AGENDA

1. CALL SESSION TO ORDER – 10:00 AM
2. ROLL CALL
3. WORK SESSION:
   3A. Work session to discuss the City of Hutto Future Land Use Map and Hutto growth areas.
4. ADJOURNMENT

CERTIFICATION

I certify that this notice of the August 27, 2016 Joint Meeting of the Hutto City Council, Planning and Zoning Commission, and Hutto Economic Development Corporation Board of Directors was posted on the City Hall bulletin board of the City of Hutto on Tuesday, the 23rd day of August 2016 at 5:30 p.m.

Seth Gipson, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chambers is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 759-4033 or seth.gipson@huttotx.gov for assistance.
AGENDA ITEM NO.: 3A.

AGENDA DATE: August 27, 2016

PRESENTED BY:

ITEM: Work session to discuss the City of Hutto Future Land Use Map and Hutto growth areas.

STRATEGIC GUIDE POLICY: Growth Guidance

ITEM BACKGROUND:
This is a work session on the Future land Use Map, Vision and direction for future growth in the City of Hutto’s ETJ and Growth Area. The objective of the meeting is not only to provide history on growth in the City, but more importantly gain Commission insight on where growth can occur with an understanding of current constraints and future potential opportunities.

Staff has attached Hutto’s 2040 Comprehensive Plan, as well as, a presentation given on February 20th of 2016 to the former City Council and Planning & Zoning Commission regarding Zoning, Development and Long Range Planning (Future Land Use Plan).

BUDGETARY AND FINANCIAL SUMMARY: Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS: Not applicable. Planning and Zoning Commission and Economic Development Corporation.

CITY ATTORNEY REVIEW: Not applicable.

STAFF RECOMMENDATION: Not applicable.

SUPPORTING MATERIAL:
1. February 4, 2016 Presentation
2. 2040 City of Hutto Comprehensive Plan
Comprehensive Planning:
City Council and Planning & Zoning Commission - Joint Work Session

February 20, 2016
“Make no small plans; they have no magic to stir men’s blood. Make big plans. Aim high in hope and work.”

- Daniel H. Burnham
3A. Presentation on the role of the Planning & Zoning Commission
3A. Presentation on the role of the Planning & Zoning Commission

- City of Hutto Vision
- Role of P&Z
- City of Hutto Charter
- Zoning
- Platting
- Capital Improvement Plan
- Annexation
- Staff Support
- Planning Ethics
City of Hutto’s Vision
(2035 Strategic Guide)

“To passionately serve the public through innovation, sustainability, and diversity for the enrichment of current and future generations.”
What is the role of the Planning & Zoning Commission?

- Act as an advisory body to the City Council
- Review and make recommendations on:
  - Zoning Changes
  - Preliminary & Final Plats
  - Capital Improvement Plan (CIP)
  - Annexation
  - Comprehensive Plan amendments
- Other duties as assigned by City Council
What does the Charter say?

Hutto City Charter – Sec. 12.04:

The Commission shall have the power and be required to:

a) Be responsible to and act as an advisory body to the City Council.

b) Recommend to the City Council for its action an official zoning map and recommend any changes to the map.

c) Study plats and plans of proposed subdivisions and insure the plats and plans conform to the City’s subdivision and development ordinances.

d) Annually recommend a five (5) year Capital Improvement Program to the City Council.
What does the Charter say?

Hutto City Charter – Sec. 12.04:

The Commission shall have the power and be required to:

e) Annually recommend an annexation plan to the City Council;

f) Annually review the General Plan (Comprehensive Plan) for the City and recommend to the City Council any change;

g) Perform such other functions as may be duly delegated to them from time to time by the City Council.
What is Zoning?

“The classification of land by types of uses permitted and prohibited and by densities and intensities permitted and prohibited.”

- Regulates:
  - Land Use
  - Density (minimum lot size, units per acre)
  - Building envelope (setbacks, height)
  - Aesthetic standards (landscaping, building materials, etc.)
  - Parking
History of Zoning

1916: First Zoning Ordinance
New York City; regulated massing of buildings

1926: Euclid v. Ambler Realty
Supreme Court ruled zoning is a valid exercise of police power
Types of Zoning

Euclidean

- MULTIFAMILY
- SINGLE FAMILY
- COMMERCIAL
- INDUSTRIAL

Transect

- T1 NATURAL ZONE
- T2 RURAL ZONE
- T3 SUB-URBAN ZONE
- T4 GENERAL URBAN ZONE
- T5 URBAN CENTER ZONE
- T6 URBAN CORE ZONE
- SD SPECIAL DISTRICT
Zoning in Hutto

• 11 Zoning Classifications:
  - Residential (SF-1, SF-2, MF)
  - Commercial (B-1, B-2)
  - Industrial (LI)
  - Recreation (REC)
  - Special Purpose (PUD, SC)
  - Overlay (G, OT)

• Uses are designated as:
  - P  - Permitted by right
  - C  - Permitted by right, but subject to additional standards
  - S  - Permitted with a Specific Use Permit (SUP)
    - Recommendation by P&Z, final approval by Council
B-2: General Commercial

“The B-2 district is a setting for development of a wide range of retail uses, offices and personal and business services.”

**Allowed:**
- Large & Small Retail
- Gas Stations
- Movie Theaters
- Nursing Homes
- Minor Vehicle Repair
- Hospitals
- Hotels

**Prohibited:**
- Single-Family
- Multi-Family
- Warehouses
- Self-Storage
- Body Shops
- Junk Yards
- Body Shops

**With SUP:**
- Car Wash
- Large Item Sales
B-1: Local/ Neighborhood Commercial

“The B-1 district is a setting for low-intensity retail uses, offices and personal services intended to serve residents of the adjacent neighborhood.”

Allowed:
- Small Retail
- Restaurants
- Offices
- Day Care
- Convenience Stores

Prohibited:
- Single-Family
- Multi-Family
- Self-Storage
- Car Washes
- Warehouses

With SUP:
- Large Retail
- Gas Stations
- Minor Vehicle Repair
- Live-Work
- Nursing Home
SF-1: Single Family Standard Lot

“The SF-1 district is a setting for single household residential development of a medium density suburban or village character, with support facilities and services that are compatible with single household residences.”

**Allowed:**
- Single-Family
- Small Day Care
- Parks

**Prohibited:**
- Retail
- Offices
- Apartments

**With SUP:**
- Bed & Breakfast
- Halfway House
- Large Day Care
“The SF-2 district is a setting for two household, three household and four household residential structures of a medium density, suburban and village character, along with support facilities and services that are compatible with residential areas.”

Allowed:
• Duplexes
• Quad-Plexes
• Townhouses
• Small Day Care
• Parks

Prohibited:
• Retail
• Offices
• Apartments

With SUP:
• Bed & Breakfast
• Halfway House
• Large Day Care
The MF district is a setting for development of multi-unit residential structures and developments, such as apartment and condominium complexes, garden and courtyard multifamily residential buildings, and residential loft buildings.

Allowed:
- Apartments
- Condominiums
- Townhouses
- Small Day Care

Prohibited:
- Retail
- Offices

With SUP:
- Assisted Living
- Live-Work
- Halfway House
- Nursing Home
- Large Day Care
- Bed & Breakfast
The LI district is composed of land and structures used primarily to provide space for commercial enterprises involved in research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades.

