CITY OF HUTTO, TEXAS
REGULAR CITY COUNCIL MEETING
THURSDAY, OCTOBER 19, 2017 AT 7:00 PM
CITY HALL - CITY COUNCIL CHAMBERS
401 WEST FRONT STREET

CITY COUNCIL
Doug Gaul, Mayor
Tom Hines, Place 2, Mayor Pro-tem
Scott Rose, Place 1
Nathan Killough, Place 3
Tim Jordan, Place 4
Lucio Valdez, Place 5
Terri Grimm, Place 6

AGENDA

1. CALL SESSION TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PROCLAMATIONS:
   5A. Proclamation declaring the week if October 15-21, 2017, as Friends of Libraries Week in Hutto, Texas. (Mayor Gaul)

6. PUBLIC COMMENT
   Any citizen wishing to speak during public comment regarding an item on or off the agenda may do so after completing the required registration card. In accordance with the Texas Attorney General’s Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council. No formal action, discussion, deliberation, or comment will be made by the City Council. Each person providing public comment will be limited to 3 minutes.
   6A. Remarks from visitors. (Three-minute time limit)

7. CONSENT AGENDA ITEMS:
   All items listed on the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Council member in which event, the item will be removed from the consent agenda and considered as a regular agenda item.
7A. Consideration and possible action on a resolution approving the proposed Star Ranch Section 4 Block A Lots 1A-R - 4A-R Final Plat, 5.341 acres, more or less, of land, four commercial lots, located within Hutto's extraterritorial jurisdiction on the south side of Gattis School Road at Muirfield Bend Drive. (Helen Ramirez)

7B. Consideration and possible action on a resolution approving the proposed Burge Business Center Block A Lots 5-6 Amended Plat, 4.18 acres, more or less, of land, one non-residential lot, located on CR 199 south of East Front Street. (Helen Ramirez)

7C. Consideration and possible action on the meeting minutes for the September 7, 2017 Regular City Council Meeting and September 14, 2017 Special Called City Council Meeting. (Seth Gipson)

REGULAR AGENDA ITEMS

8. ORDINANCES:

8A. Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the property known as 2059 Limmer Loop, 4.97 acres, more or less, of land located on the northwest corner of Limmer Loop at CR 108. (Helen Ramirez)

8B. Consideration of a public hearing and possible action on the first reading of an ordinance approving the Planned Unit Development (PUD) zoning ordinance amendment for the Northtown Commons PUD, 28.449 acres, more or less, of land, out of the Josias B. Bealle Survey, Abstract No. 97 and the Canutillo Colony Ditch Co. Survey, Abstract No. 693. (Helen Ramirez)

8C. Consideration and possible action on the first reading of an ordinance amending the City of Hutto Code of Ordinances (2014 Edition), Appendix A Fee Schedule, Article A1.000 Development Services, Engineering and Construction, Article A4.000 Public Facility Rentals, Article A5.000 Utilities and A7.000 Library. (Michel Sorrell)

9. RESOLUTIONS:

9A. Consideration and possible action on a resolution directing the Development Services Department to prepare a Municipal Service Plan for the proposed annexation of the Packsaddle Tracts, 169.99 acres, more or less, of land located on the east side of FM 1660 North and adjacent to the northern boundary of the Rivers Crossing Subdivision. (Helen Ramirez)

9B. Consideration and possible action on a resolution requesting funding from the Texas Water Development Board for the Avery Lake Waste Water Interceptor. (Matthew Rector)
9C. Consideration and possible action on a resolution expressing the City’s intent to award a contract for the construction of Limmer Loop Sidewalk which is part of TxDOT’s Transportation Alternative Program (TAP). (Matthew Rector)

10. EXECUTIVE SESSION:

10A. Executive Session as authorized by Section 551.071, Texas Government Code, regarding consultation with Attorney.

11. ADJOURNMENT

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

CERTIFICATION

I certify that this notice of the October 19, 2017 Hutto City Council meeting was posted on the City Hall bulletin board of the City of Hutto on Friday, October 13, 2017, at 4:45 p.m.

Seth Gipson, 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) 759-4033 or seth.gipson@huttox.gov for assistance.
Official Proclamation

Whereas, National Friends of the Library Week will be celebrated in public libraries throughout the country and all of the cities and communities therein, from October 15, 2017 to October 21, 2017; and

Whereas, Friends of the Hutto Public Library raise money that enables our library to move from good to great -- providing the resources for additional programming, much needed equipment, support for children’s summer reading, and special events throughout the year; and,

Whereas, the work of the Friends highlights on an on-going basis the fact that our library is a cornerstone of the community providing opportunities for all to engage in the joy of life-long learning and connect with the thoughts and ideas of others from ages past to the present; and,

Whereas, the Friends understand the critical importance of well funded libraries and advocate to ensure that our library gets the resources it needs to provide a wide variety of services to all ages including access to print and electronic materials, along with expert assistance in research, readers’ advisory, and children’s services; and,

Whereas, the Friends’ gift of their time and commitment to the library sets an example for all in how volunteerism leads to positive civic engagement and the betterment of our community.

Now Therefore, I, DOUG GAUL, MAYOR of the City of Hutto do hereby proclaim the week of October 15-21, 2017, as

“Friends of Libraries Week”

in Hutto and urge all citizens to join the Friends of the Library and thank them for all they do to make our library and community so much better.

Proclaimed this the 19th day of October, 2017.

CITY OF HUTTO, TEXAS

____________________________________
Doug Gaul, Mayor
AGENDA ITEM NO.: 7A. AGENDA DATE: October 19, 2017

PRESENTED BY: Helen Ramirez, AICP, Executive Director of Business/Development Services

ITEM:
Consideration and possible action on a resolution approving the proposed Star Ranch Section 4 Block A Lots 1A-R - 4A-R Final Plat, 5.341 acres, more or less, of land, four commercial lots, located within Hutto’s extraterritorial jurisdiction on the south side of Gattis School Road at Muirfield Bend Drive. (Helen Ramirez)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:
The subject area is part of the Hills of Forest Creek – Phase 1 Preliminary Plat, approved in 2005. The original Final Plat creating 4 commercial lots for Star Ranch Section 4, in compliance with the Preliminary Plat was approved in 2007. In May 2017, an Amending Plat for Star Ranch Section 4 was approved and filed in Williamson County to reconfigure the same number of lots.

The proposed plat for Star Ranch Section 4 Block A is located west of S.H. 130, south of Gattis School Road at the intersection of Muirfield Bend Drive. The proposed subdivision consists of 4 commercial lots on 5.341 acres. It is located in Star Ranch Section 4, which is in the City of Hutto Extraterritorial Jurisdiction (ETJ), subject to the Strategic Partnership Agreement – Limited Purpose Annexation Agreement (SPA-LPA) signed in 2006. The subject area lies within both Williamson and Travis Counties.

The proposed Star Ranch Section 4 Block A, Lots 1A-R – 4A-R Final Plat revises notes on the plat filed in May of this year related to access, easements, sidewalks, and drainage.

Access from all boundary streets will be controlled by a shared access agreement recorded with Travis and Williamson County in 2017, an update to the document filed in 2007 with the original plat. A joint use access easement will be filed as a separate instrument which will allow cross access through lots 1A-R – 4A-R. A sidewalk currently exists on along Gattis School Road and sidewalks will be installed along Muirfield Bend and SH 130.

Water and wastewater is provided by Williamson County Water, Sewer, Irrigation, and Drainage District (WCWSIDD) No. 3.

The Final Plat is consistent with the applicable subdivision regulations per the SPA/LPA agreement. All future development shall also conform to the agreement.

**BUDGETARY AND FINANCIAL SUMMARY:**

Not applicable.

**RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:**

The Planning and Zoning Commission recommended approval to City Council on October 3, 2017. The motion passed unanimously.

**CITY ATTORNEY REVIEW:**

Not applicable.

**STAFF RECOMMENDATION:**
This plat has been reviewed by City staff, Williamson County, and Travis County. Travis County and TxDOT have reviewed the Traffic Impact Analysis. As of the date of this report, all comments have been addressed. Staff recommends that the Council approve the resolution.

**SUPPORTING MATERIAL:**
1. Resolution - Star Ranch Section 4 Block A Lots 1A-R - 4A-R Final Plat
2. Exhibit A - Star Ranch Section 4 Block A Lots 1A-R - 4A-R Final Plat
RESOLUTION NO.

A RESOLUTION APPROVING THE FINAL PLAT KNOWN AS “STAR RANCH SECTION 4 BLOCK A LOTS 1A-R - 4A-R FINAL PLAT”; LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the final plat known as “Star Ranch Section 4 Block A Lots 1A-R - 4A-R Final Plat”, a copy of same being attached hereto as “Exhibit A” and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the 19th day of the month October, 2017.

THE CITY OF HUTTO, TEXAS

__________________________________________
Doug Gaul, Mayor

ATTEST:

__________________________________________
Seth Gipson, City Secretary
DESCRIPTION


BEING AT A 1/2 ACRE BLOCK FOUND IN THE WEST LINE OF STATE HIGHWAY 130 FOR THE NORTHWEST CORNER OF SAID LOT A, SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK A.

BEING AT THE SOUTH LINE OF SAID BLOCK A AND THE SOUTH LINE OF SAID GATTS SCHOOL ROAD THE FOLLOWING THREE (3) COURSES:
1. N 63°41’13”W a distance of 133.8 feet to a 1/2 ACRE IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT.
2. E 10°12’12”N a distance of 210.33 feet, said curve having a radius of 53.00 feet, a central angle of 31°54’07”, and a chord bearing N 40°06’30”E, 206.86 feet to a 1/2 ACRE IRON ROD.
3. S 32°21’43”W a distance of 248.87 feet to a 1/2 ACRE IRON ROD.

BEING AT THE SOUTH LINE OF SAID BLOCK A AND THE SOUTH LINE OF SAID GATTS SCHOOL ROAD THE FOLLOWING FOUR (4) COURSES:
1. N 63°41’13”W a distance of 133.8 feet to a 1/2 ACRE IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT.
2. E 10°12’12”N a distance of 210.33 feet, said curve having a radius of 53.00 feet, a central angle of 31°54’07”, and a chord bearing N 40°06’30”E, 206.86 feet to a 1/2 ACRE IRON ROD.
3. S 32°21’43”W a distance of 248.87 feet to a 1/2 ACRE IRON ROD.
4. S 83°14’03”W a distance of 61.60 feet to a 1/2 ACRE IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE, A distance of 231.91 feet, said curve having a radius of 338.98 feet, a central angle of 31°54’07”, and a chord bearing N 40°06’30”E, 231.91 feet to the point of beginning.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANELS NUMBER 498105X7 and 49813287, EFFECTIVE DATE SEPTEMBER 28, 2008, FOR WILLIAMSON COUNTY, TEXAS.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANELS NUMBER 498105X7 and 49813287, EFFECTIVE DATE SEPTEMBER 28, 2008, FOR TRAVIS COUNTY, TEXAS.

L. R. BENT JONES, 4TH AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HERETOFY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

R. BENT JONES
LICENSED PROFESSIONAL ENGINEER NO. 9807
STATE OF TEXAS

THAT J. J. KENNEDY WESDO, BY HER DEED DATED THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT ALL CORNER MONUMENTS SHOWN HEREIN WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION AND COMPILLED WITH CHAPTER 82 TRAVIS COUNTY SUBDIVISION ORDINANCE.

RECEIVED AND FILED FOR RECORD THIS 12TH DAY OF SEPTEMBER, 2008, IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS,

I, DAN A. GATTS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OF TRACT, WITH FIELD NOTES HERETO, THAT THIS SUBDIVISION HAS BEEN FULLY PREPARED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WILLIAMSON, COUNTY OF TRAVIS, AND STATE OF TEXAS UNDER DOCUMENT NO. 003912350, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

COUNT OF WILLIAMSON

RECEIVED AND FILED FOR RECORD THIS 12TH DAY OF SEPTEMBER, 2008, IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, NANCY E. ROBERTS, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT DRAWN IS IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _______ DAY OF _______ AT _______ O’CLOCK _______ M. AND DAILY RECORDED ON THE _______ DAY OF _______ AT _______ O’CLOCK _______ M. IN THE PLAT RECORD OF SAID COUNTY, IN DOCUMENT NO. _______

WITNESSES MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT THE OFFICE IN SECTIONS, TEXAS, THE DATE LAST WRITTEN ABOVE.

WITNESSES MY HAND AND SEAL OF THE OFFICE COURT OF TRAVIS COUNTY, SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

BY:

DEPUTY
AGENDA ITEM NO.: 7B.                   AGENDA DATE: October 19, 2017

PRESENTED BY: Helen Ramirez, AICP, Executive Director of Business/Development Services

ITEM:
Consideration and possible action on a resolution approving the proposed Burge Business Center Block A Lots 5-6 Amended Plat, 4.18 acres, more or less, of land, one non-residential lot, located on CR 199 south of East Front Street. (Helen Ramirez)

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:
The Commercial Development Burge Business Center Block A Lots 5-6 Amended Plat is a proposed 4.18 acre subdivision consisting of one lot. The subdivision is located on County Road 199, south of East Front Street.

The initial final plat was approved by City Council on December 2nd, 2010. The proposed amended plat is to combine the original Lot 5 (2.07 acre) and Lot 6 (2.11 acre) into one lot. The proposed user needs the larger lot size for their development in the light industrial district.

BUDGETARY AND FINANCIAL SUMMARY:
Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:
The Planning and Zoning Commission recommended approval to City Council on October 3, 2017. The motion passed unanimously.

CITY ATTORNEY REVIEW:
Not applicable.
STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. Resolution - Burge Business Center Block A Lots 5-6 Amended Plat
2. Exhibit A - Burge Business Center Block A Lots 5-6 Amended Plat
RESOLUTION NO.

A RESOLUTION APPROVING THE AMENDED PLAT KNOWN AS “BURGE BUSINESS CENTER BLOCK A LOTS 5-6 AMENDED PLAT”; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;
WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;
WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;
WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

that the Hutto City Council hereby approves the resolution for the amended plat known as “Burge Business Center Block A Lots 5-6 Amended Plat”, a copy of same being attached hereto as “Exhibit A” and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the 19th day of the month October, 2017.

THE CITY OF HUTTO, TEXAS

____________________________________
Doug Gaul, Mayor

ATTEST:

____________________________________
Seth Gipson, City Secretary
STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON |  

I, Pinnacle Capital Bank, sole owner (or co-owner) of the certain tract of land shown herein and described in a Special Warranty Deed recorded in Document No. 2019122672 of the Official Public Records of Williamson County, Texas, and hereby state that there are no lien holders of the herein described land, and do hereby (subdivides, reusability, amenity, etc.) said tract as shown herein, and do hereby covenant to all plat note requirements shown herein, and do hereby dedicate to the City of Hutto the streets, alleys, rights-of-way, easements and public places shown herein for such public purposes as the City of Hutto may deem appropriate. This subdivision is to be known as Burge Business Center Block A Lots 5-6 - Amended Plat.

TO CERTIFY WITHIN my hand this day of __________, 20__.

(Owner’s Signature and typed name and address)

STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON |  

Before me, the undersigned authority, on this day personally appeared ______________, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of __________, 20__.

