall;
 - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
 - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.
- c. A high level bufferyard ("c") shall consist of the following:
 - A 30 ft. wide planting area; or a 25 ft. wide planting area plus a 6+ ft. tall masonry wall;
 - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
 - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.

10.403.6.4 Bufferyards adjacent to development perimeter walls

Where a development perimeter wall is provided, a bufferyard consisting of the following shall be provided between the wall and the street:

- A 10 ft. wide planting area;
- Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard, and;
- A continuous landscape hedge not less than 3 ft. in height.