**Allowed:**
- Car Washes
- Self-Storage
- Major Vehicle Repair
- Body Shops
- Large Item Sales
- Warehouses

**Prohibited:**
- Residential
- Retail
- Gas Stations
- Truck Stops

**With SUP:**
- Adult Oriented Uses
- Professional Offices
- Indoor Recreation
REC: Recreation

“The REC district accommodates certain recreation and resort uses that take advantage of the land in its natural state, encourages large outdoor recreation uses that could not easily be provided in the already urbanized portions of the area, and permits limited commercial and service uses.”

Allowed:
- Agriculture
- Outdoor Recreation
- Parks

Prohibited:
- Residential
- Retail

With SUP:
- Camp Grounds
- Bed & Breakfast
- Restaurants
- Golf Courses
G: Gateway Overlay District

Overlay district intended to ensure quality development in the gateway to Hutto.

**Serves to:**

- Coordinate with ongoing planning efforts for the Hutto Gateway and to further goals, policies and objectives outlined in the Comprehensive plan.

- Ensure the integrity of the ongoing planning process so public discourse can take place involving affected property owners and city residents while still ensuring individual development proposals are consistent with Comprehensive plan goals, policies and objectives.

- Ensure new development incorporates sidewalks, street trees, gathering places, calmed streets, pedestrian oriented environment, etc.
PUD: Planned Unit Development

“The PUD district is a floating zone intended to encourage innovative planning and design techniques for development, when designation of a single use zoning district or application of standard zoning provisions are too rigid for practical application.”

- Standards are unique to each PUD
- Allows for flexibility
- Encourages high-quality development
- Uses are outlined in the PUD document
- May allow mixed-use
PUDs in Hutto

Commercial & Mixed Use PUDs:

• Hutto Crossings (Crossings of Carmel Creek)
• The Narrows
• Town West Commons (Lowe’s)
• North Town Commons
• Hanson’s Corner (Home Depot)

Residential PUDs:

• Park at Brushy Creek
• Meadows of Cottonwood Creek
Commercial & Mixed Use PUDs in Hutto

Hanson’s Corner

North Town Commons

The Narrows

Town West Commons
SC: SmartCode

“The SC district is a setting for development that conforms to the SmartCode. The SmartCode is a form-based unified land development ordinance designed to create walkable neighborhoods across the full spectrum of human settlement, from the most rural to the most urban, incorporating a transect of character and intensity in each.”

- Transect zoning
- Encourages walkability
- Emphasis on design, rather than use
- Encourages high-quality development
- Designed to curtail sprawl
Historic Overlay District

- OT-3 - Residential
- OT-4R - Urban Residential
- OT-4T - Transition
- OT-5C - Co-Op District
- OT-5H - Historic
- SD-A - Arterial
SmartCode areas in Hutto

Old Town Hutto

Parkside

Shiloh at Jake’s Bridge
Historic Overlay District

“Parcels inside the 1911 incorporation boundaries and the site of the Hutto Grain and Gin Co-op are designated as the initial historic district. The H overlay district preserves structures, sites or neighborhoods with outstanding historical and cultural significance.”

• Exterior changes to contributing buildings are reviewed by the HPC
• Preserves the historic character of Old Town
• Ensures historically compatible design of infill buildings
Zoning Map - Land Use Acreage in Hutto

5,239 acres

- SF-1: 62%
- PUD: 21%
- B-2: 5%
- SC: 4%
- OT: 3%
- B-1: 2%
- MF: 1%
- REC: 1%
- LI: 1%
- SF-2: >1%
Development Process

Annexation
Zoning
Preliminary Plat
Final Plat

Major Subdivisions
Construction Plans
Subdivision Inspection
Building Permits
ROW Inspection
Building Inspection
Certificate of Occupancy

Other New Construction
COA (if applicable)
Site Plan
Building Permits
Site Inspection
Building Inspection
What is a Plat?

- Subdivides large tracts into smaller parcels
- Shows the street and lot layout of proposed subdivisions
- Shows the dimensions of lot lines, and locations of easements, survey pins, etc.
- A legal document that gets recorded with Williamson County
- Includes plat notes about sidewalks, drainage, floodplain, etc.
What is a Plat?

- 3 Types: short form, preliminary, and final
- Must conform to City Standards (street width, minimum lot size, connectivity, etc.)
- Per state law, the City has 30 days to take action.
- If it meets City standards, Council is obligated to approve it.
- Platting vests the property under current development standards.
What is the process for approval of a plat?

- Reviewed by staff for conformance with all applicable codes
- Staff provides comments, applicant resubmits
- If comments are addressed, staff recommends approval to P&Z
- If comments are not addressed, staff may recommend denial
- P&Z reviews and makes a recommendation to City Council
- City Council makes final determination
What is a Capital Improvement Plan?

- Five-year plan
- Identifies anticipated infrastructure needs & opportunities
- Contains five elements:
  - Water
  - Wastewater
  - Transportation and Drainage
  - Parks and Recreation
  - Municipal Facilities
What is Annexation?

- Used to bring unincorporated land into the City limits
- We can only annex land within our ETJ; goal is to eventually annex all land within the ETJ
- Cities do not have zoning police powers in ETJ areas
- Helps to regulate quality of the built environment
- Must conform to State law
How does staff provide support?

UDC – Sec. 10.208.2:

Duties of Development Services staff include, but are not limited to the following:

• Provide ethical stewardship of Hutto’s built environment and unique character.

• Administer, interpret and enforce this code, and other plans, policies and rules affecting the city’s built and natural environment.

• Serve as a case manager for development requests.

• Prepare and update the city’s community, neighborhood and other applicable land use and development plans, Unified Development Code, and other planning policy and regulatory documents.
How does staff provide support?

UDC – Sec. 10.208.2:

Duties of Development Services staff include, but are not limited to the following:

• Provide technical help about planning and land use issues to city staff and officials.

• Work with other local government agencies to promote good planning practice and cooperation in regional planning efforts, for the benefit of Hutto and its neighboring communities.

• Promote the benefits of sound land use planning to city residents.
Planning Ethics

The planning process must continuously pursue and faithfully serve the public interest.

Planning Process Participants should:

1. Recognize the rights of citizens to participate in planning decisions;

2. Strive to give citizens (including those who lack formal organization or influence) full, clear and accurate information on planning issues and the opportunity to have a meaningful role in the development of plans and programs;

3. Strive to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of disadvantaged groups and persons;
Planning Ethics

4. Assist in the clarification of community goals, objectives and policies in plan-making;

5. Ensure that reports, records and any other non-confidential information which is, or will be, available to decision makers is made available to the public in a convenient format and sufficiently in advance of any decision;

6. Strive to protect the integrity of the natural environment and the heritage of the built environment;

7. Pay special attention to the interrelatedness of decisions and the long range consequences of present actions.

Planning process participants continuously strive to achieve high standards of integrity and proficiency so that public respect for the planning process will be maintained.
3B. Presentation and discussion concerning long-range planning principles and processes
3B. Presentation and discussion concerning long-range planning principles and processes

- Long Range Planning
- What is a Comprehensive Plan?
- What is a Future Land Use Map?
- Texas Local Government Code
Long Range Planning

• Planning process exists to serve the public interest

• Comprehensive plan serves to guide growth and development

• Zoning must be consistent with the Comprehensive Plan & Future Land Use Map
What is a Comprehensive Plan?

- Outlines the long-term vision for the community
- Explains current and projected population & demographics
- Outlines specific goals & objectives
- Identifies future land uses
- Promotes public health, safety, & welfare
What is a Future Land Use Map?

- It’s a map of what the community wants to have happen
- Reflects the community’s vision for the future
- Helps to guide the growth and development of a community
- Used as a tool when making decisions about zoning changes
- Not a zoning map, but must be consistent with it
What does Texas Law say?