Notary Public in and for the State of Texas

Notary Public printed or typed name

Seal

My commission expires on: ________________

This plat was approved for recording by the Hutto City Council on the day of __________, 20__.

Doug Saul, Mayor

Date

Seth Gibson, City Secretary

Date

STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON |  

I, Joel R. Block, Registered Professional Engineer to the State of Texas, do hereby certify that this plat is true and correctly made from an accurate survey made on the ground at the property legally described herein, and that there are no apparent discrepancies, conflicts, overlapping or improvements, usable utility rights or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the codes and ordinances of the City of Hutto, Texas.

TO CERTIFY WITHIN my hand and seal at Austin, Travis County, Texas, this day of __________, 20__.

Joel R. Block

Registered Professional Engineer No. 081411

State of Texas

2705 Bee Caves Road Suite 300

Austin, TX 78744

Phone (512) 314-3100

Fax (512) 314-3125

STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON |  

I, Nanny F. Walter, Clerk of the County Court at Law of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the day of __________, 20__ at __________ o’clock __________ A.M. and duly recorded this day of __________, 20__, in the Official Public Records of said County, in Document No. __________.

TO CERTIFY WITHIN my hand and seal at the County Court at Law of said County, at my office in Georgetown, Texas, the date last shown above written.

Nanny F. Walter, Clerk County Court of Williamson County, Texas

By: __________________________ Deputy

STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON |  

I, David Paul Carr, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an accurate survey made on the ground at the property legally described herein, and that there are no apparent discrepancies, conflicts, overlapping or improvements, usable utility rights or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the codes and ordinances of the City of Hutto, Texas.

TO CERTIFY WITHIN my hand and seal at Cedar Park, Williamson County, Texas, this day of __________, 20__.

David Paul Carr

Registered Professional Land Surveyor No. 3997

State of Texas

1409 Knoll Ridge Drive

Georgetown, TX 78633

Phone (512) 253-9771

STATE OF TEXAS | KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON |  

1. No building, fencing, landscaping or structures are allowed within any drainage or wastewater easement unless expressly permitted by the City of Hutto.

2. Building setback shall conform to Zoning requirements.

3. This subdivision is subject to all general notes and restrictions appearing on the plat of Burge Business Center Lot(s) 5 and 6 Block A, recorded in Document No. 2015081707A, of Plat Records of Williamson County, Texas.

4. No tree or shrub shall be planted within a distance of 50 feet of a street right-of-way.

5. Sidewalks and streets shall be provided on both sides of all streets within this subdivision.

6. Sidewalks and streets shall be provided along all streets bounding this subdivision.

7. An arterial fence shall be constructed per Zoning requirements.

8. Street lighting shall be provided by the developer in conformance with the UDC requirements.

9. Utility Notes

a. Water and wastewater will be available through the City of Hutto after the appropriate water and wastewater systems are installed at this site. The City of Hutto assumes no obligations for restoring any water and wastewater improvements required to serve this site.

10. Floodplain Notes

   a. Ultimate Floodplain

      i. No fences, structures, storage, or T/I shall be placed within the limits of the ultimate floodplain;

      ii. Floodplain areas shall be permitted by the City Engineer in accordance with the proper Zoning requirements.

   b. Existing Floodplain

      i. Property boundaries may be extended to comply with the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number (Dakota or Incredible effective date) on or after the issuance of this plat.

   c. A portion of this tract is encroached by specific flood hazard areas identified by the US Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number (Dakota or Incredible effective date) on or after the issuance of this plat.

   d. In order to promote drainage away from the structure, the slab elevations shall be built at least one (1) foot above the surrounding ground and should be graded away from the structure at a slope of 1/4’ per foot for a distance of at least ten (100) feet.

   e. All substation construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.

   f. On-site stormwater detention facilities will be provided to reduce post-development peak rates of discharge at rates of 7, 10, 75, and 100-year storm events.

   g. All easements on private property shall be maintained by the property owner or his/her assigns.

   h. All drainage info shall be owned and maintained by the Homeowner’s association.
CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 7C.  AGENDA DATE: October 19, 2017

PRESENTED BY: Seth Gipson, City Secretary

ITEM: Consideration and possible action on the meeting minutes for the September 7, 2017 Regular City Council Meeting and September 14, 2017 Special Called City Council Meeting. (Seth Gipson)

STRATEGIC GUIDE POLICY: Leadership

ITEM BACKGROUND:
The City Council meeting minutes for the September 7, 2017 Regular City Council Meeting and September 14, 2017 Special Called City Council Meeting have been drafted for the City Council's review and consideration.

BUDGETARY AND FINANCIAL SUMMARY:
Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:
Not applicable.

CITY ATTORNEY REVIEW:
Not applicable.

STAFF RECOMMENDATION:
Staff recommends approval of the City Council meeting minutes.

SUPPORTING MATERIAL:
1. Draft - September 14, 2017 Special Called City Council Meeting Minutes
2. Draft - September 7, 2017 City Council Meeting Minutes
The Hutto City Council met in a special session on Thursday, September 14, 2017, in the Hutto City
Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 7:00 p.m.

ROLL CALL

Members of the City Council that were present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Tim Jordan, and Councilmember Lucio Valdez. Councilmember Nathan Killough and Councilmember Terri Grimm were absent.

PUBLIC COMMENT

3A. Remarks from visitors

There were no remarks from visitors.

PUBLIC HEARINGS

4A. Open and conduct the second public hearing regarding the proposed annexation of the property known as 2059 Limmer Loop, 4.97 acres, more or less, of land located on the northwest corner of Limmer Loop and CR 108.

Mayor Gaul opened the public hearing at 7:00 p.m.

There being no public comment, Mayor Gaul closed the public hearing at 7:01 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:01 p.m.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Seth Gipson, City Secretary
The Hutto City Council met in a regular session on Thursday, September 7, 2017, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 7:00 p.m.

ROLL CALL

Members of the City Council that were present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Nathan Killough, Councilmember Tim Jordan, Councilmember Lucio Valdez, and Councilmember Terri Grimm.

Members of staff that were present were Odis Jones, City Manager, Mike Shaunessy, City Attorney, Byron Frankland, Chief of Police, Paul Hall, Assistant Chief of Police, Michel Sorrell, Chief Financial Officer, Helen Ramirez, Executive Director of Business/Development Services, Scot Stromsness, Executive Director of Public Works and Engineering, Shawna Willis, Human Resources Director, Eliska Smith, Executive Director of Communications and Marketing, and Seth Gipson, City Secretary.

INVOCATION

The invocation was given by Pastor Russell Daniel with Austin Christian Fellowship.

PLEDGE OF ALLEGIANCE

Mayor Gaul led the Pledge of Allegiance and the Texas Pledge.

PROCLAMATIONS

5A. Proclamation declaring the month of September 2017 as Library Card Sign-up Month in Hutto, Texas.

Mayor Gaul read and presented the following proclamation to Lisa Riggs, Library Supervisor, and members of the Library Advisory Board and Friends of the Hutto Library.

Official Proclamation

Whereas, the Hutto Public Library has served over 23,500 patrons of all ages within the last year, with over 3500 active members of the library, that have access to over 27,000
items in the collection, over 15,500 items for eReading, TexShare Databases, and electronics; and,
Whereas, the Hutto Public library plays an important role in the education and development of children by providing over 700 programs for all ages, including early literacy, academic resources, College Preparation and GED resources, Preschool Story Time, and reading programs with almost 900 participants; and,

Whereas, librarians lead the way in creating inclusive spaces for students of all backgrounds to learn together as well as provide spaces for adult educational services with Adult Basic Spanish, English as a Second Language, and GED/HISSET Resources; and,

Whereas, libraries continue to transform and expand their services in ways that meet the needs of the communities they serve, including making digital technology and information equally accessible to all.

Now Therefore, I, DOUG GAUL, MAYOR of the City of Hutto do hereby proclaim the month of September 2017, as

“LIBRARY CARD SIGN-UP MONTH”

in Hutto and urge all citizens of Hutto to sign up for their own library card today and explore the many educational opportunities that our local library has to offer.

Proclaimed this the 7th day of September, 2017.

PUBLIC COMMENT

6A. Remarks from visitors

Anne Cano – 201 East Pecan – Spoke regarding board appointments to the Hutto EDC.

Ed Pride – 101 Cottonwood Dr. – Shared his concerns regarding the City Manager and City Attorney responses to public comment, Hutto EDC board member requirements, specifically population, and experience of Hutto EDC members.

Rudy Perez – 218 Cloud Rd. – Shared concerns regarding the actions of the City Council and City Manager.

Kay Johnson – 113 East St. – shared her concerns regarding actions within the City of Hutto.

Malcolm Scott – 206 Grisham Dr.- shared his concerns regarding the noise levels that are produced by Hippo Hut and the impact that it is having on his quality of life.

PUBLIC HEARINGS
7A. Open and conduct the first public hearing regarding the proposed annexation of the property known as 2059 Limmer Loop, 4.97 acres, more or less, of land located on the northeast corner of Limmer Loop at CR 108.

_Helen Ramirez, Executive Director of Business/Development Services, made the staff presentation. Provided a brief overview of the project and its location in addition to the process that will occur. There was one comment in favor of the annexation that was received and the City attorney has approved the process as to form._

_Mayor Gaul opened the public hearing at 7:22 p.m. There being no public comment, Mayor Gaul closed the public hearing at 7:22 p.m._

7B. Open and conduct the second public hearing to hear testimony regarding the proposed ad valorem tax rate.

_Michel Sorrell, Chief Financial Officer, made the staff presentation. Mrs. Sorrell provided an overview of the proposed tax rate and the revenues that would be generated_  

_Mayor Gaul opened the public hearing at 7:24 p.m. There being no public comment, Mayor Gaul closed the public hearing at 7:24 p.m._

**CITY MANAGER COMMENTS**

8A. Recognition of employee’s service to the City of Hutto during Hurricane Harvey.

_Odis Jones, City Manager, thanked all of the employees, civilian, police and fire, for working together as a team and for working around the clock to prepare and during Hurricane Harvey to ensure the safety of our community._

_The City Council also thanked the staff for the care they showed to the citizens and the help that they provided._

8B. Discussion and review concerning the storm response.

_Odis Jones, City Manager, made the staff presentation. Mrs. Jones highlighted the City’s infrastructure held up well, but there were some lessons learned and that staff was working on improvements for the future._

**CONSENT AGENDA ITEMS**

9A. Consideration and possible action on a resolution approving the proposed Hutto Crossing Phase 4 Section 5 Final Plat, 23.2483 acres, more or less, of land, 100 single family lots, located at Knowles Drive and Duroc Drive.

9B. Consideration and possible action on a resolution approving the proposed Hutto Crossing Phase 4 Section 6 Final Plat, 1.9465 acres, more or less, of land, two commercial lots, located on Chris Kelley Boulevard at US 79 (southwest corner).
9C. Consideration and possible action on the meeting minutes for the August 3, 2017 Regular City Council Meeting, August 3, 2017 Special Called City Council Meeting, and August 14, 2017 Joint City Council and Hutto Economic Development Corporation Board Meeting.

*MOTION:* Mayor Pro-tem Tom Hines moved to approve items 9A-9C on the consent agenda. Councilmember Nathan Killough seconded the motion.

**VOTE:**

| Ayes:          | Mayor Doug Gaul  |
|               | Mayor Pro-tem Tom Hines |
|               | Councilmember Scott Rose |
|               | Councilmember Nathan Killough |
|               | Councilmember Tim Jordan |
|               | Councilmember Lucio Valdez |
|               | Councilmember Terri Grimm |

| Nays:          | None |
| Abstain:       | None |
| Absent:        | None |

**ACTION:** The motion carried with 7 ayes and 0 nays.

**ORDINANCES**

10A. Consideration and possible action on the second and final reading of an ordinance concerning the first amendment to the Fiscal Year 2017 Budget of the Hutto Economic Development Corporation - Type A.

*Michel Sorrell, Chief Financial Officer, made the staff presentation. The proposed amendment will decrease the FY 2016-17 Budget by $59,800. On July 24, 2017 the new Hutto Economic Development Corporation Board - Type A reviewed and adopted the amended budget. The decrease is due to the restructuring of the Type A corporation and creation of a Type B Corporation.*

*MOTION:* Mayor Pro-tem Tom Hines moved to approve the second and final reading of an ordinance concerning the first amendment to the Fiscal Year 2017 Budget of the Hutto Economic Development Corporation - Type A. Councilmember Tim Jordan seconded the motion.

**VOTE:**

| Ayes:          | Mayor Doug Gaul  |
|               | Mayor Pro-tem Tom Hines |
|               | Councilmember Scott Rose |
|               | Councilmember Nathan Killough |
|               | Councilmember Tim Jordan |
|               | Councilmember Lucio Valdez |
|               | Councilmember Terri Grimm |

| Nays:          | None |
| Abstain:       | None |

4 | September 7, 2017 – City Council Meeting Minutes
Absent: None

**ACTION:** The motion carried with 7 ayes and 0 nays.

10B. Consideration and possible action on the second and final reading of an ordinance concerning the adoption of the Hutto Economic Development Corporation - Type A Fiscal Year 2017-18 Budget.

Michel Sorrell, Chief Financial Officer, made the staff presentation. Mrs. Sorrell provided an overview of the proposed budget, which included projected revenues and expenditures. This budget included projected growth in sales tax of 5%.

**MOTION:** Councilmember Nathan Killough moved to approve the second and final reading of an ordinance concerning the adoption of the Hutto Economic Development Corporation - Type A Fiscal Year 2017-18 Budget. Mayor Pro-tem Tom Hines seconded the motion.

**VOTE:**  
Ayes: Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Nathan Killough  
Councilmember Tim Jordan  
Councilmember Lucio Valdez  
Councilmember Terri Grimm  

Nays: Mayor Doug Gaul  
Abstain: None  
Absent: None

**ACTION:** The motion carried with 6 ayes and 1 nays.

10C. Consideration and possible action on the second and final reading of an ordinance concerning the adoption of the Hutto Economic Development Corporation - Type B Fiscal Year 2016-17 Budget.

Michel Sorrell, Chief Financial Officer, made the staff presentation. The FY 2017-16 Budget totals $50,000. This amount is to cover any provisional, or transitional, services costs paid for by the Hutto Economic Development Corporation - Type B and reimbursed by the Hutto Economic Development Corporation - Type A.

**MOTION:** Mayor Pro-tem Tom Hines moved to approve the second and final reading of an ordinance concerning the adoption of the Hutto Economic Development Corporation - Type B Fiscal Year 2016-17 Budget. Councilmember Terri Grimm seconded the motion.

**VOTE:**  
Ayes: Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Nathan Killough  
Councilmember Tim Jordan  
Councilmember Terri Grimm  

Absent: None
Nays: Councilmember Lucio Valdez
Abstain: None
Absent: None

ACTION: The motion carried with 6 ayes and 1 nays.

10D. Consideration and possible action on the second and final reading of an ordinance concerning the adoption of the Hutto Economic Development Corporation - Type B Fiscal Year 2017-18 Budget.

Michel Sorrell, Chief Financial Officer, made the staff presentation. Mrs. Sorrell provided an overview of the proposed budget, which included projected revenues and expenditures. This budget included projected growth in sales tax of 5%. Mrs. Sorrell pointed out that this budget is more generic due to the upcoming election and potential transition.