Texas Local Government Code, Sec. 213.002
Comprehensive Plan:

a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.

b) A comprehensive plan may:

1. include but is not limited to provisions on land use, transportation, and public facilities;
2. consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
3. be used to coordinate and guide the establishment of development regulations.
What does Texas Law say?

Texas Local Government Code, Sec. 213.002
Comprehensive Plan:

c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395, may be incorporated in a comprehensive plan.
What does Texas Law say?

Texas Local Government Code, Sec. 213.003
Adoption or Amendment of Comprehensive Plan:

a) A comprehensive plan may be adopted or amended by ordinance following:
   1. a hearing at which the public is given the opportunity to give testimony and present written evidence; and
   2. review by the municipality's planning commission or department, if one exists.

b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.
The Future Belongs to Those Who Plan For It

https://www.youtube.com/watch?v=QqRCWVR9CWI&feature=youtu.be
3C. Presentation and discussion on the City of Hutto’s Future Land Use Map revision process
3C. Presentation and discussion on the City of Hutto’s Future Land Use Map revision process

- Hutto’s Comprehensive Plan
- Public input process
- Population growth
- 2040 Goals
- Hutto’s Future Land Use Map
- What other cities are doing
- Hutto’s other long-range plans
- Residential & Non-Residential comparison
- FLUM amendment process
Adopted May 7, 2015
Approved unanimously by Council
Includes information about:
- Population & Demographics
- Historical Context
- Public Participation
- Long-Term Goals
- Future Land Use
What went into adopting our Comprehensive Plan?

• 9 month public participation process

• Included two workshops and an online survey

• More than 50 residents participated in the first workshop, 25 in the second

• 252 residents completed the online survey
Community Input
What would make Hutto a better place to live?

Community Input:

- More jobs
- Mountain bike trail along Brushy Creek
- Downtown parks and shops
- More fire stations
- Bike paths & bike racks
- A heliport
- Serious
- Assortment of retail shops & restaurants downtown
- Shady dog park
- 2-3 are lots to build homes on
- Vibrant art community
Population Growth

Population Estimates

Sources: City of Hutto, US Census Bureau

Population Comparison

Source: US Census Bureau 2013
Population Estimates

- 2010 Population (Census): 14,698
- 2014 Population Estimate: 21,648
Comprehensive Plan: 2040 Goals

- Quality of Life
- Mobility
- Resiliency
- Community
Quality of Life Goals

“Hutto 2040 is known for a high quality life, due to our unique character, rich history, and plentiful open space.”

- Acquire and develop open space of various scales for active, passive, and programmed use
- Cultivate an expansive urban tree canopy
- Celebrate Hutto’s heritage and preserve our history for future generations
- Support the growing arts community
- Promote Hutto as a destination
- Increase economic viability of downtown Hutto
Mobility Goals

“Hutto 2040’s growing transportation network ensures safe, efficient multi-modal mobility throughout our city.”

- Develop a transportation network which safely accommodates drivers, pedestrians and cyclists
- Support efforts to serve Hutto with regional public transit, such as bus or rail
- Ensure that transportation projects respect and preserve surrounding character to the greatest practical extent
- Provide a developed trail system to connect neighborhoods, commercial areas, schools and downtown to one another
Resiliency Goals

“Hutto 2040 is a resilient city, where sustainable and productive growth creates local jobs and diversifies our tax base.”

• Pursue a financially-sustaining development pattern
• Reduce retail and job leakage
• Improve environmental performance
• Consistently maintain infrastructure to extend the lifespan of the city’s assets
• Ensure utility capacity and availability for current and future users
• Ensure that neighborhoods will hold value and remain safe
Community Goals

“Hutto 2040 is a cohesive, connected community where visitors want to live and residents want to stay.”

- Offer a variety of housing products to serve the needs of a diverse population through all stages of life
- Strengthen connections between residents
- Advance Hutto as a place for a qualified, diverse workforce
- Facilitate a diverse mix of uses to serve Hutto residents
- Develop the Co-Op site as a vibrant, mixed-use district
Hutto Future Land Use Map (Adopted prior to Comp Plan)

- Business Park
- Commercial
- Historic Overlay District
- Institutional
- Low Density Residential
- Mid Density Residential
- Mixed Use Residential
- Mixed Use Retail
- Recreation / Floodplain
### Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Description</th>
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<tbody>
<tr>
<td>Business Park</td>
<td>Manufacturing and distribution</td>
</tr>
<tr>
<td>Commercial</td>
<td>Standard commercial and retail activities</td>
</tr>
<tr>
<td>Historic Overlay District</td>
<td>1911 incorporated area governed by historical guidelines and Old Town Master Plan</td>
</tr>
<tr>
<td>Institutional</td>
<td>Government, school, church, other tax-exempt</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>Less than 3 single-family residential units per net acre</td>
</tr>
<tr>
<td>Mid Density Residential</td>
<td>3 to 8 single-family residential units per acre</td>
</tr>
<tr>
<td>Mixed Use Residential</td>
<td>No less than 60% residential (8+ units per net acre) &amp; up to 40% commercial/other</td>
</tr>
<tr>
<td>Mixed Use Retail</td>
<td>No less than 60% commercial/other &amp; up to 40% residential (8+ units per net acre)</td>
</tr>
<tr>
<td>Recreation / Floodplain</td>
<td>Property constrained by floodplain or identified as park, open space, or agricultural set-aside</td>
</tr>
</tbody>
</table>
Future Land Use Map - Land Use Acreage in Hutto

- Low Density Residential: 39%
- Mid Density Residential: 17%
- Recreation Floodplain: 11%
- Commercial: 10%
- Business Park: 7%
- Mixed Use Retail: 6%
- Mixed Use Residential: 6%
- Institutional: 3%
- Historic District: <1%

5,239 acres
Future Land Use: North
Future Land Use: West
Future Land Use: East
Future Land Use: South
Round Rock: Future Land Use Map
Cedar Park: Future Land Use Map
Leander: Future Land Use Map
What are other cities doing?

- Smaller areas designated for specific uses (Suerat vs. Rothko)
- More intermingling of uses
- More built-in flexibility, less rigid
- Nodes and corridors, not specific parcels
- Incorporation of Thoroughfare Plan
- More specific use categories
Hutto: Future Land Use Map

- Business Park
- Commercial
- Historic Overlay District
- Institutional
- Low Density Residential
- Mid Density Residential
- Mixed Use Residential
- Mixed Use Retail
- Recreation / Floodplain
Long Range Plans in Hutto

- **Heart of Hutto Old Town Master Plan**
  Adopted Feb. 2009

- **Thoroughfare Plan**
  Updated Oct. 2011

- **Pedestrian Mobility Plan**
  Amended May 2012

- **Sustainable Places Project**
  Approved Dec. 2013

- **Comprehensive Plan**
  Approved May 2015
Long Range Plans in Hutto

- Comprehensive Plan
  Approved May 2015

- Parks, Recreation, Open Space, and Trails Master Plan
  Approved Dec. 2015

- Transit Development Plan
  Scheduled for 2016

- Water Master Plan
  Scheduled for 2016

- Wastewater Master Plan
  Scheduled for 2017
Cost Per Service Customer in Hutto

<table>
<thead>
<tr>
<th>PSC – Per Service Customer</th>
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</thead>
<tbody>
<tr>
<td>Cost per service customer:  $497.87</td>
</tr>
<tr>
<td>Cost per household:         $1,513.52</td>
</tr>
<tr>
<td>Average home pays:          $769.22</td>
</tr>
<tr>
<td>Difference:                 -$744.30</td>
</tr>
</tbody>
</table>
## Assessed Property Values in Hutto

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Valuation</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$1,136,997,580</td>
<td>78%</td>
</tr>
<tr>
<td>Commercial</td>
<td>$279,851,589</td>
<td>19%</td>
</tr>
<tr>
<td>Agricultural / Other</td>
<td>$35,354,072</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$1,452,203,241</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>
Assessed Values: Residential to Non-Residential

Current Zoning
(City Limits only)

- Residential: 82%
- Non-Residential: 18%

Future Land Use Map
(City Limits, ETJ, and Growth Areas)

- Residential: 38%
- Non-Residential: 62%
What is the process for adopting or amending our Future Land Use Map?

- Internal analysis
- Gather public input
- Multiple drafts
- Public hearings
- Recommendation from P&Z
- Adoption by City Council
Review by P&Z

Revise Draft

Gather Public Feedback

Recommendation by P&Z

Public Hearing

Review by City Council

Final Revisions

Adoption by City Council

Implementation

Needs Assessment

Internal Analysis

Draft Amendments

Gather Public Input

Review by P&Z

Revise Draft

Public Hearings
“The future belongs to those who prepare for it.”

- Ralph Waldo Emerson
Questions?
Acknowledgments

Mayor Debbie Holland

Mayor Pro Tem Ronnie Quintanilla-Perez | Place 3

City Council
Anne Cano | Place 1
Paul Prince | Place 2
Michael J Smith | Place 4
Melanie Rios | Place 5
Max Yeste | Place 6

Planning and Zoning Commission
Chuck Murphy, Chair
Bryon Borchers, Vice Chair
Jessica Romigh
David Kinnaman
Mary Belton
Stephanie Alba
Todd Robison

City Manager Karen Daly

Assistant City Manager Micah Grau

City Staff
Erika Ragsdale | Senior Planner
Will Guerin | Development Services Director
Matt Bushak | City Engineer
Scot Stromsness | Director of Public Works
Mike Hemker | Director of Parks and Recreation
Melanie Hudson | Finance Director
Randy Barker | General Services Director
Amy McGlothlin | Human Resources Director
Yvette Glover | Development Coordinator
Kim McAuliffe | Downtown and Tourism Manager
Earl Morrison | Chief of Police

City Attorney Charlie Crossfield, Sheets and Crossfield, LLP

Special thanks to the residents of Hutto
for engaging in the conversation
and providing invaluable input
on the future of our community.
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About the Comprehensive Plan

Cities have the ability to write and adopt a comprehensive plan based on Section 213 of the Texas Local Government Code. The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare. The comprehensive plan does not constitute zoning regulations or establish zoning district boundaries, but rather informs planning and zoning related issues. The plan may include provisions on land use, transportation, and public facilities, and may be used to coordinate and guide the establishment of development regulations.

A comprehensive plan may be adopted or amended by ordinance following a hearing at which the public is given the opportunity to give testimony and present written evidence and review by the Planning and Zoning Commission and City Council. Each municipality establishes, in its charter or by ordinance, procedures for adopting and amending their comprehensive plan. Hutto 2040 will be updated as needed, at least every five years.

Hutto 2040 makes reference to adopted plans, such as the Thoroughfare Plan, Water Master Plan, Parks, Trails and Open Space Master Plan, and others. While Hutto 2040 sets big-picture goals for the next 25 years, these plans are focused on specific subject matter, and include a high level of detail relative to certain projects. As these plans are implemented and amended, they will continue to support the vision and goals of Hutto 2040.

The Hutto City Council unanimously approved adoption of Hutto 2040 on May 7, 2015.

About Zoning

Zoning is a tool used by cities for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance. Section 211 of the Texas Local Government Code gives cities the power to regulate the location, bulk, size, and use of buildings, as well as impervious cover, size of yards and open spaces, and population density.

Zoning regulations are adopted in accordance with a comprehensive plan and must be designed to clearly benefit the public by securing safety, promoting health and welfare, providing adequate light and air, preventing overcrowding, avoiding undue concentration of population and facilitating the provision of public utilities and resources.

In the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures. In Old Town Hutto, the Historic Preservation Commission fulfills this role by overseeing development and re-development of the district.
Population

Hutto’s population began to skyrocket in the early 2000’s, growing exponentially and earning the title of fastest-growing city in the U.S. The pace of growth decelerated with the recession but has picked back up in recent years.

The City produces annual population estimates that tend to be more accurate than Census counts. This in-house estimate is based on a calculation that factors the number of housing units and demolition permits with the current occupancy ratio and household size. The equation is listed below.

**2014 Population Estimate:**

\[
\left(424 + 7,076 - 12\right) \times 0.951 \times 3.04 = 21,648
\]

**Total Population**

\[
\text{[Housing units prior to 2000 + Housing units since 2000 – Demo Permits] \times [Occupancy Ratio] \times [Average Household Size]}
\]

The accuracy of population counts hit an all-time high with the 2010 Census, though the numbers for Hutto were still well below in-house estimates. The 2010 Census listed Hutto’s population at 14,698, while the City’s estimate was 16,756. The U.S. Census commonly underestimates a city’s population, since it is nearly impossible to achieve a perfect response rate. Though inconsistent with local estimates, the Census data provides us the ability to compare Hutto to nearby cities.

<table>
<thead>
<tr>
<th>City</th>
<th>Population (thousands)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Round Rock</td>
<td>109,821</td>
</tr>
<tr>
<td>Cedar Park</td>
<td>61,238</td>
</tr>
<tr>
<td>Georgetown</td>
<td>54,898</td>
</tr>
<tr>
<td>Pflugerville</td>
<td>53,752</td>
</tr>
<tr>
<td>Leander</td>
<td>31,717</td>
</tr>
<tr>
<td><strong>Hutto</strong></td>
<td><strong>19,728</strong></td>
</tr>
<tr>
<td>Taylor</td>
<td>16,233</td>
</tr>
<tr>
<td>Liberty Hill</td>
<td>1,071</td>
</tr>
<tr>
<td>Jarrell</td>
<td>1,036</td>
</tr>
</tbody>
</table>
Future population estimates vary greatly depending on methodology. If we grow at a pace similar to the years 2009 through 2013, about 200 residential permits per year, the population will be nearly 40,000 by 2040. If we grow at a pace similar to 2014, with around 400 permits per year, the approximate population in 2040 exceeds 50,000. And finally, issuing 800 permits per year, higher than Hutto’s record growth year of 2006, would result in a population of over 85,000 people. These estimates assume a household size of 3.04 persons.

Population forecasts based on permits do not account for migration or natural fluctuations due to births and deaths. The Texas Water Development Board produces population forecasts considering these factors, as well as regional growth patterns and resource availability.

According to the Texas Office of the State Demographer, Williamson County is projected to be Texas’ fourth-fastest growing county between now and 2050 (by percentage). The county population is projected to grow by 367.7 percent with the addition of 1.5 million new residents by 2050.
Demographics

Age
Since Hutto’s population began booming in the early 2000s, the city has attracted many young families. In fact, Hutto has a larger proportion of adults in their 30’s and children under 15 than Williamson County as a whole. The presence of young families is evident in the city’s population pyramid, or Age-Sex Distribution graph. For example, adults 30 to 40 years old account for 22.6% of Hutto’s population but only 16.7% of Williamson County. Children age 14 and under make up one-third of Hutto’s population, but only a quarter of Williamson County.