MOTION: Mayor Pro-tem Tom Hines moved to approve the second and final reading of an ordinance concerning the adoption of the Hutto Economic Development Corporation - Type B Fiscal Year 2017-18 Budget. Councilmember Tim Jordan seconded the motion.

VOTE: Ayes: Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Terri Grimm

Nays: Mayor Doug Gaul
Councilmember Lucio Valdez

Abstain: None
Absent: None

ACTION: The motion carried with 5 ayes and 2 nays.

10E. Consideration and possible action on the first reading of an ordinance making appropriations for the support of the City of Hutto for Fiscal Year October 1, 2017 through September 30, 2018, and adopting the annual budget of the City of Hutto for Fiscal Year 2017-18.

Michel Sorrell, Chief Financial Officer, made the staff presentation. Mrs. Sorrell highlighted that the proposed budget is based on a reduced tax rate that was reduced from $0.52043 to $0.515171.

Mrs. Sorrell continued on by pointing out budget highlights that included the addition of staff, creation of a Streets, Drainage and Ground Bond Program, increase in salaries for sworn officers, average merit increase for staff, and equipment. Following the budget highlights, Mrs. Sorrell discussed the revenues, expenditures, and enhancements for each of the following funds:

- General Fund
- General Debt Service
- General Capital Replacement Fund
- General Capital Improvements Fund
- Streets, Drainage and Ground Construction Fund
- Solid Waste Fund
- Utility Fund
- Utility Debt Service Fund
- Utility Capital Replacement Fund
- Impact Fees Fund
- Court Fees Fund
- Hotel Tax Fund
- PEG Fund
- Red Light Camera Fund

**MOTION:** Mayor Pro-tem Tom Hines moved to approve the first reading of an ordinance making appropriations for the support of the City of Hutto for Fiscal Year October 1, 2017 through September 30, 2018, and adopting the annual budget of the City of Hutto for Fiscal Year 2017-18. Councilmember Nathan Killough seconded the motion.

**VOTE:**

Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Nays: None
Abstain: None
Absent: None

**ACTION:** The motion carried with 7 ayes and 0 nays.

10F. Consideration and possible action on the first reading of an ordinance levying Ad Valorem taxes for the use and support of the municipal government for the City of Hutto for the Tax Year 2017.

Michel Sorrell, Chief Financial Officer, made the staff presentation. Mrs. Sorrell provided an overview of the Taxable Value and Tax Rate Comparison for the City of Hutto.

**MOTION:** Councilmember Terri Grimm moved that the property tax rate be increased by the adoption of the tax rate $0.515171, which is effectively a 6.06 percent increase in the tax rate. Councilmember Nathan Killough seconded the motion.

**VOTE:**

Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
ACTION: The motion carried with 7 ayes and 0 nays.

10G. Consideration and possible action on the first reading of an ordinance ratifying an Ad Valorem tax increase for the 2017-18 Fiscal Year for the use and support of the municipal government for the City of Hutto for the Tax Year 2017.

MOTION: Councilmember Nathan Killough moved to approve the first reading of an ordinance ratifying an Ad Valorem tax increase for the 2017-18 Fiscal Year for the use and support of the municipal government for the City of Hutto for the Tax Year 2017. Mayor Pro-tem Tom Hines seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Nays: None
Abstain: None
Absent: None

ACTION: The motion carried with 7 ayes and 0 nays.

10H. Consideration and possible action on the first reading of an ordinance amending the Fiscal Year 2016-17 Budget to reflected projected year-end.

Michel Sorrell, Chief Financial Officer, made the staff presentation. This is the third budget amendment for Fiscal Year 2017.

Mrs. Sorrell provided an overview of projected year ends for each of the following funds:
- General Fund
- General Debt Service Fund
- General Capital Replacement Fund
- Court Fund
- Hotel Tax Fund
- ATS Red light Camera Fund
- PEG Capital Fee
- Utility Fund
- Utility Debt Service Fund
- Impact Fees Fund
- Utility Capital Replacement Fund
- Capital Improvements Project Fund
- Solid Waste Fund

Mrs. Sorrell provided Fiscal Year 2017 Budget highlights which included an increase in sales tax revenues, up 21%, bond proceeds for capital projects including Innovation Business Park, Front Street Utilities, Pollard Park purchase, engineering and hydrogeologist expenses for the pricing of the Heart of Texas Water Supply, a mobility study, the addition of five sworn officers, the expansion of the Communications Department, and the restructuring of the organization to provide efficient and effective services, including improved internal and external customer service.

**MOTION:** Mayor Pro-tem Tom Hines moved to approve the first reading of an ordinance amending the Fiscal Year 2016-17 Budget to reflect projected year-end. Councilmember Tim Jordan seconded the motion.

**VOTE:**

Ayes: Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Nathan Killough  
Councilmember Tim Jordan  
Councilmember Lucio Valdez  
Councilmember Terri Grimm

Nays: None
Abstain: None
Absent: None

**ACTION:** The motion carried with 7 ayes and 0 nays.

The City Council dispensed with the order of the agenda and recessed into executive session at 8:09pm to address item 13A. The City Council reconvened at 8:50pm.

101. Consideration and possible action on an ordinance authorizing the issuance and sale of one or more series of City of Hutto, Texas Combination Tax and Revenue Certificates of Obligation; authorizing the levy of an ad valorem tax and the pledge of certain revenues in support of the certificates; approving an official statement, the form of a paying agent/registrar agreement and other agreements related to the sale and issuance of the certificates; establishing procedures for selling and delivering one or more series of the certificates; and authorizing other matters related to the issuance of certificates.

Michel Sorrell, Chief Financial Officer, made the staff presentation. Mrs. Sorrell provided an overview of the certificates of obligation that included how the certificates would be funded and the projects that the proceeds would be used for, which include:
- Innovation Business Park
- Co-op Municipal Complex & Entertainment District
- Streets, Utilities & Drainage Improvements
- Parks Facility Improvements - Amphitheater
- Purchasing of the Heart of Texas Water Utility
Mrs. Sorrell highlighted the estimated return on investment for the City and the strategic partners (Hutto ISD, EWCHEC, ESD, and County), in addition to the private sector investment into the community.

Walter Kulakowski, with Mesirow Financial, provided some background on the acquisition of the Heart of Texas Water Utility, his presentation included the benefits of acquiring the system, which included stabilization of water rates, and charts that showed the estimated savings to the City by purchasing the utility versus continuing on with the existing water contract.

There was a brief discussion concerning the estimated life of the water utility and return on investment.

**MOTION:** Mayor Pro-tem Tom Hines moved to approve an ordinance authorizing the issuance and sale of one or more series of City of Hutto, Texas Combination Tax and Revenue Certificates of Obligation; authorizing the levy of an ad valorem tax and the pledge of certain revenues in support of the certificates; approving an official statement, the form of a paying agent/registrar agreement and other agreements related to the sale and issuance of the certificates; establishing procedures for selling and delivering one or more series of the certificates; and authorizing other matters related to the issuance of certificates. Councilmember Tim Jordan seconded the motion.

**VOTE:**

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**ACTION:** The motion carried with 7 ayes and 0 nays.

10J. Consideration and possible action on the first reading of an ordinance amending Chapter 2, Article 2.05 Standards of Conduct, Section 2.05.006 Ethics Review Commission of the Code of Ordinances (2014 Edition).

**MOTION:** Councilmember Terri Grimm moved to table item 10J. Councilmember Lucio Valdez seconded the motion.

**VOTE:**

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**ACTION:** The motion carried with 7 ayes and 0 nays.
ACTION: The motion carried with 7 ayes and 0 nays.


MOTION: Councilmember Terri Grimm moved to table item 10K. Councilmember Lucio Valdez seconded the motion.

VOTE: Ayes: Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Nathan Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Nays: None
Abstain: None
Absent: None

ACTION: The motion carried with 7 ayes and 0 nays.

RESOLUTIONS

11A. Consideration and possible action on a resolution authorizing an increase to the not to exceed amount for legal services provided by McGinnis Lochridge for personnel, real estate and economic development matters.

Michel Sorrell, Chief Financial Officer, made the staff presentation. Mrs. Sorrell provided an overview of legal costs that have occurred and the effect on the general fund was.

Mrs. Sorrell outlined the following projects that have occurred and that reimbursement resolutions that have been approved.

- Titan Business Park
- Pollard Park
- Avery Wastewater Interceptor
- Utilities North of Limmer Loop
- Park Facilities - Amphitheater
- Co-op Facilities & Infrastructure
- Heart of Texas Utility
- East Street Construction
- Type A & B EDC

Discussion ensued concerning the fees that have been paid to date, what happens if the cap is not increased, the need of a cap on legal expenses, and what is needed for the remainder of the year.

**MOTION:** Councilmember Nathan Killough moved to approve the resolution authorizing an increase to the not to exceed amount for legal services provided by McGinnis Lochridge for personnel, real estate and economic development matters to $280,000. Councilmember Terri Grimm seconded the motion.

**VOTE:**  
**Ayes:** Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Nathan Killough  
Councilmember Tim Jordan  
Councilmember Lucio Valdez  
Councilmember Terri Grimm  

**Nays:** None  
**Abstain:** None  
**Absent:** None

**ACTION:** The motion carried with 7 ayes and 0 nays.

**OTHER BUSINESS**

12A. Consideration and possible action on the TxDOT TAP Limmer Loop Sidewalk Project.

**Matt Rector,** City Engineer, made the staff presentation. Mr. Rector provided an overview of the project, the grant that the City was awarded, the requirements of the Advanced Funding Agreement, and what has been completed to date. Mr. Rector pointed out that there may be some overages in the project due to increasing construction costs.

Discussion ensued concerning potential funding from Hutto ISD, space for future road expansion, and the Mobility and Thoroughfare Plans.

It was the consensus of the City Council to continue with bid process and talk with Hutto ISD about participating in funding the project.

12B. Consideration and possible action on extending the submittal due date for the Facade Improvement Grant Program to September 15, 2017.

Councilmember Nathan Killough recused himself from item 12B.

**Helen Ramirez,** Executive Director of Business/Development services, made the staff presentation. Mrs. Ramirez explained to the City Council that due to recent inclement weather, there were several applicants that could not submit the necessary paperwork
for the Façade Improvement Program by the deadline and suggested extending the deadline due to unforeseen circumstances.

**MOTION:** Mayor Pro-tem Tom Hines moved to extend the submittal due date for the Façade Improvement Grant Program to September 22, 2017. Councilmember Lucio Valdez seconded the motion.

**VOTE:**

**Ayes:** Mayor Doug Gaul  
Mayor Pro-tem Tom Hines  
Councilmember Scott Rose  
Councilmember Lucio Valdez  
Councilmember Terri Grimm

**Nays:** Councilmember Tim Jordan

**Abstain:** Councilmember Nathan Killough

**Absent:** None

**ACTION:** The motion carried with 5 ayes and 1 nays.

The City Council recessed into executive session at 9:55 p.m.

**EXECUTIVE SESSION**

13A. Executive Session as authorized by Texas Government Code Section 551.071, consultation with attorney regarding economic development.

13B. Executive Session as authorized by Texas Government Code Section 551.071, consultation with attorney regarding arterial fences along Farm to Market Road 1660.

13C. Executive Session as authorized by Texas Government Code Section 551.071, consultation with attorney regarding contract negotiations with Williamson County Emergency Services District # 3.

The City Council reconvened into regular session at 11:03 p.m.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 11:03 p.m.

CITY OF HUTTO, TEXAS

__________________________

Doug Gaul, Mayor

ATTEST:

__________________________

Seth Gipson, City Secretary
Consideration and possible action on the second and final reading of an ordinance regarding the proposed annexation of the property known as 2059 Limmer Loop, 4.97 acres, more or less, of land located on the northwest corner of Limmer Loop at CR 108. (Helen Ramirez)

City Council approved the Municipal Service Plan (MSP) at their regularly scheduled meeting on August 17, 2017.

Not applicable.

Not applicable.

The City Attorney has approved the process as to form.

Staff recommends that the Council approve the second and final reading of the ordinance.
SUPPORTING MATERIAL:

1. Ordinance - 2059 Limmer Loop Annexation (4.97 ac)
2. Exhibit A - 2059 Limmer Loop Annexation (4.97 ac)
3. Exhibit B - 2059 Limmer Loop Annexation (4.97 ac)- Municipal Service Plan
ORDINANCE NO.

AN ORDINANCE ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF HUTTO, TEXAS, TO WIT: 4.97 ACRES, MORE OR LESS, OF LAND, DESCRIBED IN EXHIBIT “A”, ALL OF SAID PROPERTY BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, AND ALL ADJACENT ROADWAYS BEING FOR ANNEXATION; EXTENDING THE BOUNDARY LIMITS OF HUTTO SO AS TO INCLUDE SAID PROPERTY WITHIN HUTTO’S CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH PROPERTY SHALL BECOME A PART OF THE CITY OF HUTTO AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, the City of Hutto, Texas (the “City”) is a duly constituted home-rule municipality and, as such, is authorized to annex territory subject to the laws of the State of Texas and subject to its Charter, and;

WHEREAS, pursuant to Section 43.028 of the Texas Local Government Code, the owners of a tract of land containing 4.97 acres, more or less, of land, out of the Martin Strouse Survey, Abstract No. 587, in Williamson County, Texas (the “Property”), being all of that same called 5.0 acre Tract 1, as awarded in Document No. 2003037609, Official Public Records of Williamson County, Texas, Save and Except 0.029 acres therefrom, being conveyed to Williamson County for Right-Of-Way purposes in Deed recorded in Document No. 2006001782, Official Public Records of Williamson County, and being more particularly described in Exhibit “A” attached hereto and made part hereof by reference for all purposes, have petitioned the City Council in writing to annex the Property, and;

WHEREAS, the procedures prescribed by the Charter of the City of Hutto and the applicable laws of the State of Texas have been duly followed with respect to the Property, and;

WHEREAS, the City Council of the City of Hutto by resolution directed the City’s Development Services Director to prepare a service plan that provided for the extension of full municipal services to the Property, and such service plan was duly prepared and described in Exhibit “B” attached hereto and made part hereof by reference for all purposes, and;

WHEREAS, such Property is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside, and;

WHEREAS, after considering the public testimony received at each hearing, the City Council of the City of Hutto determines that annexation of the Property is proper in all respects and that such action is in the best interests of the community and its citizens, and;

WHEREAS, and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, concerning public notices, hearings, and other procedural matters has been fully complied with, and;
WHEREAS, the City Council of the City of Hutto determines that the Property for annexation which is more fully described in Exhibit “A” should become annexed.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION I.

That all of the above recitations are found to be true and correct and are incorporated into the body of this ordinance.

SECTION II.

That the Property described in the attached Exhibit “A”, together with adjacent roadways, be and is hereby annexed and brought within the corporate city limits of the City of Hutto, Texas, and same is hereby and made an integral part hereof; and that the boundary limits of the City of Hutto be the same are hereby extended to include the above described territory within the city limits of the City of Hutto, and the same shall hereinafter be included within the territorial limits of the City of Hutto, Texas and designated as LI (Light Industrial) Zoning District.

SECTION III.

That the owners and present and future inhabitants of the area herein annexed be entitled to all rights and privileges of other citizens and property owners of the City of Hutto, and hereby bound by all acts, ordinances, resolutions and regulations of the City, and all other legal actions now in full force and effect and all those which may be hereafter adopted.

SECTION IV.

That the appropriate city official of the City of Hutto is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official maps and boundaries of the City of Hutto, heretofore adopted and amended, so as to include the aforementioned territory hereby annexed, be and are hereby amended as part of the City of Hutto, Texas, as required by law.

SECTION V.

That the Service Plan providing for extension of municipal services to the areas proposed to be annexed, attached hereto and incorporated herein as Exhibit “B”, is hereby approved.

SECTION VI.

That the City Secretary is hereby directed and authorized to file a certified copy of this ordinance in the Office of the County Clerk of Williamson County, Texas.
SECTION VII.

If any section, subsection, sentence, phrase, or word of this ordinance be found to be illegal, invalid or unconstitutional or if any portion of said Property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this ordinance or the application of any other section, sentence, phrase or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this ordinance and would have annexed the valid Property without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

SECTION VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are hereby expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. That City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject matter thereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION IX.

This ordinance shall take effect and be in force from and after its passage.

READ and APPROVED on first reading on this the 5th day of October, 2017 at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and ADOPTED on second reading of ordinance this 19th day of October, 2017 at a meeting of the Hutto, Texas City Council; there being a quorum present.

CITY OF HUTTO, TEXAS

______________________________
Doug Gaul, Mayor

ATTEST:

______________________________
Seth Gipson, City Secretary
CITY OF HUTTO
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF

4.97 acres, more or less, of land, out of the Martin Strouse Survey,
Abstract No. 587, Williamson County, Texas; known as 2059 Limmer Loop

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE
Existing Services: Williamson County Emergency Service District #3

Services to be Provided:
Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE
Existing Services: Williamson County Sheriff’s Department

Services to be Provided:
Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION
Existing Services: None

Services to be Provided:
The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING
Existing Services: Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:
The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto’s Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services can be provided within the departments' current budgets.

LIBRARY
Existing Services: None

Services to be Provided:
City Library privileges will be available to future residents in this area.
HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE  
Existing Services: Williamson Cities and County Health District  

Services to be Provided:  
Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE  
Existing Services: Williamson County  

Services to be Provided:  
Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT  
Existing Services: Williamson County Flood Plain Administrator  

Services to be Provided:  
Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City’s engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING  
Existing Services: Oncor Electric Delivery  

Services to be Provided:  
There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING  
Existing Services: None  

Services to be Provided:  
The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE  
Existing Services: None  

Services to be Provided:  
Water service to the properties will be provided by Jonah S.U.D.

SANITARY SEWER SERVICE  
Existing Services: None  

Services to be Provided:  
Sanitary sewer service to the properties will be provided by Jonah S.U.D.

SOLID WASTE SERVICES  
Existing Services: None  

Services to be Provided:  

Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

**PARKS AND TRAILS**

*Existing Service:* None

*Services to be Provided:*
All City operated parks and trail systems will be available to the residents of this area upon annexation.

**MISCELLANEOUS**

*Existing Services:* None

*Services to be Provided:*
All other applicable municipal services will be provided to the area in accordance with the City of Hutto’s established policies governing extension of municipal services to newly-annexed areas.

**NOTE:**
Capital improvements sufficient for providing municipal services for the annexed area will be in place through the approved 2018-2019 Capital Improvement Projects, such that the costs associated with the extension of service lines to proposed building sites within the area will be borne by owners and/or developers.
AGENDA ITEM NO.: 8B.  
AGENDA DATE: October 19, 2017

PRESENTED BY: Helen Ramirez, AICP, Executive Director of Business/Development Services

ITEM: Consideration of a public hearing and possible action on the first reading of an ordinance approving the Planned Unit Development (PUD) zoning ordinance amendment for the Northtown Commons PUD, 28.449 acres, more or less, of land, out of the Josias B. Bealle Survey, Abstract No. 97 and the Canutillo Colony Ditch Co. Survey, Abstract No. 693. (Helen Ramirez)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Description:

North Town Commons is a 28.45 acre site located at the southeast intersection of Limmer Loop and FM 1660 North and proceeding east along the south border of Limmer Loop.

Owners/Developers:

- North Town Commons, LLC
- Robert M. Castle, Jr. and William Randall Russ
- Trim Tech of Austin, Inc.
- Nancy N. Rabb Properties, LTD

Summary of Request:

The developer of the property wish to amend the existing Planned Unit Development standards, to allow more flexibility for non-residential development. Staff has summarized the requested changes to the Exhibit “F” Development Standards Commercial and Industrial Development Parcels below.

1. No changes to existing Permitted Uses (Item 1)
2. Additional language added to Prohibited Uses (Item 2): The following uses are prohibited on the Property: cell towers, or other free standing towers over forty feet (40’) in height, (wind turbines to generate electricity are allowed as attached mechanical equipment only), flea markets, sexually oriented businesses, outdoor amusement parks or carnivals, recreational vehicle parks, outdoor shooting ranges, pawn shops, heavy equipment sales (agricultural tractors and implement sales are allowed), kennels (but not prohibiting pet shops and
veterinary clinics with overnight facilities), vehicle sales, automotive sales (including boats, recreational vehicles and trailer sales).

3. Clarification added to Outdoor Sales & Displays (Paragraph 3): Outdoor sales and displays are permitted as accessory uses in conjunction with, and as part of, the principal use of a building only in an area designated on the site plan approved by the Director of Community Development Planning for such building or an amended site plan approved at a later date. All outdoor sales and display areas shall be located and operated as part of the principal use of a tenant in a multi-tenant building, and shall not comprise a separate business use.

4. Additional language added to Development Standards (Paragraph 4) adding height and roof specifications:

4.1 All buildings shall be 100% percent masonry (except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features including aluminum composite panel, and trim). Masonry shall mean brick, stone, stucco, concrete panels, EFIS (Exterior Finish Insulation System), Hardie plank or Hardi board, or CMU.

4.2 All exterior colors shall be of neutral muted tones compatible with the PUD color scheme and architectural design standards set by this agreement. Primary color shall be cream, light grey or beige limestone. No weathered brown limestone will be allowed. Accent colors and special decorative features shall be less than 40% of exterior areas.

4.3 Industrial Lot Peaked Roof Buildings fronting on Limmer Loop shall be a maximum of thirty-four (34’) feet high at eave line and a maximum of forty-five (45’) feet high at roof ridge line. Mezzanines are allowed on peaked roof buildings.

4.4 Flat roof buildings shall be a maximum of forty-six (46’) feet high with roof slope not less than 1/8” per foot. Not more than 4 floors are allowed for flat roof buildings.

4.5 One (1) Industrial lot building may have a second level area that is no larger than the gross ground level building area. Industrial uses that employ seasonal workers may utilize the second level area as temporary lodging for the workers. Such facilities shall meet all Building, Fire and Access Codes.

5. No changes to Paragraphs 5 – 13.

The additional language added to Item 2 gives a business owner the opportunity to use renewable energy on site. The wind turbines could be located to the rear of the property, blocked from view by the primary building.

The new language in Paragraph 4 allows taller buildings to be located in the remaining lots, which are located adjacent to Limmer Loop. The two roof types specified are at the request of the developer, and were originally allowed in the PUD, but the overall building heights were shorter. In the latest update to the UDC, allowed building heights in the Business/Commercial zoning Districts were raised to allow more variety of building styles to be constructed.

The colors listed in the PUD were streamlined, making it easier for a potential developer to choose a color palette and to complement the existing buildings in the overall development.
All property owners within 200 feet have been notified by mail of the proposed zoning ordinance amendment.

Notice was published in the Taylor Daily Press. Notice has also been posted on the City of Hutto website.

**BUDGETARY AND FINANCIAL SUMMARY:**

Not applicable.

**RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:**

The Planning and Zoning Commission recommended approval to City Council on October 3, 2017.

**CITY ATTORNEY REVIEW:**

Not applicable.

**STAFF RECOMMENDATION:**

Staff finds that the proposed amendments to the existing North Town Commons Planned Unit Development meet the intent of all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC. Therefore, staff recommends that the Council approval the proposed ordinance amendment. The Council may dispense with the second reading of the ordinance.

**SUPPORTING MATERIAL:**

1. Notice posted
2. Ordinance - Northtown Commons PUD Amendment
3. Exhibit A - Northtown Commons PUD Amendment - Property Description
4. Exhibit B - Northtown Commons PUD Amendment - Development Plan
NOTICE IS HEREBY GIVEN TO
ALL INTERESTED PERSONS
THAT THE HUTTO CITY COUNCIL WILL
HOLD A PUBLIC HEARING REGARDING:

Planned Unit Development (PUD) zoning
ordinance amendment request for the
property known as Northtown Commons PUD,
28.449 acres, more or less, of land, out of
the Josias B. Bealle Survey, Abstract No. 97
and the Canutillo Colony Ditch Co. Survey,
Abstract No. 693, in Williamson County, Texas.

The public hearing will be held on:
October 19, 2017 at 7:00 p.m.

Hutto City Hall
401 W. Front St., Hutto, Texas

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

Publication Date: October 1, 2017
ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE
NORTHTOWN COMMONS PLANNED UNIT DEVELOPMENT (PUD) ZONING
ORDINANCE ADOPTED IN ORDINANCE NO. 08-019-00, BY REPLACING THE
DEVELOPMENT PLAN WITH THE REVISED PLAN ATTACHED AS EXHIBIT
“B” AND ATTACHED HERETO, FOR 28.449 ACRES, MORE OR LESS, OF
LAND, IN HUTTO, WILLIAMSON COUNTY, TEXAS AND MORE
PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO;
PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, 
REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND
EFFECTIVE DATE.

WHEREAS, a request has been made to the City Council of the City of Hutto, Texas to amend the
Northtown Commons Planned Unit Development (PUD) by replacing the Development Plan with the
revised plan attached as Exhibit “B” being attached hereto and incorporated herein, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed
amendment on the 3rd day of October, 2017, and;

WHEREAS, on the 19th day of October, 2017, after proper notification, the City Council held a
public hearing on the requested amendment, and;

WHEREAS, the City Council determines that the zoning ordinance amendment provided for
herein promotes the health, safety, morals and protects and preserves the general welfare of the
community, and;

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local
concerning public notices, hearings, and other procedural matters has been fully complied with, Now
therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION I.

That the City Council has considered and made findings on the following matters regarding the
proposed amendment:

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

2) The PUD will not adversely affect land with significant historical, cultural, recreational or
aesthetic value; and

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

4) The benefits of preserving land for open space, parks or other public amenities outweigh the
potential impact from more intense or dense development on the site; and
5) The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience; and
6) The PUD will be served by adequate facilities including streets, fire protection, water and sanitation; and
7) The PUD does not have a significantly greater burden on the city’s existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or arrangements are made to mitigate impacts; and
8) PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

That the Northtown Commons Planned Unit Development (PUD) is hereby amended for the property described in the Exhibit “A”, attached hereto and incorporated herein, and the Development Plan attached hereto as Exhibit “B” and incorporated herein.

SECTION II. Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION III. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION IV. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION V. Open Meeting Clause

The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject hereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.
SECTION VI. Effective Date

This ordinance shall take effect and be in force from and after its passage.

READ and APPROVED on first reading on this the 19th day of October, 2017 at a meeting of the Hutto, Texas City Council; there being a quorum present.

By motion duly made, seconded and passed with an affirmative vote of all the Councilmembers present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED and ADOPTED on first reading of ordinance this 19th day of October, 2017 at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS

________________________________
Doug Gaul, Mayor

Attest:

________________________________
Seth Gipson, City Secretary
County: Williamson
Project: 28 acre
Project No. 076001

FIELD NOTES


BEGINNING at a found "x" cut in concrete rip/rap for a northwesterly corner of said 135 acre remainder tract, said "x" being on the southerly Right-of-Way (R.O.W.) line of Limmer Loop (90' R.O.W.);

Thence, with the northerly line of said 135 acre remainder tract and the southerly R.O.W. of said Limmer Loop, South 82 degrees 43 minutes 15 seconds East, a distance of 2062.36 feet to a 5/8-inch iron rod set for the northeasterly corner of said 135 acre remainder tract, said iron rod being on the westerly line of Carol Meadows Section One, a subdivision as recorded in Cabinet W, Slide 300 of the Williamson County Plat Records (W.C.P.R.), for the northeasterly corner hereof;

Thence, with the easterly line of said 135 acre remainder tract and the westerly line of said Carol Meadows, Section One, South 07 degrees 35 minutes 20 seconds West, a distance of 614.29 feet to a 5/8-inch iron rod set for the southeasterly corner of said 135 acre remainder tract, said iron rod being the southwesterly corner of said Carol Meadows, Section One, said iron rod also being on the northerly line of a called 72.025 acre tract of land recorded in the name of Mager Meadows, LP in Document Number 2004018146 of the Official Public Records of Williamson County (O.P.R.W.C.), for the southwesterly corner hereof;

Thence, with the southerly line of said 135 acre remainder tract and the northerly line of said 72.025 acre tract, North 82 degrees 09 minutes 47 seconds West, a distance of 1538.17 feet to a 5/8-inch iron rod set for an ell corner of said 135 acre remainder tract, said iron rod being the northwesterly corner of said 72.025 acre tract, said iron rod also being on the easterly line of a called 11.10 acre tract of land recorded in the names of Jerry and Hilda Roznovak in Volume 443, Page 472 (Tract 2) of the W.C.D.R.;

Thence, with the easterly line of said 11.10 acre tract, North 07 degrees 49 minutes 21 seconds East, a distance of 19.17 feet to a 5/8-inch iron rod set for an ell corner of said 135 acre remainder tract, said iron rod being the northwesterly corner of said 11.10 acre tract;

Thence, with the southerly line of said 135 acre remainder tract and the northerly line of said 11.10 acre tract, North 82 degrees 03 minutes 39 seconds West, a distance of 496.66 feet to a calculated point for the southwesternly corner of said 135 acre tract, said point being the northwesterly corner of said 11.10 acre tract, also being on the easterly R.O.W. line of F.M. 1660 (80' R.O.W.), for the southwesterly corner hereof;
Thence, with the westerly line of said 135 acre remainder tract and the easterly R.O.W. line of said F.M. 1660 the following three (3) courses and distances;

1. North 02 degrees 38 minutes 01 seconds West, a distance of 326.53 feet to a 5/8-inch iron rod set;
2. North 07 degrees 29 minutes 01 seconds East, a distance of 326.42 feet to a 5/8-inch iron rod set;
3. North 52 degrees 22 minutes 53 seconds East, a distance of 21.25 feet to the POINT OF BEGINNING and containing 28.449 acres of land, more or less.

Prepared by Vara Land Surveying, Inc.

Alan J. Horton
Registered Professional Land Surveyor No. 5768
Date: June 23, 2007

Bearing Basis: The bearings described herein are based on the southerly R.O.W. line of Limmer Loop being South 82 degrees 43 minutes 15 seconds East.
DEVELOPMENT PLAN
NORTH TOWN COMMONS
PLANNED UNIT DEVELOPMENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this “Plan”) is made and entered by and between the CITY OF HUTTO, TEXAS, a Texas municipal corporation, (hereinafter referred to as the "City"), and North Town Commons, LLC (13.99 & 3.10 acres); Robert M. Castle, Jr. and William Randall Russ (2.18 acres); Trim Tech of Austin, Inc. (7.32 acres); and Nancy N. Rabb Properties, LTD. (1.86 acres), their successors and assigns, (hereafter referred to as the "Owners"); provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owners, as it relates to the respective property, shall be assumed by the new owners, and the Owners shall have no further liability relating to their respective property.