In comparison to surrounding communities, Hutto’s population pyramid is most similar in shape to Leander; a horizontally-stretched spade due to high proportion of 30-34 year olds and children, with low proportion of 20-24 year olds. The population pyramids of Williamson County, Round Rock, Cedar Park and Pflugerville have a more rounded spade shape, indicating a slightly more balanced mix of ages in the communities. Georgetown’s pyramid has a more rectangular shape, indicating equal age distribution.

Household Composition
Families with children under the age of 18 make up 52% of all Hutto households. Of those, 75% are married couple families, 20% are single mother households, and 5% are single father households. While Hutto is known to be a family-oriented community, it is notable that almost half of the city’s households do not include children under the age of 18. These households are made up of married couples without children, families with children over the age of 18, and individuals living alone.

Two-person households are the most common in Hutto, comprising 25% of all households. Three- and four-person households are also very common, each making up 20% of households, respectively. About 14% of households are occupied by only one person, and 12% are five-person households. Households of greater than six people are less common.
Race and Ethnicity

White, non-hispanics make up over 50% of Hutto’s population. Hispanics and Latinos of any race make up one-third of the population, and African Americans just under 15%. The remaining 1.7% of the population is comprised of Asians, individuals with a race not specified, and individuals of two or more races.

Income

Hutto’s median household income is $72,044. Over 27% of households have an income between $50,000 and $74,999, and about 24% of households fall between $75,000 and $99,999. About 18% of households make between $100,000 and $149,999, and 16% fall between $35,000 and $49,000. There is a relatively even distribution between the following income brackets, each comprising about 3% of households: $25,000-$35,000; $150,000-$199,999; and less than $10,000.

A two person household making less than about $16,000 is considered to be living in poverty. For a three-person household this threshold is around $19,000, and $24,000 for a four-person household. It is estimated that 4% of the total population lives below the poverty line and 5.5% of those under the age of 18. Poverty rates among Hutto females are substantially higher than those of Hutto males with 9.7% of females living in poverty compared to just 3% of males. This number is also higher than Williamson County totals, which estimate 7.3% of females living in poverty.
Permits

Single Family residential permits are one of the most telling indicators of the growth Hutto has become known for. Homes were built at an increasingly rapid pace during the early 2000s. Hutto issued a record 822 residential building permits in 2006. The National Bureau of Economic Research identified December 2007 as the ‘peak month’ for the United States’ economic activity, and therefore the beginning of the recession.\(^1\) Though permit totals tapered for the next four years, the Austin-Round Rock MSA fared the recession far better than most of the country. In 2010, Forbes magazine ranked the MSA the number one region in the nation where the recession was easing.\(^2\) Indeed, permits were on the rise in 2012 and building activity has continued to accelerate since.

\(^1\): http://www.nber.org/cycles/dec2008.html

The fluctuation was mirrored at the county level as well, with permits declining after 2006 and rebounding after 2011. Hutto’s share of Williamson County growth remained relatively stable between 2004 and 2013, varying from 11% to 14% throughout. In 2013, single-family permits in all of Williamson County totaled 2,862, over 360 of which were homes in Hutto.
Hutto is located in south-central Williamson County, one of the fastest-growing counties in America.
Historical Context

The Early Years
The International-Great Northern Railroad, the first railroad in Williamson County, reached the site of Hutto in 1876 and purchased five acres of land for Hutto Station from James Emory Hutto, a local rancher. The following year, the community, which soon changed its name to Hutto, had a railroad depot, a post office, a general store, and a lumber business. By 1884, Hutto had 200 inhabitants, a school, three churches, and five gins that shipped cotton and grain. A bank and a hotel opened in the early 1890s, and the population reached 700 in 1896, when Hutto was described as an “important cotton market” by the Texas State Gazetteer. Many of the inhabitants and the local farmers were German, Danish, or Swedish immigrants, and the town had a Swedish church in 1896. In the 1890s Hutto had two weekly papers, the Church Helper and the Hutto Enterprise.

The 1900s
The City of Hutto was incorporated in 1911. After reaching a peak population of 900 in 1928, Hutto was hard-hit by the Great Depression and the decline of the cotton industry. The next 70 years were marked by a fluctuating population and economy. By 1931 the population had fallen to 538. In the 1960s the population dropped to 400, and the town had only nine businesses in 1970. The community revived over the next two decades with a population of over 800 and seventeen businesses in 1988. In 1990, the population was 630. By 2000, the population had almost doubled to 1,250, an early indicator of the transformative growth to follow.

Ecology

The Blackland Prairie has a special mix of soil and mineral deposits creating a rich dark soil sometimes described as black velvet. The region’s high agricultural productivity comes from abundant invertebrate animals and fungal flora found in the soil. The soil has much calcium carbonate, creating a very alkaline growing medium.

Hutto is in the Blackland Prairie Ecosystem, an area much changed by man. Very little native prairie remains as the early settlers plowed the land for crops and later ranchers planted coastal hay for grazing and haying. The Ecoregion starts south of San Antonio and extends as a relatively small strip of land reaching the Oklahoma border. In the early 1800s, the land was covered with tall-grass prairie with riparian zones and trees around the stream courses.

Source: http://www.thehuttonews.com/lifestyles/article_1e0cc1d8-e75c-11e1-89a4-0019bb2963f4.html
Public Involvement

The citizens of Hutto played an invaluable role in the development of the comprehensive plan. From workshops to online engagement, various methods were used to understand the overall vision and needs for the future of Hutto.

Setting the Table for the Future

More than 50 residents participated in a community workshop on September 24, 2014, held at the East Williamson County Higher Education Center. The event, titled “Setting the Table for the Future,” was hosted by the City of Hutto to gain input on various topics related to future development. The workshop featured five stations: social equity, transportation, community development, environment and parks. Conversation was facilitated by a different city department representative at each station and supported by maps and other interactive visuals. A pre-determined set of questions were asked of each group as well as posted on Facebook and Twitter for those who preferred to engage virtually. The entire event was also streamed live via YouTube webcast, reaching an additional 40 residents. As residents rotated between the stations, they enjoyed food from Mario’s Mexican Restaurant, Downtown Hall of Fame, Beau’s Specialty Meats & Deli, Bocado’s Catering, and Baked ‘N Sconed in a progressive dinner format. City Planning staff shared the workshop’s big takeaways and posed follow-up questions on the City’s website and social media pages.

Choosing Your Course for the Future

On February 13, 2015, over 25 residents attended “Choosing Your Course for the Future,” a follow-up to the September workshop. At this gathering, planning staff shared updates on the comprehensive plan development, specifically how public feedback had informed the plan so far. Further input was necessary from residents to affirm the draft goals, and determine specific objectives for the goals. Residents had the option to discuss three of four topics: quality of life, community, resiliency, and mobility. Each discussion was led by two city staff, who asked participants how they think Hutto should reach its goals. About half of the participants had attended the previous workshop, which gave them the context and background to provide the specific input needed. Those who had not attended the September workshop contributed equally valuable imagination and inspiration. Many online participants shared their input on Facebook during and after the event.
Citizen Survey
In order to more effectively address concerns with growth and to more efficiently service citizens, the City conducts a bi-annual survey of residents. Now that multiple surveys have been conducted, trends can be examined and used to shed additional light on citizen satisfaction, demands, and preferences. The 2014 survey was distributed to 2,100 randomly selected homes on June 12 and due back to the City on July 4. Residents had the option of completing the survey either in the traditional paper format or a new online option. About 12 percent of the sampled residents returned their completed surveys (n=252). While the response rate was lower than the 2012 version, the 2014 survey was able to capture a more representative sample of the population. The findings of this report must be interpreted with caution. The study of perceptions is difficult because people’s perceptions are not objective reality. In addition, satisfaction can only be fully understood in the context of a person’s expectations and expectations are not measured in this study for methodological as well as conceptual reasons. It is, however, reasonable to compare the degrees of public satisfaction on the same service over time and with similar services.