WHEREAS, the Owners are the owners of certain real property consisting of 28.449 acres, as more particularly described in Exhibit "A", (herein after referred to as the “Property”) attached hereto and made a part hereof.

WHEREAS, the Owners have submitted a request to the City to rezone the Property consisting of five (5) parcels located at the southeast corner of the intersection of FM 1660 North and Limmer Loop in the City of Hutto, County of Williamson, State of Texas, as more clearly delineated on the attached Plan as a Planned Unit Development (the "PUD").

WHEREAS, pursuant to Chapter 14, Exhibit A, Zoning Ordinance, City of Hutto, Texas, the Owners have submitted a Development Plan setting forth the development conditions and requirements within the PUD, which Development Plan is contained in Section II of this Plan; and

WHEREAS, the City has held public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on the 23rd day of June, 2008, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Hutto and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE BY THIS PLAN WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owners agree as follows:
I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

All uses and development within the Property shall conform to the Development Plan described in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to the Development Plan unless all provisions pertaining to changes or modifications as stated herein are followed including approval by all Property Owners and the City.

3. ZONING VIOLATION

The Owners, their successors and assigns, understand that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code of Ordinances, City of Hutto, Texas, as amended. This Development Plan will be filed in the Official Records of Williamson County, thereby placing future purchasers of the Property on notice of all of the terms and conditions of the Development Plan.

4. LIENHOLDER CONSENT

Each lienholder, if any, of record has consented to this Development Plan, including any and all dedications to the public. Lienholder consent is attached hereto and incorporated herein as Exhibit "B".

5. MISCELLANEOUS PROVISIONS

5.1 Assignment.

Neither party may assign its rights and obligations under this Plan without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from selling the Property or portions of the Property, together with all development rights and obligations contained in this Development Plan, and no consent shall be required in connection with any sale provided the purchaser assumes Owner's obligations in writing as to such portions of the Property.
5.2 **Necessary Documents and Actions.**

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Plan.

5.3 **Severability.**

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

5.4 **Entire Plan.**

This Plan constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

5.5 **Applicable Law.**

This Plan shall be construed under and in accordance with the laws of the State of Texas.

5.6 **Venue.**

All obligations of the parties created hereunder are performable in Williamson County, Texas and venue for any action arising hereunder shall be in Williamson County.

5.7 **No Third Party Beneficiaries.**

This Plan, express or implied, is not intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Plan.

5.8 **Duplicate Originals.**

This Plan may be executed in duplicate original, each of equal dignity.

5.9 **Notices.**

Until changed by written notice thereof any notice required under this Plan may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:
OWNER(S)                      CITY OF HUTTO, TEXAS

North Town Commons LLC            City of Hutto, Texas
Bob Castle                        401 West Front Street
Member and Secretary              Hutto, Texas 78634
3874 Limmer Loop                  Attn: Community Development Director
Hutto, Texas 78634

Robert M. Castle, Jr. and William Randall Russ
3874 Limmer Loop
Hutto, Texas 78634

Trim Tech of Austin, Inc.
Sam Culpepper, Vice President
902 Tradesmen’s Park Loop
Hutto, Texas 78634

Nancy N. Rabb Properties, LTD.
Cary Rabb, President
2604 Sunrise Road
Round Rock, Texas 78664

5.10 **Effective Date.**

This Plan shall be effective from and after the date of due execution hereof by all parties.

5.11 **Appeal of Administrative Decisions.**

Administrative decisions provided for in this Plan may be appealed to the City Council in writing within thirty (30) days following receipt by the Owner of the written confirmation of the decision.

5.12 **Sunset Provision**

In the event that this Planned Unit Development is not recorded by the Williamson County Clerk within two years from the date the Planned Unit Development is approved by the City Council, then the Planned Unit Development shall be automatically voided, and the Property described in Exhibit “A” shall be zoned B-2 (General Commercial) Zoning District.
II

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Hutto, Texas, hereinafter referred to as "the Code"

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 28.449 acres of land, located within the city limits of Hutto, Texas, and more particularly described by metes and bounds in Exhibit "A", attached hereto.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. Specifically areas of the plan proposed as and identified as commercial use shall be subject to B-1 (Local Commercial District), B-2 (General Business District) zoning conditions and areas of the plan proposed as and identified as industrial use shall be subject to LI (Light Industrial) zoning conditions. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.
5. **PERMITTED USES**

The Property shall be used and developed as shown in Exhibit "C" (Master Plan) and described in Exhibit “F” (Development Standards), and attached hereto and incorporated herein.

6. **SIGNS**

Signs shall be permitted within the Property and conform to the City of Hutto Unified Development Code, except for the following specific allowances:

a. One (1) twenty (20) foot tall Development Identification Sign shall be allowed near the intersection of FM 1660 North and Limmer Loop with a maximum of one-hundred (100) square feet of display on each face of sign.

b. One (1) Multi-Tenant sign, with a maximum height of ten (10) feet and forty-two (42) square feet of display on each face of sign shall be allowed at the common access driveway for Lots 6, 7, 8 & 9, Block A and the common access driveway for Lots 10, 11, 12 & 13, Block A.

c. Wall signs advertising the business are limited to one (1) sign per tenant on the main building on each lot.

Signs shall be shown in Exhibit “D” (Sign Master Plan), attached hereto and incorporated herein.

7. **BUILDINGS**

Unless otherwise identified in this Plan, building size, dimension and setbacks for all parcels shall be in accordance with the City of Hutto’s Unified Development Code. All buildings shall be 100% masonry.

8. **LANDSCAPE, SETBACKS AND BUFFERING**

**Landscape**

Landscape shall conform to existing City of Hutto Unified Development Code. Enhanced landscaping requirements that are applied to this development are described in Table 1.1 and illustrated in Exhibit “E” (Master Landscape Plan), and attached hereto and incorporated herein. Property owners shall be responsible for maintaining all landscaping.
Table 1.1

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CURRENT CITY CODE REQUIREMENTS</th>
<th>NORTH TOWN COMMONS PUD PROVISIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>STREET YARD</td>
<td>100% landscaping all pervious areas.</td>
<td>100 % landscaping all pervious areas</td>
</tr>
<tr>
<td>(between front face of buildings and the street / R.O.W)</td>
<td>20% landscaping area</td>
<td>25 % landscaping area</td>
</tr>
<tr>
<td>MATERIAL REQUIREMENTS</td>
<td>Minimum = 2 trees 1 ½&quot; caliper*/ea.</td>
<td>8 trees @ 2&quot; caliper*/ea.</td>
</tr>
<tr>
<td></td>
<td>Minimum = 8 shrubs (1 gal.)/acre</td>
<td>2 shrubs (3 gal.)/street yard parking space or 1 ½ shrubs (5 gal.)/street yard parking space or 1 shrubs (7 gal.)/street yard parking space</td>
</tr>
<tr>
<td>ADDITIONAL GREENSPACE</td>
<td>15' buffer at south property line</td>
<td>25' buffer at south property line w/ 2&quot; trees at 40' on center</td>
</tr>
</tbody>
</table>

* As measured twelve (12) inches from the top of the root ball.

Setbacks

Setbacks shall conform to existing City of Hutto Unified Development Code. Setback requirements that are applied to this development are described in Table 1.2 and incorporated herein.
### Table 1.2

<table>
<thead>
<tr>
<th>TABLE 1.2</th>
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<tr>
<td><strong>Lots along FM 1660 North and Limmer Loop - SETBACK REQUIREMENTS</strong></td>
</tr>
<tr>
<td>LOCATION:</td>
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<tr>
<td>ZONE:</td>
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<tr>
<td>USE:</td>
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<tr>
<td>ITEM</td>
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<tr>
<td>BUILDING SETBACK</td>
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<table>
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<tr>
<th>COMMERCIAL LOTS ABUTTING RESIDENTIAL DISTRICT (EAST BOUNDARY) - SETBACK REQUIREMENTS</th>
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<tr>
<td>LOCATION:</td>
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<td>USE:</td>
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<tr>
<td>ITEM</td>
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<tr>
<td>BUILDING SETBACKS</td>
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<tr>
<th>INDUSTRIAL LOTS ABUTTING RESIDENTIAL DISTRICT (SOUTH BOUNDARY) - SETBACK REQUIREMENTS</th>
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<tr>
<td>LOCATION:</td>
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<tr>
<td>ZONE:</td>
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<tr>
<td>USE:</td>
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<td>ITEM</td>
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<td>BUILDING SETBACKS</td>
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<td></td>
</tr>
</tbody>
</table>

### Fencing

Fences shall conform to existing City of Hutto Unified Development Code. Fence setback requirements that are applied to this development are described in Table 1.3 and incorporated herein.
Table 1.3

<table>
<thead>
<tr>
<th>ITEM</th>
<th>REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>FENCING SETBACKS</td>
<td>Six (6) foot tall green vinyl-clad chain link fence with green vinyl inserts shall be constructed along common property line adjacent to all residential districts.</td>
</tr>
</tbody>
</table>

Industrial Lots Abutting Residential District (South Boundary) – FENCING REQUIREMENTS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>FENCING SETBACKS</td>
<td>Six (6) foot tall green vinyl covered chain link fence with green vinyl clad inserts shall be provided at residential district property line.</td>
</tr>
</tbody>
</table>

Building Height

Building height shall conform to existing City of Hutto Unified Development Code except as described below. Different building height requirements that are applied to this development are described in Table 1.4 and incorporated herein.

Table 1.4

<table>
<thead>
<tr>
<th>ITEM</th>
<th>REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING HEIGHT</td>
<td>Fourteen (14) foot maximum height at eave line.</td>
</tr>
<tr>
<td></td>
<td>Thirty-four (34) foot maximum height at roof ridge line.</td>
</tr>
</tbody>
</table>
9. DEVELOPMENT STANDARDS

The Property shall be developed in accordance with the Development Standards set forth in Exhibit “F” (Master Building and Color Scheme Plan), attached hereto and incorporated herein.

10. UNDERGROUND UTILITY SERVICE

All internal utility lines must be underground to connection points provided by the utility service provider, excluding primary electrical/transmission lines. All transformers must be visually screened.

11. ACCESS DESIGN

Driveway access to FM 1660 North and Limmer Loop shall be limited to locations shown in EXHIBIT “C” (Master Plan) as approved by the Texas Department of Transportation (TxDOT), Williamson County, and shall meet all requirements of the City of Hutto. All Joint Access Easements, Drainage Easements and Public Utility Easements shall not prohibit public access and access by all governmental and emergency vehicle access and service.

The new public street will be 36’ pavement with curb and gutter, within a 60’ dedicated public right-of-way. Street cross sections shall be submitted for review prior to their construction.

12. PHASING

The development shall proceed in an orderly fashion. Lots may be platted if the infrastructure, including Joint Access Easements, Drainage Easements and Public Utility Easements, are in place or if the Property Owners provide fiscal surety for infrastructure as a condition of Final Plat approval.

13. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

13.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially and adversely change this Plan, may be approved administratively. Changes must be made in writing, and approved by the Community Development Director, City Engineer and the City Attorney.

13.2 Major Changes

All changes not permitted under Section 13.1 above, shall require approval under the same procedure required by the original PUD application.
North Town Commons, LLC
3874 Limmer Loop
Hutto, Texas  78634

By:  Bobby Castle
Printed Name: Bobby Castle
Title: Member and Secretary
Date:  9-21-17

Trim Tech of Austin, Inc.
902 Tradesmen’s Park Loop
Hutto, Texas 78634

By:  
Printed Name: Sam Culpepper
Title: Vice President
Date:  9-21-17

Robert M. Castle, Jr. & William Randall Russ
3874 Limmer Loop
Hutto, Texas 78634

By:  Bobby Castle
Printed Name: Robert M. Castle, Jr.
Title:  
Date:  9-21-17

By:  William Russ
Printed Name: William Randall Russ
Title:  
Date:  9-21-17

Nancy N. Rabb Properties, LTD.
2604 Sunrise Road
Round Rock, Texas 78664

By:  
Printed Name: Cary Rabb
Title: President
Date:  9-26-17

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

Date

ATTEST:

Seth Gipson, City Secretary

Date
## EXHIBIT “A”
[Property Description]

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
<th>Location &amp; Document Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Town Commons</td>
<td>17.09 acres</td>
<td>Williamson County, Texas – Doc. # 2007062953</td>
</tr>
<tr>
<td>Robert M. Castle, Jr. and William Randall Russ</td>
<td>2.18 acres</td>
<td>Williamson County, Texas – Doc. # 2007092389</td>
</tr>
<tr>
<td>Trim Tech of Austin, Inc.</td>
<td>7.32 acres</td>
<td>Williamson County, Texas – Doc. # 2007092382</td>
</tr>
<tr>
<td>Nancy N. Rabb Properties, Ltd.</td>
<td>1.86 acres</td>
<td>Williamson County, Texas – Doc. # 2008004880</td>
</tr>
<tr>
<td>TOTAL LAND</td>
<td>28.45 ACRES</td>
<td>(per Field Notes Attached)</td>
</tr>
</tbody>
</table>
County: Williamson  
Project: 28 acre  
Project No.: 076001

FIELD NOTES


BEGINNING at a found "x" cut in concrete rip/rap for a northwesterly corner of said 135 acre remainder tract, said "x" being on the southerly Right-of-Way (R.O.W.) line of Limmer Loop (90'R.O.W.);

Thence, with the northerly line of said 135 acre remainder tract and the southerly R.O.W. of said Limmer Loop, South 82 degrees 43 minutes 15 seconds East, a distance of 2062.38 feet to a 5/8-inch iron rod set for the northeasterly corner of said 135 acre remainder tract, said iron rod being on the westerly line of Carol Meadows Section One, a subdivision as recorded in Cabinet W, Slide 300 of the Williamson County Plat Records (W.C.P.R.), for the northeasterly corner hereof;

Thence, with the easterly line of said 135 acre remainder tract and the westerly line of said Carol Meadows, Section One, South 07 degrees 35 minutes 20 seconds West, a distance of 614.29 feet to a 5/8-inch iron rod set for the southeasterly corner of said 135 acre remainder tract, said iron rod being the southeasterly corner of said Carol Meadows, Section One, said iron rod also being on the northerly line of a called 72.025 acre tract of land recorded in the name of Mager Meadows, LP in Document Number 2004018146 of the Official Public Records of Williamson County (O.P.R.W.C.), for the southeasterly corner hereof;

Thence, with the southerly line of said 135 acre remainder tract and the northerly line of said 72.025 acre tract, North 82 degrees 09 minutes 47 seconds West, a distance of 1538.17 feet to a 5/8-inch iron rod set for an end corner of said 135 acre remainder tract, said iron rod being the northwesterly corner of said 72.025 acre tract, said iron rod also being on the easterly line of a called 11.10 acre tract of land recorded in the names of Jerry and Hilda Roznovak in Volume 443, Page 472 (Tract 2) of the W.C.D.R.;

Thence, with the easterly line of said 11.10 acre tract, North 07 degrees 49 minutes 21 seconds East, a distance of 19.17 feet to a 5/8-inch iron rod set for an end corner of said 135 acre remainder tract, said iron rod being the northwesterly corner of said 11.10 acre tract;

Thence, with the southerly line of said 135 acre remainder tract and the northerly line of said 11.10 acre tract, North 82 degrees 03 minutes 39 seconds West, a distance of 496.66 feet to a calculated point for the southwesterly corner of said 135 acre tract, said point being the northwesterly corner of said 11.10 acre tract, also being on the easterly R.O.W. line of F.M. 1660 (80' R.O.W.), for the southwesterly corner hereof;
Thence, with the westerly line of said 135 acre remainder tract and the easterly R.O.W. line of said F.M. 1660 the following three (3) courses and distances;

1. North 02 degrees 38 minutes 01 seconds West, a distance of 326.53 feet to a 5/8-inch iron rod set;
2. North 07 degrees 29 minutes 01 seconds East, a distance of 326.42 feet to a 5/8-inch iron rod set;
3. North 52 degrees 22 minutes 53 seconds East, a distance of 21.25 feet to the POINT OF BEGINNING and containing 28.449 acres of land, more or less.