Sustainable Places Project
Hutto was chosen as one of five cities in Central Texas to participate in the Sustainable Places Project, a regional planning initiative aimed at helping communities create livable places, consistent with local goals and values. The project provided professional assistance in community outreach, development planning, economic and market research, and financial planning of a catalytic investment project – all at no cost to the City. The overall objective was to plan for the growth expected to occur in the demonstration site, roughly between Old Town and SH 130, from US 79 to Limmer Loop. After over a year of collaboration between the planning team, local stakeholders and the public, the prevailing vision includes walkable residential and commercial uses, with parks, trails and roads linking the old and new. The final report includes recommended code amendments and possible overlay districts that will enable the city’s vision to come to fruition. It also provides in-depth cost assessments and financing strategies that will assist the City as it pursues redevelopment of the Co-op site.
Acquire and develop open space of various scales for active, passive, and programmed use

- Acquire desirable parkland
- Add playground equipment, shade structures, benches, picnic tables and other improvements to parkland
- Develop Hutto’s park system in accordance with the Parks, Trails and Open Space Master Plan*

**Cultivate an expansive urban tree canopy**

- Expand the city’s tree canopy cover through landscaping and targeted tree planting efforts
- Ensure health of trees through standards and species selection
- Educate the public on native planting and maintenance best practices

Celebrate Hutto’s heritage and preserve our history for future generations

- Preserve designated historic structures and other historically or culturally significant areas
- Require that the form and character of downtown Hutto persist in new construction and redevelopment

Support the growing arts community

- Connect residents to the arts, including music and performing arts
- Provide platforms for display and promotion of local art
- Highlight Hutto’s unique identity and heritage through murals and public art

Promote Hutto as a destination

- Create destination attractions and venues
- Market the City using various partnerships and media resources
- Evaluate the need for a Convention and Visitors Bureau
- Attract a full-service hotel and meeting space to accommodate community and tourism needs

Increase economic viability of downtown Hutto

- Attract and retain a mix of residential, retail, restaurant and office uses
- Host events which attract both residents and visitors downtown
- Follow the Heart of Hutto Old Town Master Plan*

*as amended
Quality of Life

Hutto 2040 is known for a high quality of life, due to our unique character, rich history and plentiful open space.

Hutto’s parks and open space contribute greatly to Quality of Life. Hutto currently has about 185 acres of open space, 110 of which are developed parkland. As the City continues to grow, parkland acquisition and development will ensure ample park access for all Hutto residents.

Opportunity for enhanced green space is not confined to parks and trails. A citywide tree canopy provides a host of benefits, both measurable and immeasurable, and is closely linked to quality of life. Through targeted planting efforts, careful species selection and continued care education, Hutto will increase its citywide tree canopy. The current canopy, estimated using the sophisticated i-Tree program, is about 15%. For comparison, other Central Texas cities with published canopy covers include San Marcos at 34%, New Braunfels at 25%, and San Antonio at 21%. Landscaping standards of the current development codes will naturally increase tree canopy as both commercial and residential properties develop. However, intentional tree planting efforts will be necessary to increase canopy in public areas, parks, and existing developments.

The arts are another element of a community with a high quality of life. In fostering the arts community, Hutto will increase residents’ access and exposure to the performing and visual arts. Future public facilities can feature art on rotating display, adding flair while promoting local work. Murals and strategically-located public art installations will enhance Hutto’s unique identity, reinforcing our history and values while infusing creativity and fun into the City.

2015 BENCHMARKS

Total acres of parkland: 185
Acres of developed parkland: 110
Community events with 2,000+ attendees: 5
Central Texas Home and Garden Show, Treats on East Street, Downtown Christmas Fair, Crawfish Festival, Olde Tyme Days
2014 Hotel Occupancy Tax Revenue: $103,577
Tree canopy: 15%
Number of murals: 1
Source: City of Hutto
The 1911 Historic District is the Heart of Hutto and home to some of the most visible reminders of our past. Downtown has proven its resiliency by sustaining historic highs and lows with flexible buildings, human-scaled design, and lovable architecture. Preservation efforts are crucial to ensure that these buildings stay intact for future generations to utilize, learn from and enjoy. In addition, new construction will complement this form and character to ensure compatibility and enhance downtown’s potential.

Historic preservation is not the sole reason forchanneling efforts downtown. Downtown Hutto is home to our most productive development pattern in terms of property value per acre. One acre of traditional buildings, two-story mixed-use occupying most of their lot, is valued at least four times higher than an acre of conventional commercial development elsewhere. This concentrated value justifies a focus on increasing private investment downtown. New restaurant, office, retail and residential uses will all contribute to the overall district envisioned in the Heart of Hutto Old Town Master Plan. Downtown events, which hit historically high attendance in 2014, will continue to bring residents and visitors into the City’s core.

Each of these elements will contribute to making Hutto a destination. The addition of destination attractions and venues to the City will also help Hutto stand out. The City will utilize a broad network of partnerships and media resources to promote its most attractive elements, including but not limited to safe neighborhoods, parks, trails, arts and history.
Develop a transportation network which safely accommodates drivers, pedestrians and cyclists

- Explore innovative mitigation of significant community barriers such as the railroad
- Build the city’s street and road networks in accordance with the Thoroughfare Plan*
- Expand the city’s sidewalk network in accordance with the Pedestrian Mobility Plan*
- Develop a Transportation Master Plan

Support efforts to serve Hutto with regional public transit, such as bus or rail

- Maintain an active and cooperative relationship with entities such as Lone Star Rail, CAMPO, and CapMetro
- Establish a Park-and-Ride location in Hutto
- Promote existing services, such as CARTS, to citizens with special needs or without automobiles

Ensure that transportation projects respect and preserve surrounding character to the greatest practical extent

- Design new streets to the surrounding and planned context to ensure appropriate geometry and design speed
- Collaborate with state and regional entities to ensure that roadway design balances regional mobility goals with the unique needs and character of Hutto

Provide a developed trail system to connect neighborhoods, commercial areas, schools and downtown to one another

- Develop Hutto’s trail system in accordance with the Parks, Trails and Open Space Master Plan*
- Maintain active participation in regional trail planning efforts

*as amended
Mobility

Hutto 2040’s growing transportation network ensures safe, efficient multi-modal mobility throughout our city.

Whether by car, bus, bike or foot, it is imperative that Hutto residents are able to travel safely and efficiently around town. Streets and roads constructed in accordance with adopted plans will enhance the overall travel network for automobiles, while also accommodating pedestrians and, in some cases, bikes. Sidewalks added to existing streets will provide the missing links in the system, allowing more people to walk for recreation or transportation purposes.

Regardless of the mode of transportation, several barriers to connectivity exist today. The railroad is the primary barrier dividing Hutto into north and south, heavily restricting access between the two. Three vehicular crossings exist within the city limits, with an additional seven lying in the extra-territorial jurisdiction. The lack of additional crossings and frequency of passing trains cause significant delays at peak travel times. US 79 perpetuates this divide with between four and seven fast-moving lanes and inadequate pedestrian infrastructure at intersections. As a result, residents who live walking distance from a destination across the tracks, such as a school or event, will most likely drive due to safety concerns. The City will continue working with the appropriate entities on innovative mitigation methods, such as traffic calming, underpasses, and additional crossings.

As thoroughfare plans are implemented, roadways will respect the surrounding context and ensure appropriate geometry and design speed. In the case of state and county roadways, collaboration with other entities will ensure that projects balance regional mobility goals with unique needs and condition of our community. For example, the design of lower-speed US 79 traveling through the historic district should differ from the 60mph rural section east of town.

2015 BENCHMARKS

Existing Transportation Network
- Roadway: 65 miles
- Sidewalk: 65 miles*
- Trail: 9 miles*

Note: A one-mile stretch of roadway with sidewalks on both sides has two miles of sidewalk.

Railroad crossings
- Three in the City Limits
- Seven additional in ETJ

Commuting modeshare
- 81.8% drive alone
- 11.8% carpool
- 5% work from home

Travel to school modeshare
- 38% of students are bussed
- 62% arrive by car, bike or walk

1 Source: City of Hutto 2014 CAFR
2 Source: City of Hutto
3 Source: US Census Bureau
4 Source: Hutto ISD
At some point in the future, Hutto will likely be served by regional public transit. Maintaining an ongoing relationship with bus and rail entities will enable Hutto to plan and garner support for any upcoming transportation investments. In the meantime, the City will continue to support existing services and connect residents with all available transit options.

An extensive trail system, as outlined in the adopted master plans, will provide additional mobility options and offer new recreational opportunities to residents. Trails will connect neighborhoods, commercial areas, schools and downtown to one another, providing safe walking and biking opportunities separate from traffic. Participation in regional trail planning efforts will ensure coordination with other cities’ trail projects and incorporation into the broader network.

Transportation projects will be implemented according to the adopted plans, as amended. The Thoroughfare Plan identifies new roadways and their planned character. The Pedestrian Mobility Plan identifies missing sidewalks and calls out specific projects that would significantly impact mobility and connectivity. The Safe Routes to School plan identifies safe, convenient, and fun opportunities for children to bicycle and walk to and from school, and assists in obtaining funding for such projects. The Transportation Master Plan will provide detailed traffic data to paint a picture of Hutto’s overall transportation system.
Pursue a financially-sustaining development pattern
» Increase the proportion of non-residential assessed property value in the City
» Encourage infill to maximize use of existing infrastructure

Reduce retail and job leakage
» Attract and retain higher-wage, higher-skill jobs
» Achieve a citywide jobs-housing balance
» Nurture new and existing local businesses in their operations and growth
» Advance Hutto as an economic hub for rail-served industry

Improve environmental performance
» Ensure development minimizes the impact on natural features and environmentally sensitive areas
» Reduce energy consumption and encourage the use of alternative and renewable energy sources
» Increase recycling participation while reducing waste stream volumes
» Employ green practices throughout city projects and events, leading by example

Consistently maintain infrastructure to extend the lifespan of the city’s assets
» Create and update standards, specifications and design criteria to provide quality service while minimizing maintenance costs
» Develop process for proactively maintaining infrastructure
» Develop a pavement management system

Ensure utility capacity and availability for current and future users
» Construct the city’s water system according to the Water Master Plan*
» Develop the city’s wastewater system according to the Wastewater Master Plan*
» Manage stormwater in accordance with the Stormwater Master Plan.*

Ensure that neighborhoods will hold value and remain safe
» Require high quality housing products
» Facilitate community-led beautification projects that add value to neighborhoods
» Create a program promoting home and yard maintenance and code compliance
» Maintain neighborhood integrity through rental registration and inspections

*as amended
Resiliency

Hutto 2040 is a resilient city, where sustainable and productive growth creates local jobs and diversifies our tax base.

Resiliency refers to Hutto’s self-sufficiency, as well as the City’s capacity to withstand both inevitable and unforeseeable challenges of the future. In order to be resilient, Hutto will pursue a financially-sustainable development pattern. Generally, the tax revenues generated by subdivisions of low-density, single-family homes do not cover the cost to serve and maintain them in perpetuity. However, as the City grows, so will the demand for congestion relief, infrastructure maintenance, and other costly services. Using a calculation recognized by the International City/County Management Association (ICMA), the City can estimate the cost of serving each consumer. The calculation divides the General Fund and General Debt Service expenses by the number of consumers. Consumers include city residents and the estimated additional daytime population. Similarly, the revenues per consumer can also be calculated by plugging General Fund revenues and General Debt Service revenues into the same formula. One measure of resiliency is to have the General Fund revenues meet or exceed the cost of providing City services.

\[
PSC = \frac{(\text{General Fund Budget} + \text{GF Debt Service})}{(\text{Population} + (\text{Workforce} \times 42\%))}
\]

The General Fund relies heavily on property and sales tax, and will serve as an indicator for growth in both sectors. To build value, Hutto will capitalize on infill opportunities with productive, mixed-use development. The city will also work toward a balance in the tax base. Balance is achieved when Hutto’s total assessed commercial value resembles the total assessed residential value. In 2014, the City’s total assessed residential value was $776,158,000, while the commercial

2015 BENCHMARKS

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median household income(^1)</td>
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</tr>
<tr>
<td>Jobs per household(^1)</td>
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<td>Jobs: 4,800 (FT and PT)</td>
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<td>Households: 7,200</td>
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<tr>
<td>Commuting data(^1)</td>
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<tr>
<td>Workers leaving town to work: 88%</td>
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<tr>
<td>Mean travel time to work: 27.5 minutes</td>
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<td>Top Employers(^2) (2014) in descending order</td>
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<tr>
<td>Hutto ISD, Home Depot, Lowes, YMCA</td>
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<tr>
<td>Assessed value(^3)</td>
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<tr>
<td>$776,158,000 in residential value</td>
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<tr>
<td>$229,919,159 in commercial value</td>
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<tr>
<td>$35,567,372 in agricultural value</td>
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<tr>
<td>Cost per Public Consumer</td>
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<tr>
<td>Revenue per Public Consumer</td>
<td>$418.20</td>
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</tbody>
</table>

\(^1\) Source: US Census Bureau
\(^2\) Source: Sustainable Places Project
\(^3\) Source: City of Hutto 2014 CAFR

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value was only $229,919,159. Reaching a balance today would require over $500 million in additional commercial value. In increasing the non-residential tax base, we will also increase local jobs. Hutto will achieve a city-wide jobs-housing balance, where there is at least one job for every household within the City. This ensures that job growth keeps up with residential growth, and that Hutto residents can work where they live. Using data from the Census and the Economic Development Corporation, Hutto’s jobs-housing balance is determined to be .66. Rail-served manufacturing is anticipated to form an economic hub on the east side of town, employing many and contributing significantly to the City’s tax base. The City will also nurture existing businesses in their operations and growth, and foster the development of more small, local businesses. Dollars spent at local businesses tend to provide the most benefit to the community, and business owners are often Hutto residents.

In 2015, the City was ranked fourth in the Top 5 Safest Cities in Texas, based on low numbers of violent and property crimes per 100,000 residents. Safety remains a top priority into the future, ensuring the endurance of this prestigious recognition. As distinct community units, often with additional governing bodies, neighborhoods play a vital role in upholding both safety and value. Through the use of high quality housing products, beautification projects, and active promotion of property maintenance, Hutto will prevent deterioration that could lead to increased crime and decreased property values.