Prepared by Vara Land Surveying, Inc.

Alan J. Horton
Registered Professional Land Surveyor No. 5768
Date: June 23, 2007

Bearing Basis: The bearings described herein are based on the southerly R.O.W. line of Limmer Loop being South 82 degrees 43 minutes 15 seconds East.
EXHIBIT “B”
[Lienholder’s Consent]
LIEN HOLDER CONSENT:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS THAT FIRST STATE BANK CENTRAL TEXAS, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LANDRecorded IN DOCUMENT NO. 2007092389 of the Official Public Records of Williamson County, Texas, DOES HEREBY CONSENT TO THE ZONING OF 2.18 ACRES OF LAND SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREOF.

FIRST STATE BANK CENTRAL TEXAS (Financial Institution Name)

BY: [Signature]

NAME: BILL ROMANS
TITLE: PRESIDENT

NOTARY:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BILL ROMANS, KNOWN TO ME TO THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THERE IN EXPRESSED. GIVEN UNDER HAND AND SEAL OF OFFICE THIS THE 10 DAY OF July, 2008.

NOTARY PUBLIC SIGNATURE

AMY S. LAFUENTE
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 6/18/2009
LIEN HOLDER CONSENT:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS THAT FIRST STATE BANK CENTRAL TEXAS, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. 2007062953 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE ZONING OF 17.09 ACRES OF LAND SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

FIRST STATE BANK CENTRAL TEXAS (Financial Institution Name)

BY: __________________________

NAME: BILL ROMANS

TITLE: PRESIDENT

NOTARY:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BILL ROMANS, KNOWN TO ME TO THE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THERE IN EXPRESSED. GIVEN UNDER BY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF July, A.D., 2008.

NOTARY PUBLIC SIGNATURE

AMY S. LAFUENTE

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 10/18/09
LIEN HOLDER CONSENT:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS THAT Wachovia Bank, the
lien holder of that certain tract of land recorded in document no.
________________ of the official public records of Williamson
County, Texas, does hereby consent to the zoning of ________ acres of
land situated in the city of Hutto, Williamson County, Texas, and does
hereby join, approve and consent to the dedication to the public use
forever the streets, easements and all other lands intended for public
dedication as shown hereon.

Wachovia Bank, NA (Financial Institution Name)

BY: Kara Fielder
NAME: Kara Fielder
TITLE: Senior Vice President

NOTARY:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
Kara Fielder, known to me to be the person whose name is
subscribed to the foregoing instrument and acknowledged to me that
he executed the same for the purposes and consideration therein
expressed.
Given under my hand and seal of office this the 17th day of
June, 2008.

KAREN J. LOPEZ
NOTARY PUBLIC SIGNATURE

KAREN J. LOPEZ
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 6/21/11
LIEN HOLDER CONSENT:

STATE OF TEXAS
COUNTY OF WILLIAMSON


American Bank of Commerce (Financial Institution Name)

BY: Mark Hodges
NAME: Mark Hodges
TITLE: V.P.

NOTARY:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

MARK Hodges, KNOWN TO ME TO BE THE PERSON Whose NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF

July, A.D. 2008

NOTARY PUBLIC SIGNATURE
KRISTI L. MABRY
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 03-23-2011

Kristi L. Mabry
Notary Public
State of Texas
My Commission Expires
March 23, 2011
EXHIBIT “C”
[Master Plan]
NORTH TOWN COMMONS
MOUMENT SIGN A.1-
ELEVATION & SECTION

2 X 2 STEEL TUBE FRAME - POWDER COATED - RED OXIDE
WHITE PLEXI SIGN FACE-BACK LITE
EIFS CLAD STEEL FRAME - TO MATCH TEXASFIXTURES
POURED CONCRETE CAP
SPLIT FACE LIMESTONE CMU

WAG-A-BAG
texasfixtures.com
trimtech.com
EXHIBIT "E"

[Landscape Plan]
Street Yard:
(Ref. Article 3.11 Landscaping-City of Hutto Code)

2" Trees minimum of 8 per lot
+ 1/2000 sf > 10,000 sf
Plants/Shrubs 2-3gal or 1½-5 gal or 1-7 gal
Per street yard parking space
Minimum 8 plants/lot
Each parking space to be within 50' of a tree --
100% street yard pervious areas to be landscaped --
25% of street yard - minimum landscape area --
Screening/Islands/Peninsulas/Medians and
Irrigation per Code. (Article 3.11)

Note: Street yard shown is for illustration purpose only.
Actual Street Yard is a function of lot specific
Land Development Site Plan.
Flag Lots 4/7/8/11 and 12 have 0 street yard area.
EXHIBIT “F”
[Development Standards]
EXHIBIT “F”
DEVELOPMENT STANDARDS
COMMERCIAL AND INDUSTRIAL DEVELOPMENT PARCELS

The following Development Standards shall apply to all development on portions of the Property, which are identified as Commercial and Industrial Development Parcels on the Plan attached as Exhibit “C” (Master Plan).

1. PERMITTED USES:
The following principal uses are permitted:

Lots 1, 2, and 3 of Block A:
All B-1 (Local Commercial) Zoning District uses identified in the current City of Hutto Unified Development Code and any Auto Service Facility with similar use allowances as defined by Sections 1.412 (2)(a) and 1.412 (2)(b) of the Code.

Lots 1 through 4 of Block B:
All B-1 (Local Commercial) Zoning District uses identified in the City of Hutto Unified Development Code, excluding Auto Service Facilities, and Day Care provided that each building is a maximum of 10,000 gross square feet and the lot area is sufficient to contain the parking and peak traffic vehicles on-site. No uses will be permitted that generate exceedingly loud, disturbing noise levels before 7:00 AM or after 7:00 PM. No operation of any all-night or 24-hour businesses.

All proposed Industrial Use Lots as shown in Exhibit “C” (Master Plan):
All LI (Light Industrial) Zoning District uses identified in the current City of Hutto Unified Development Code.

2. PROHIBITED USES:
The following uses are prohibited on the Property: all cell towers; other free standing towers over forty-six feet (46’) in height (wind turbines to generate electricity shall be measured from the rotating shaft height), flea markets, sexually oriented businesses, outdoor amusement parks or carnivals, recreational vehicle parks, outdoor shooting ranges, pawn shops, heavy equipment sales (agricultural tractors and implement sales are allowed), kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales, automotive sales (including boats, recreational vehicles and trailer sales).

3. OUTDOOR SALES & DISPLAYS:
Outdoor sales and displays are permitted as accessory uses in conjunction with, a building only in an area designated on the site plan approved by the Director of Planning for such building or an amended site plan approved at a later date. All outdoor sales and display areas shall be located and operated as part of the principal use of a tenant in a multi-tenant building, and shall not comprise a separate business use.
4. DEVELOPMENT STANDARDS:

4.1 All building shall be 100% percent masonry (except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features including aluminum composite panel allowed, and trim. Masonry shall mean brick, stone, stucco, concrete panels, EFIS (Exterior Finish Insulation System), fiber cement siding such as Hardi Board, or CMU.

4.2 All exterior color shall be of neutral muted tones compatible with the PUD color scheme and architectural design standards set by this agreement. Primary color shall be cream, light grey or beige limestone. No weathered brown limestone will be allowed. Accent colors and special decorative features shall be less than 40% of exterior areas.

4.3 Industrial Lot: Peaked Roof Buildings fronting on Limmer Loop shall be a maximum of thirty-four (34′) feet high at eave line and a maximum of forty-five (45′) feet high at roof ridge line. Mezzanines are allowed on peaked roof buildings.

4.4 Flat roof buildings shall be a maximum of forty-six (46′) feet high with roof slope not less than 1/8” per foot. Not more than 4 floors are allowed for flat roof buildings.

4.5 One (1) Industrial lot building may have a second level area that is no larger than the gross ground level building area. Industrial uses that employ seasonal workers may utilize the second level area as temporary lodging for the workers. Such facilities shall meet all Building, Fire and Access Codes.

5. SERVICE & LOADING AREAS:

All service and loading areas shall be in compliance with B-1 (Local Business) Zoning District and LI (Light Industrial) Zoning District requirements as identified in the Unified Development Code, unless otherwise noted in this document. On-Street loading or unloading is prohibited for any lot.

6. INDUSTRIAL LOT FENCING:

All internal lot fencing shall be green vinyl-coated chain link.

7. IRRIGATION:

An underground, automatic irrigation system must be installed in all landscaped areas, other than areas approved by the City for plant materials that do not normally require irrigation. Drip irrigation is encouraged, and all irrigation must effectively water all the landscaped areas. All irrigation systems shall be inspected and approved prior to the issuance of a certificate of occupancy for the building for which the landscaping is required.

8. SITE PLAN REQUIRED:
A site plan for each lot or phase of development shall be submitted to the City to ensure compliance with the terms of this Agreement and all ordinances and requirements of the City of Hutto prior to the issuance of each building permit.

9. PARKING STANDARDS:

All parking for individual lot developments shall comply with requirements of the City of Hutto Unified Development Code.

10. MASTER DRAINAGE PLAN AND RECIPROCAL DRAINAGE EASEMENT:

Subdivision development shall include Drainage Easements with adequate surface or underground conveyances to serve each individual lot. Drainage conveyances shall collect and route runoff from each lot to established area natural drainage patterns. Each individual lot shall provide for on-site storm water detention facilities designed and constructed in accordance with the storm water policy of the City of Hutto. All drainage facilities shall be private and those located on individual lots shall be maintained by the individual lot owner. No drainage improvement shall be altered by the individual lot owner in any manner that would impede the intended use of other lot owners or any off-site drainage conveyance through the development site. Any such alteration shall not commence until an engineering plan has been submitted and approved by the City. On-site detention shall provide such that peak developed flows are no greater than pre-developed peak flows.

11. UTILITY EASEMENT:

Developer or Property Owner shall dedicate Public Utility Easements (P.U.E.) to construct, install, operate, maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, use and remove public utility lines, facilities and improvements, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris, in, upon, over, under, above and across the Property and shall be dedicated by this subdivision development to allow for individual lot service of each public utility.

12. RECI PROCAL JOINT USE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENTS:

The above-described easements are as shown on the Development Plan and are intended as reciprocal access easement between and among Property Owners granting the right of free and uninterrupted ingress and egress for persons, vehicles, and equipment necessary or convenient for use in the PUD, specifically granting the right for all persons and/or members of the general public to come on and be present within the boundaries of the PUD property, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris in, upon, over, and across said Property, and provide for unrestricted access of all governmental and emergency service vehicles and equipment as necessary.
13. PARKING LOT LIGHTING:

All lighting shall be in compliance with standard B-1 (Local Commercial) Zoning District and LI (Light Industrial) Zoning District requirements. Maximum height of a lighting fixture shall not exceed thirty (30) feet. No site lighting shall create an area of illumination on any adjacent residential use areas.
AGENDA ITEM NO.: 8C.  
AGENDA DATE: October 19, 2017

PRESENTED BY: Michel Sorrell, Chief Financial Officer

ITEM:
Consideration and possible action on the first reading of an ordinance amending the City of Hutto Code of Ordinances (2014 Edition), Appendix A Fee Schedule, Article A1.000 Development Services, Engineering and Construction, Article A4.000 Public Facility Rentals, Article A5.000 Utilities and A7.000 Library. (Michel Sorrell)

STRATEGIC GUIDE POLICY: Fiscal Responsibility

ITEM BACKGROUND:
In order for the City to stay competitive and to adequately cover costs of service the fee schedule must be reviewed every few years. Staff recently reviewed the current fee schedule to determine if City fees are appropriate for cost recovery, balancing expenditures and revenues, and how they compare to benchmark cities.

The proposed Development Services, Engineering and Construction, Parks and Recreation, and Library fee changes will keep the City aligned with other benchmark cities. The proposed fees are appropriate to cover costs borne by the City.

In addition, the city of Hutto contracted with NewGen Strategies and Solutions in 2016 to perform a utility rate study. Based on the results of the study, water and waste water rates needed to be increased over a two year period. The first increase was done in April 2017. The proposed rate increase for FY 2018, the same as implemented in FY 2017, is 6.76% for water and 15% for waste water.

Up until October 2017, the city was in a take or pay contract with the Heart of Texas Water Supply Company (H.O.T.). This contract increased the volume at an unwarranted pace, causing numerous increases in citizens utility bills. In October, the City purchased the Heart of Texas Water Supply Contract, which will save the City and the residents over $150 million over what would have been the rest of the contract, 40 years. Rates will stabilize and the citizens will be able to see some relief soon.

The utility rate increases are needed in order to maintain utility fund reserve requirements, investment in infrastructure and to meet debt service requirements such as the new Hutto South Waste Water Treatment Plant and for the newly purchased Heart of Texas water system.

Major proposed changes to the fee schedule (Exhibit A) are below. Proposed changes to the amended fee schedule (Exhibit A) are below. All changes to the Fee Schedule can be found in the
attached Exhibit A Fee Schedule.

**Article A1.000 Development Services, Engineering & Construction, Article A4.000 Public Facility Rentals, and Article A7.000 Library**

Staff reviewed and proposed the following changes.

**Article A1.000 Development Services, Engineering & Construction**

Fee Schedule changes include:

**(c) Subdivision Fees**

(17) Service Extension Request Application Fees:

A. Request not requiring city participation: $200.00

B. Request requiring city participation: $500.00

C. Technology Fee: $25.00

**(e) Site plan fees**

(8) Clearing and grading permit fees:

**Article A4.000 Public Facility Rental**

Fee Schedule changes include the addition of non-profit rates and deposits to the previous rate tables, as well as updating rental fees overall. Below are updated charts that reflect these changes.