Environmental resiliency is also an important consideration as the City matures. The City will improve environmental performance by ensuring that development minimizes the impact on natural features and sensitive areas. In both new construction and existing development, alternative and renewable energy sources can be used to reduce energy consumption. The City will also strive to reduce waste stream volumes and increase recycling participation. These and other green initiatives can be implemented through incentive programs, publicity efforts, and amendments to development and building codes. Lastly, Hutto will lead by example in environmental performance in City projects.

City assets, specifically infrastructure, are another key to Hutto’s resiliency. The City will perform consistent, proactive maintenance to extend the lifespan of our utility lines, roads and other infrastructure. Continuous review, and when necessary, update of standards, specifications and design criteria will ensure a high level of service while minimizing long-term maintenance costs. By implementing the Water Master Plan and the Wastewater Master Plan, the City will ensure capacity and availability for current and future users. Stormwater runoff effects will be mitigated using the current best management practices.
Community Goals

Offer a variety of housing products to serve the needs of a diverse population through all stages of life
» Prioritize differentiated product from Hutto’s existing housing stock
» Attract higher-end move-up housing
» Support various scales of attached and multi-family housing

Facilitate a diverse mix of uses to serve Hutto residents
» Use zoning to ensure harmony and avoid adverse impacts to surrounding thoroughfares and development
» Build community character and compatibility through architectural design
» Ensure proper multi-modal circulation to and through all new development

Strengthen connections between residents
» Build community cohesion through continuous open communication
» Facilitate safe transportation within and between neighborhoods, both existing and new

Develop the Co-Op site as a vibrant, mixed-use district
» Pursue public-private partnership for continued development of the Co-op
» Provide public gathering opportunities through programming of existing facilities

Advance Hutto as a place for a qualified, diverse workforce
» Support Hutto ISD as a school system of choice
» Broaden awareness of the Higher Education Center
» Maximize potential of intellectual capital
Community

**Hutto 2040 is a cohesive, connected community where visitors want to live and residents want to stay.**

Hutto is a welcoming, inclusive community. No matter their age, marital or household status, everyone should feel at home in Hutto. To ensure this, a variety of housing types must be available to residents. Currently, single-family detached homes comprise over 98% of the City’s housing. While the availability and affordability of these homes has attracted thousands of new residents over the past decade, they are not for everyone. Several segments of the population, including seniors, singles, and young professionals, tend to prefer housing types that are not currently available in Hutto. Apartments, condos, and townhomes are appealing to those looking for a high quality of life and community connectedness, without the burden of yard and home maintenance. Additionally, householders wishing to move up into higher-end housing must leave Hutto to do so. In order to maintain a balanced population throughout every stage of life, Hutto will prioritize a differentiated housing product than that which currently exists.

Connections between residents are what make a community. Informed, engaged residents are more invested in the future of the City, building essential social capital. Not only should neighborhoods be cohesive internally, but they should be connected with one another. The City will continue to provide platforms for continuous open communication, such as regular meetings with neighborhood groups. Hutto neighborhoods should also be physically connected by safe sidewalks or trails. This principle can be achieved in new neighborhoods through street design, street network, and greenlinks. For existing neighborhoods, new connections may arise through street improvement projects, new trails, or construction of missing links.

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**2015 BENCHMARKS**

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median home price</td>
<td>$149,153</td>
</tr>
<tr>
<td>Single Family housing % of total</td>
<td>98%+</td>
</tr>
<tr>
<td>Housing by price range</td>
<td></td>
</tr>
<tr>
<td>Less than 9% below $100,000</td>
<td></td>
</tr>
<tr>
<td>85% between $100,000 and $200,000</td>
<td></td>
</tr>
<tr>
<td>Less than 7% above $200,000</td>
<td></td>
</tr>
<tr>
<td>Housing by number of bedrooms</td>
<td></td>
</tr>
<tr>
<td>90% of housing units have 3-4 bedrooms</td>
<td></td>
</tr>
<tr>
<td>Fewer than 5% have 1-2 bedrooms</td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>3,672 acres, 82.4%</td>
</tr>
<tr>
<td>Non-residential</td>
<td>785 acres, 17.6%</td>
</tr>
<tr>
<td>Future Land Use</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>20,179 acres, 62.9%</td>
</tr>
<tr>
<td>Non-residential</td>
<td>12,244 acres, 37.1%</td>
</tr>
</tbody>
</table>

1 Source: US Census American Community Survey, 2013
2 Source: Williamson Central Appraisal District, 2014
3 Source: City of Hutto
These neighborhood connections will allow residents to travel safely within and between each other, and will also provide connections to nearby schools, parks and shopping areas. A diverse mix of uses throughout the community ensures that all parts of town have access to goods and services. Zoning will continue to ensure harmony between uses, and avoid adverse impacts to the surrounding areas and the environment. Local character will be reinforced through architectural design, ensuring that the buildings, not only the uses, contribute to Hutto’s built environment. Multi-modal circulation will be accounted for, both to and through all developments. Whether driving from across town, or walking from their home down the street, residents using all modes of transportation will be safely accommodated.

The prime opportunity for transformative mixed-use development in the City lies in the Co-Op property. Adjacent to downtown, at the terminus of Farley Street, this site is planned for a combination of civic buildings, civic spaces, retail, office, and various types of residences. The Co-Op will provide a true gathering place for residents, both as a public space and an event venue. The project will be catalyzed by the rehabilitation of the South Gin Building, which will provide space for both public and private events, including farmers market, the Home and Garden Show, and others. Eventually, a public-private partnership will pave the way for development of the entire Co-Op district.

Each of these goals will help advance Hutto as a place for a qualified and diverse workforce to call home. Quality of schools is a primary consideration when families are deciding where to plant their roots. Therefore, through continued partnerships, the City will continue to support Hutto ISD and promote the district as a school system of choice. Hutto will also broaden awareness of the Higher Education Center, which delivers the opportunity for affordable post-secondary education, conveniently located within the city limits. The Higher Education Center also provides opportunities for facilities and programs that maximize the potential of the intellectual capital.
Sec.A211.104.ANNOTATION ON MAP OF COMPREHENSIVE PLAN.
“A comprehensive plan does not constitute zoning regulations or establish zoning district boundaries.”
FUTURE LAND USE
NORTH

Legend

- Official Land Use
- Business Park
- Commercial
- Historic Overlay District
- Institutional
- Low Density Residential
- Mid Density Residential
- Mixed Use Residential
- Mixed Use Retail
- Recreation and Floodplain
FUTURE LAND USE
WEST
FUTURE LAND USE
EAST
FUTURE LAND USE
SOUTHWEST
FUTURE LAND USE
SOUTHEAST
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Park</td>
<td>Manufacturing and distribution</td>
</tr>
<tr>
<td>Commercial</td>
<td>Standard commercial and retail activities</td>
</tr>
<tr>
<td>Historic Overlay District</td>
<td>1911 incorporated area governed by historical guidelines and Old Town Master Plan</td>
</tr>
<tr>
<td>Institutional</td>
<td>Government, school, church &amp; other tax-exempt</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>Less than 3 single-family residential units per net acre</td>
</tr>
<tr>
<td>Mid Density Residential</td>
<td>3 to 8 single-family residential units per net acre</td>
</tr>
<tr>
<td>Mixed Use Residential</td>
<td>No less than 60% residential (8+ units per net acre) &amp; up to 40% commercial/other</td>
</tr>
<tr>
<td>Mixed Use Retail</td>
<td>No less than 60% commercial/other &amp; up to 40% residential (8+ units per net acre)</td>
</tr>
<tr>
<td>Recreation / Floodplain</td>
<td>Property constrained by floodplain or identified as park, open space, or agricultural set-aside</td>
</tr>
</tbody>
</table>