(1) Park Facilities:

<table>
<thead>
<tr>
<th>Pavilions (2 Hour Minimum)</th>
<th>Resident</th>
<th>Nonresident</th>
<th>Non-Profit</th>
<th>Deposit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fritz Park</td>
<td>$20.00/hour</td>
<td>$30.00/hour</td>
<td>$10.00/hour</td>
<td>$100.00</td>
</tr>
<tr>
<td>Hutto Lake Park</td>
<td>$10.00/hour</td>
<td>$15.00/hour</td>
<td>$5.00/hour</td>
<td>$100.00</td>
</tr>
<tr>
<td>Country Estate Park</td>
<td>$10.00/hour</td>
<td>$15.00/hour</td>
<td>$5.00/hour</td>
<td>$100.00</td>
</tr>
<tr>
<td>Glenwood Splash Pad</td>
<td>$10.00/hour</td>
<td>$15.00/hour</td>
<td>$5.00/hour</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Saul House</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Day (4+ hours)</td>
<td>$300.00/day</td>
<td>$400.00/day</td>
<td>$150.00/day</td>
<td>$100.00</td>
</tr>
<tr>
<td>Half Day (1-3 hours)</td>
<td>$75.00/hour</td>
<td>$150.00/hour</td>
<td>$40/hour</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

Gin at the Co-Op
Full Day (4+ hours) $500.00/day $600/day $300/day $250.00
Half Day (1-3 hours) $100.00/hour $200.00/hour $50.00/hour $250.00
Special Event Co-Op Grounds Fee $250/day $250.00/day $250.00/day N/A
(combine with Gin Rental)

(2) Athletic Field Rental Fees:

<table>
<thead>
<tr>
<th>Rental Type</th>
<th>Resident</th>
<th>Nonresident</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tournaments: per field per day</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Holmstrom Field</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Old Hippo Stadium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fritz Park Youth Baseball Field</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fritz Park Youth Softball Field</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creekside Field 1-4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clinics, practices, games: per field per hour</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Holmstrom field</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Old Hippo Stadium</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**BUDGETARY AND FINANCIAL SUMMARY:**

Article A5.000 Utilities

The water rates are proposed to increase by 6.75% for FY 18, effective February 1, 2017. The retail waste water rates are proposed to be increased by 15% for FY 18, effective February 1, 2017. The proposed rate increases are recommended to ensure proper cost recovery and assist with balancing revenues and expenses.

**RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:**

Not applicable.

**CITY ATTORNEY REVIEW:**

Not applicable.

**STAFF RECOMMENDATION:**
Staff recommends approval of the ordinance amending the City of Hutto's Fee Schedule.

**SUPPORTING MATERIAL:**
1. [Ordinance - Amending Fee Schedule](#)
2. [Exhibit A - Redline Fee Schedule](#)
ORDINANCE NO. __________

AN ORDINANCE PRESCRIBING CERTAIN FEES FOR THE CITY HUTTO, AMENDING ALL APPLICABLE ORDINANCES AND OTHER INSTRUMENTS; PROVIDING FOR A SCHEDULE OF FEES AND CHARGES; PROVIDING A PUBLICATION CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, a review has been made by the City Staff covering rates, fees and charges of the City of Hutto for certain services rendered or provided by the City of Hutto; and

WHEREAS, it is deemed advantageous to set out all of said rates, fees and charges in one ordinance for the convenience of the City of Hutto, its employees and the citizens of Hutto and the public in general; and

WHEREAS, it is the purpose and intent of this ordinance to adopt rate schedules, fees and charges for such utilities and services provided by the City of Hutto; and

WHEREAS, it is recognized that the existing ordinances covering the various rates, fees and charges are numerous and it is the purpose and intent of this ordinance to amend all of said prior ordinance so as to set forth the rate and fee schedules as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION 1.0 Exhibit “A” which is attached to this Ordinance as a reference and is incorporated into this Ordinance as presented, lists each of the specific fees and charges authorized by the City Council.

SECTION 2.0 All fees and charges specified in Exhibit “A” shall be in effect as of April 20, 2017, unless otherwise noted in Exhibit “A”.

SECTION 3.0 All ordinances heretofore adopted by this City covering the fees and charges as set forth in the ordinance be and each of said ordinances is hereby amended so as to incorporate therein the applicable fees as set forth and contained in Exhibit “A” of this ordinance.

SECTION 4.0 If any sentence, phrase, paragraph or other part of this ordinance should be held to be invalid by a court of competent jurisdiction such holding of invalidity shall not affect the remainder of this ordinance and all portions of this ordinance not held to be invalid shall continue and remain in full force and effect.
SECTION 5.0 All other terms and conditions contained in the amended ordinances, except as amended herein and hereby shall continue and remain in full force and effect.

SECTION 6.0 Publication. The City Secretary of the City of Hutto, Texas is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION 7.0 Open Meetings Clause. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on first reading on this the 16th day of November, 2017, at a regular meeting of the City Council of the City of Hutto, Texas.

READ, APPROVED and ADOPTED on second and final reading on this the 7th day of December, 2017, at a regular meeting of the City Council of the City of Hutto, Texas.

CITY OF HUTTO, TEXAS

By: _________________________________
    Doug Gaul, Mayor
    Date Signed: _______________________

ATTEST:

By: _________________________________
    Seth Gipson, City Secretary
EXHIBIT “A”

FEE SCHEDULE

April 20, 2017 October 19, 2017

Article A1.000  Development Services, Engineering and Construction  A-3
Article A2.000  Public Safety  A-9
Article A3.000  Public Works  A-11
Article A4.000  Public Facility Rentals  A-11
Article A5.000  Utilities  A-14
Article A6.000  Business  A-19
Article A7.000  Library  A-20
Article A8.000  Miscellaneous  A-20
ARTICLE A1.000 DEVELOPMENT SERVICES, ENGINEERING AND CONSTRUCTION

(a) Zoning fees.

(1) Temporary use permits: $300.00.

(2) Zoning change: $750.00 up to 5 acres. $100.00 for each additional 5 acres.

(3) Planned unit developments (PUD): $2,750.00 up to 20 acres. $100.00 for each additional 5 acres.

(4) Planned Unit development (PUD) amendment: 75% of regular planned unit development (PUD) fee.

(5) Zoning variance: $400.00.

(6) Development Agreements: $1000.00.

(7) Form Based Code Submittal: $500.00 up to 80 acres. $100.00 for each additional 5 acres.

(8) Form based code amendment: 75% of regular SmartCode submittal fee.

(9) Annexation (voluntary); $500.00

(10) Specific use permit: $500.00

(11) Zoning verification letter: $50.00

(12) Warrant (Historic District only): $100.00.

(13) Traffic Impact Analysis: $400.00 plus professional recovery fee (amount invoiced by the traffic consultant hired by the City).

(14) Technology Fee: $25.00 except where indicated by **.

*Notices–Written notice of each public hearing before the Planning and Zoning Commission on a proposed change in a zoning classification or a specific use permit shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within a 200-foot radius of the affected area. All application fees include the initial notification fees. However, subsequent notifications will be charged to the applicant prior to making each additional notice at the rate of $5 per notice. For large scale projects with over 50 mailed notices, an additional fee of $1.00 per letter shall be charged for each mailing.

(b) Appeals.

(1) Administrative Appeal (Zoning Board of Adjustment): $500.00.

(2) All other Appeals (City Council): $150.00.

(c) Subdivision fees.

(1) Development assessment review: $1,100.00.
(2) Major subdivision preliminary plat: $1,550.00 plus $25.00 per lot; plus $20.00 per acre of right-of-way.

(3) Major subdivision preliminary plat revision: 75% of regular Major subdivision preliminary plat fee.

(4) Major subdivision final plat: $1,000.00 plus $25.00 per lot; plus $20.00 per acre of right-of-way.

(5) Plat vacation: $500.00.

(6) Amended plat of subdivision: $500.00 plus $25.00 per lot.

(7) Major/Minor plat recordation processing fee: $50 plus Williamson County plant recordation fees.**

(8) Minor/short form final plat: $500.00.

(9) Right of Way vacation/abandonment/license to encroach (public utility, right-of-way and drainage easement): $250.00* Requires amendment plat.

(10) GIS Fee: $25.00.*

(11) Subdivision public improvements/construction inspection fee: 3% of cost of public improvements.*

(12) Plan extension request (1 year extension): $250.00

(13) Subdivision public improvements/construction plan review: $100.00/acre.

(14) Legal lot determination: $50.00

(15) Subdivision variance: $300.00

(16) Traffic Impact Analysis: $400.00 plus professional recovery fee (amount invoiced by the traffic consultant hired by the City).**

(17) Technology Fee: $25.00 except where indicated by **.

(18) Service Extension Request Application Fees:

   (A) Request not requiring city participation: $200.00

   (B) Request requiring city participation: $500.00

   (C) Technology Fee: $25.00

(d) Development fees.

(1) Parkland development fee:

   (A) Residential: $500.00 per unit.
(B) Non-residential: $800.00 (minimum); $800.00 per acre for 3 or more acres.

(2) Parkland fee-in-lieu of land dedication fees:

(A) Residential:

   Single-Family: $300.00 per unit

   Multi-Family: $175.00 per unit

(e) Site plan fees.

(1) Site plan review fee: $1,000.00 plus $100.00 per acre. A resubmittal fee of $250 will be required for submittals received more than 45 days after comments were sent or after the third submittal for the project.

   (A) Technology fee: $25.00.

(2) Site Inspection fee: $200.00 plus $0.05/sq. ft. for impervious cover.

(3) Site inspection fee (public improvements only): 3% of cost of public improvements

(4) Minor deviations/design modifications: $200.00 plus $0.05/sq. ft. for impervious cover.

(5) Fire review fees shall be established by the Williamson County Emergency Services District No. 3.

(6) Right-of-way use permit fees, driveway/flatwork/sidewalk/curb-cut only:

   (A) $100.00 application fee.

   (B) $65.00 inspection fee.

   (C) Technology Fee: $5.00.

(7) Right-of-way use permit fees:

   (A) $500.00 application fee (applied to inspection fee)

   (B) $500.00 or 3% of construction cost inspection fee, whichever is greater

(8) Clearing and grading permit fees:

   (A) Application Fee: $100.00

   (B) Technology Fee: $7.00

(f) Building plan review fees:

(1) Residential: $25 per dwelling. Required for all new residential construction and residential addition permits.

(1) New residential building permit fee: $1,600.00 flat fee.
(2) Residential addition building permit fee: $25.00.

(3) Commercial: 65% of Commercial permit fee. Required for all new commercial construction and commercial addition permits.

(4) Certificate of appropriateness (Historic District only):

(A) $30.00 minor projects

(B) $250.00 major projects (i.e., new construction)

(C) Technology fee: $7.00.

(g) Building permit fees. Fees for building permits double if work on the project begins prior to issuance of the permit. All permit fees are to be paid in advance by the licensed party who applies for the permit. Building Valuation is determined by the International Code Council (ICC) Building Valuation Data Table (BVD). This calculation takes the total square feet of a structure multiplied by the amount found on the BVD table for the Building Group and Construction Type.

(1) New Residential/New Commercial/Residential Addition/Commercial Addition/Commercial Remodel permit fees: Includes required inspections, re-inspections are an additional fee.

<table>
<thead>
<tr>
<th>Estimated Valuation</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1.00 to $5,000.00</td>
<td>$25</td>
</tr>
<tr>
<td>$5,001.00 to $10,000.00</td>
<td>$76.92</td>
</tr>
<tr>
<td>$10,001.00 to $25,000.00</td>
<td>$99.69 for the first $10,000 plus $7.70 for each additional $1,000</td>
</tr>
<tr>
<td>$25,001.00 to $50,000</td>
<td>$215.19 for the first $25,000 plus $5.56 for each additional $1,000</td>
</tr>
<tr>
<td>$50,001.00 to $100,000.00</td>
<td>$354.19 for the first $50,000 plus $3.85 for each additional $1,000</td>
</tr>
<tr>
<td>$100,001.00 to $500,000.00</td>
<td>$546.69 for the first $100,000 plus $3.08 for each additional $1,000</td>
</tr>
<tr>
<td>$500,001.00 to $1,000,000.00</td>
<td>$1,778.69 for the first $500,000 plus $2.62 for each additional $1,000</td>
</tr>
<tr>
<td>$1,000,001.00 and up</td>
<td>$3,088.69 for the first $1,000,000 plus $1.74 for each additional $1,000</td>
</tr>
</tbody>
</table>

(A) Re-inspections: $65.00 each. After 3rd failed inspection, must wait 2 days for re-inspection and re-inspection is $100.00.

(B) Technology fee

(1) Residential building permit: $10.00

(2) Commercial building permit: $20.00
(2) **Miscellaneous permits/inspections by type.**

(A) Technology fee: $7.00 for all miscellaneous permits, except where indicated by **.

(B) Move-in permit fee (modular structure): $150.00.

(C) Demolition:
   
   (1) Residential: $50.00
   
   (2) Commercial: $150.00.

(D) Storage building permit: $25.00 review fee, plus $0.10 per square foot if over 200 square feet, plus required inspection(s) fees. $50.00 review fee, if over 200 square feet $100.00, plus required inspection fees. Re-inspections are an additional fee.

(E) Water softener, water heater, irrigation, spa, hot tub, HVAC, solar panel, and wind turbine permits: $50.00, plus required inspection(s) fees. Re-inspections are an additional fee.

(F) Pool permit (in ground): $25.00 review fee, plus $0.10 per square foot if over 200 square feet, plus required inspection(s) fees. Re-inspections are an additional fee.

(G) Pool permit (above ground, over 24” tall): $25.00 review fee, plus $0.10 per square foot if over 200 square feet, plus required inspection(s) fees. Re-inspections are an additional fee.

(H) Patio/deck permit: $50.00 review fee, plus $0.10 per square foot if over 200 square feet $100.00, plus required inspection(s) fees. Re-inspections are an additional fee.

(I) Fire safety inspection for commercial buildings is set by Williamson County Emergency Services District No. 3.

(J) Tree removal permit**
   
   (1) Undeveloped or redevelopment site:
   
   (i) Trees with a DBH of at least 6”, regardless of health: Permit required; no fee.
      
   (ii) Nuisance, diseased, dangerous or dead trees: No permit required; no fee.

   (2) Developed site:
      
   (i) Trees with a DBH of at least 2.5”, regardless of health: Permit required; no fee.
      
   (ii) Nuisance, diseased, dangerous or dead trees: No permit required; no fee.

(K) **HUD-code manufactured home fees.**

   (1) Permit application fee: $100.00. (2004 Code, sec. 3.902)
(2) License application or renewal fees: $50.00.

(3) License transfer fee: $50.00.

(2004 Code, sec. 3.903)

(L) **Sign permits.**

(1) **Regular signs (on buildings or freestanding).**

   (i) Signs meeting code requirements, fee due upon application: $5.00 per sq. foot of facing.

   (ii) Sign master plan application fee: $100.00.

(2) **Signs requiring variances.**

   (i) Processing fee: $100.00.

   (ii) If variance approved: $15.00 per square foot of facing.

   (iii) If variance approved for sign master plan: $10.00 per square foot of facing.

(3) **Temporary signs.**

   (i) Temporary Commercial Signage, per sign: $50.00.

   (ii) A-Frame Sign: $30.00 (1 year).

   (iii) Public Information Sign: Permit required; no fee.**

   (iv) Political sign: No permit required; no fee.**

(M) **Certificate of Occupancy (change of commercial tenant or ownership):** $50.00.

(N) **Temporary Certificate of Occupancy:** $250.00 per issuance.

(O) **Occupation of a structure prior to issuance of a Certificate of Occupancy:** $100.00 per day of occupancy prior to issuance of a Certificate of Occupancy.

(P) **Temporary job/construction trailer:** $30.00.

(Q) **Remodel-Residential:** $50.00 plus required inspection(s) fees. Re-Inspections are an additional fee. (No Plan Review fee required)

(R) **Inspection for habitable dwelling.** Building or home 5 years or older: $100.00.

(S) **All inspections and re-inspections not listed above:** $50.00 each.** After 3rd failed inspection, must wait 2 days for re-inspection and re-inspection is $100.00.

(h) **Map and Plan Documents.**
(1) **Printed map products.**

(A) Black and white or color map.

(i) 8.5" x 11": $5.00.

(ii) 11" x 17": $10.00.

(iii) 34" x 48": $20.00.

(B) Map tube: $2.00.

(C) Postage: $4.00 depending on additional postage fees.

(D) 2-day request: $40.00.

(E) As-built plans (24" x 36"): $10.00.

(2) **GIS/CD/e-mail products.**

(A) PDF file: $10.00.

(B) JPG file: $10.00.

(C) CD: $15.00.

(D) DVD/Other: $15.00.

(E) Postage: $4.00 depending on additional postage fees.

(F) Shape file.

(i) Each layer: $35.00.

(ii) Parcel layer: $70.00.

(G) Aerial.

(i) Individual panels (per panel): $35.00.

(ii) All panels: $860.00.

(H) As-built plans (electronic): $25.00.

(3) **GIS custom maps:** GIS is not authorized to prepare custom maps. However, should the preparation of a custom map be authorized by the Planning Director, the customer will be charged on a per hour basis. $75 for the first hour, $35 for each additional hour.

**ARTICLE A2.000 PUBLIC SAFETY**

(a) **Police.**

(1) Fingerprinting service, per set (voluntary fingerprinting of children is at no charge): $10.00.
(2) Accident reports, per report: $6.00.

(3) Hourly rate for police unit (vehicle) on security detail, per hour: $15.00.


(5) Business alarm permits (annual fee): $50.00.

(6) Residential alarm permits (annual fee): $25.00.

(b) Animal control. Ordinance 10-003-00. All fees set forth shall apply as adopted by the Williamson County Commissioner’s Court for the Regional Animal Shelter, as amended.

(1) Dog registration for sterilized animal, per tag: $5.00.

(2) Dog registration for unsterilized animal, per tag: $10.00.

(3) Impoundment fee, registered: $30.00.

(4) Impoundment fee, unregistered: $60.00.

(5) Return charge for loose livestock that are picked up, per occurrence: $65.00.

(6) Holding fee, per day: $10.00.

(7) Rabies vaccination, per animal: $15.00.

(8) Pick up deceased owner animal, per animal: $25.00.

(9) Fee for dropping off animal - owner surrender, per occurrence: $25.00.

(10) Additional drop-off fee with litter, per occurrence: $25.00.

(c) Traffic fines. The municipal judge has discretion to charge the maximum fee per state law depending on the violation. In addition to traffic fines, a person convicted of a misdemeanor shall pay court cost mandated by the state. Other fines charged are established in the Code of Ordinances and state law.

(1) Maximum fines. The maximum fine for most municipal court cases is as follows:

   (A) Traffic Violations: $200

      (i) $200 fines for traffic violations may be doubled for offenses in a construction or maintenance work zone when workers are present and if the construction or maintenance work zone is marked by a sign indicating construction or maintenance work zone.

      (ii) Additional fee applies if speeding in a school zone.

   (B) Penal Violations: $500

(d) City Ordinances. As stated in Chapter 1, Section 1.01.009 of the Code, the City Council may establish the following penalties:
(1) A fine up to $2,000 in all cases arising under the ordinances, resolutions, rules or orders that govern: fire safety, zoning, public health and sanitation;

(2) A fine up to $4,000 in all cases arising under the ordinances, resolutions, rules or orders that govern illegal dumping of refuse (Ordinance O-15-12-17-6F); and

(3) A fine up to $500 for all other city violations.

(e) Unlawful Passing of School Buses. Unlawfully passing a school bus is punishable by a fine of $500–$1250 for first offense, or $1,000–$2,000 for second or subsequent offense.

(f) Failure to Maintain Motor Vehicle Liability Insurance. Conviction of this offense is a misdemeanor punishable by a fine of not less than $175 or more than $350; if a person has been previously convicted of this offense, it is punishable by fine of not less than $350 or more than $1000.

(g) Parked in Handicap Zone. Conviction of this offense is a misdemeanor punishable by a fine of not less than $500 or more than $750; if a person has been previously convicted of this offense, it is punishable by fine of not less than $550 or more than $800; and if that person has been convicted three times of this offense, a fine of not less than $800 or more than $1100.

(h) Time Payment Fee (Chapter 51 of Government Code Sec. 51.921). Municipal Court shall collect a fee of $25.00 from a person who has been convicted, pays any part of a fine, court cost or restitution on or after the 31st day after the date Judgment is entered.

(i) Photographic traffic enforcement system.

(1) Civil penalty: $75.00.

(2) Late payment fee: $25.00.

(3) Payment by credit or debit card: 2% of the total payment.

(Ordinance 06-012-01 adopted 6/19/08)

(j) Food sanitation fees (25 Texas Administrative Code Sec. 229.161-171, 229.173-175) Fees under this subsection are to be reviewed and regulated by the Williamson County and Cities Health District.

ARTICLE A3.000 PUBLIC WORKS

(a) Solid waste collection.

(1) Monthly fees are based on cart selection. Bulky waste pick-up is not included with the 65 gallon solid waste cart selection.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid Waste</td>
<td>$9.75</td>
<td>$9.75</td>
<td>$8.40</td>
<td>$8.40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recycling</td>
<td>$3.75</td>
<td>$3.10</td>
<td>$3.75</td>
<td>$3.10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bulky Waste</td>
<td>$0.45</td>
<td>$0.45</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Street Maintenance (6%)

<table>
<thead>
<tr>
<th></th>
<th>$0.84</th>
<th>$0.80</th>
<th>$0.73</th>
<th>$0.69</th>
</tr>
</thead>
</table>
## Sales Tax (8.25%)

<table>
<thead>
<tr>
<th></th>
<th>$1.22</th>
<th>$1.16</th>
<th>$1.06</th>
<th>$1.01</th>
</tr>
</thead>
</table>
## Total Monthly Cost

|        | $16.01 | $15.26 | $13.94 | $13.20 |

(2) Additional carts: 50% of monthly rate

(3) Tenant clean up (includes up to 10 cubic yards): $150.00

(4) Additional pick-up request (includes up to 3 cubic yards or 6 carts): $8.75 per pick-up

*(Ordinance __________________ adopted 1/21/16)*

(b) Assessments. Lot clean up: Actual cost plus $100.00 administrative fee.

*(Ordinance 08-026-00 adopted 10/2/08)*

### ARTICLE A4.000 PUBLIC FACILITY RENTALS

(a) Facilities and equipment rental. Rental procedures and forms will be set and made available through the Parks and Recreation department. Resident and nonresident individuals, clubs, organizations or businesses may rent parks and recreation facilities and athletic fields, when available, for a fee per function as follows: Fees for facilities and equipment are set below.

(1) Park Facilities:

<table>
<thead>
<tr>
<th>Pavilions (2 Hour Minimum)</th>
<th>Resident</th>
<th>Nonresident</th>
<th>Non-Profit</th>
<th>Deposit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fritz Park</td>
<td>$20.00 / hour</td>
<td>$30.00 / hour</td>
<td>$10.00 / hour</td>
<td>$100.00</td>
</tr>
<tr>
<td>Hutto Lake Park</td>
<td>$10.00 / hour</td>
<td>$15.00 / hour</td>
<td>$5.00 / hour</td>
<td>$100.00</td>
</tr>
<tr>
<td>Country Estate Park</td>
<td>$10.00 / hour</td>
<td>$15.00 / hour</td>
<td>$5.00 / hour</td>
<td>$100.00</td>
</tr>
<tr>
<td>Glenwood Splash Pad</td>
<td>$10.00 / hour</td>
<td>$15.00 / hour</td>
<td>$5.00 / hour</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

**Saul House**

| Full Day (4+ hours) | $300.00 / day | $400.00 / day | $150/day | $100.00 |
| Half Day (1-3 hours) | $75.00 / hour | $150.00 / hour | $40/hour | $100.00 |

**Gin at the Co-Op**

| Full Day (4+ hours) | $500.00 | $600.00 / day | $300.00 / day | $250.00 |
| Half Day (1-3 hours) | $100.00 / hour | $200.00 / hour | $50.00 / hour | $250.00 |

Special Event Co-Op Grounds Fee (combine with Gin rental)

| $250.00/day | $250.00/day | $250.00/day | N/A |

**Meeting Room** (2 hour minimum)

| Per Hour | $25.00 | $30.00 | $10.00 | $100.00 |

(2) Athletic Field Rental Fees:

<table>
<thead>
<tr>
<th>Rental Type</th>
<th>Resident</th>
<th>Nonresident</th>
<th>Deposit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tournaments: per field per day</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Holmstrom Field</td>
<td>$250.00 / day</td>
<td>$350.00 / day</td>
<td>$400.00</td>
</tr>
<tr>
<td>Old Hippo Stadium</td>
<td>$250.00 / day</td>
<td>$350.00 / day</td>
<td>$400.00</td>
</tr>
<tr>
<td>Fritz Park Youth Baseball Field</td>
<td>$125.00 / day</td>
<td>$225.00 / day</td>
<td>$200.00</td>
</tr>
</tbody>
</table>
a. A security deposit shall be required to rent city parks and recreation facilities and athletic fields. Upon inspection and determination that facilities have not been damaged and clean up costs have not been incurred, the deposit shall be refunded.

b. A per hour, per staff member fee will be charged to the renter if it is necessary that a city employee be present during usage.

(3) Equipment:

a. Recreation equipment can be obtained from the parks and recreation department, if available, in conjunction with a paid facility rental and deposit.

<table>
<thead>
<tr>
<th>Type of Equipment</th>
<th>Resident</th>
<th>Nonresident</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation Kit</td>
<td>$25.00 / day</td>
<td>$30.00 / day</td>
</tr>
</tbody>
</table>

(1) Resident and non-resident individuals, clubs, organizations, or businesses may rent parks and recreation facilities, when available, for a fee per function as follows:

(A) Pavilions:

<table>
<thead>
<tr>
<th>City Park</th>
<th>Residents</th>
<th>Nonresidents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full (120' x 60')</td>
<td>$100.00</td>
<td>$125.00</td>
</tr>
<tr>
<td>Half (60' x 30')</td>
<td>$50.00</td>
<td>$75.00</td>
</tr>
<tr>
<td>Neighborhood parks (18' x 36')</td>
<td>$25.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

(B) Saul House Recreation Site:

Home Site/Meeting Facility (4 hours) $200.00 $225.00

Additional Hours $20/hour $25/hour

(C) Sports facility lights $20.00/hour $25.00/hour
A $100.00 deposit shall be required to rent the above listed facilities. Upon inspection and
determination that facilities have not been damaged and clean up costs have not been incurred,
the deposit shall be refunded.

(D)  Hutto Gin

<table>
<thead>
<tr>
<th></th>
<th>Residents</th>
<th>Nonresidents</th>
<th>Local Non-profit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Day (4+ hours)</td>
<td>$500.00/day</td>
<td>$600.00/day</td>
<td>$300.00/day</td>
</tr>
<tr>
<td>Half Day (1-3 hours)</td>
<td>$100.00/hour</td>
<td>$200.00/hour</td>
<td>$50.00/hour</td>
</tr>
<tr>
<td>Security Deposit</td>
<td>$250.00</td>
<td>$350.00</td>
<td>$250.00</td>
</tr>
</tbody>
</table>

Upon inspection and determination that facilities have not been damaged and clean up costs
have not been incurred, the deposit shall be refunded.

(2) Equipment.

(A) Recreation kit

<table>
<thead>
<tr>
<th></th>
<th>Residents</th>
<th>Nonresidents</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$25.00</td>
<td>$30.00</td>
</tr>
</tbody>
</table>

(3) Athletic field rental rates:

(A) Deposit fees for all athletic field rentals:

<table>
<thead>
<tr>
<th></th>
<th>Residents</th>
<th>Nonresidents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bases/field markers, per field</td>
<td>$150.00</td>
<td>$150.00</td>
</tr>
<tr>
<td>Keys, per set</td>
<td>$50.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Litter damage, per complex</td>
<td>$150.00</td>
<td>$150.00</td>
</tr>
<tr>
<td>Concession stand, per day</td>
<td>$25.00</td>
<td>$30.00</td>
</tr>
<tr>
<td>Light fees, per hour</td>
<td>$20.00</td>
<td>$20.00</td>
</tr>
<tr>
<td>Press Box</td>
<td>$25.00</td>
<td>$30.00</td>
</tr>
</tbody>
</table>

(B) Athletic rental fee schedule.

(i) Tournaments.

<table>
<thead>
<tr>
<th>Rental Type</th>
<th>Residents - HISD</th>
<th>Nonresidents - Non-HISD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult tournaments, per field per day</td>
<td>$50.00</td>
<td>$75.00</td>
</tr>
<tr>
<td>Youth tournaments, per field per day</td>
<td>$25.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>
School tournaments, per field per day $25.00 $75.00

(ii) Camps, clinics and practices.

<table>
<thead>
<tr>
<th>Rental Type</th>
<th>Residents</th>
<th>Nonresidents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports camps/clinics, per field per day</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult</td>
<td>$100.00</td>
<td>$125.00</td>
</tr>
<tr>
<td>Youth</td>
<td>$50.00</td>
<td>$75.00</td>
</tr>
<tr>
<td>Light fee</td>
<td>$20.00/hr.</td>
<td>$20.00/hr.</td>
</tr>
</tbody>
</table>

Practice field rental, per hour

<table>
<thead>
<tr>
<th>Rental Type</th>
<th>Residents</th>
<th>Nonresidents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult</td>
<td>$20.00</td>
<td>$35.00</td>
</tr>
<tr>
<td>Youth</td>
<td>$20.00</td>
<td>$35.00</td>
</tr>
<tr>
<td>Light fee</td>
<td>$20.00/hr.</td>
<td>$20.00/hr.</td>
</tr>
</tbody>
</table>

(iii) PARD Staff Fee: $25 per hour per staff member (if Parks and Recreation Staff is required to be available during use.)

(b) Youth sports association facility fees.

(1) All youth associations may be subject to a minimum individual player fee for each participant for each season of play. The fee may be no less than $1.00 per participant. All youth associations will be required to pay no less than a five dollar ($5.00) non-resident fee per season for each non-resident child in the association.

(2) All youth associations may be subject to a minimum individual player fee for each participant for each season of play. This fee may be no less than $1.00 per participant. All youth associations will be required to pay no less than a $5.00 non-resident fee per season for each non-resident child in the association.

(3) A formal agreement, approved by the City of Hutto City Council, with each sports association may establish a separate fee schedule.

(c) Recreation program fees.

(1) All recreation program fees are set by the Recreation Manager and approved by the Director of Parks and Recreation and approved by the city manager on a case-by-case basis. Non-residents shall pay a $5.00 surcharge per class or special event.

(2) All youth associations will be required to pay no less than a $5.00 non-resident fee per season for each non-resident child in the association.

(Ordinance 08-026-00 adopted 10/2/08)

ARTICLE A5.000 UTILITIES

(a) Deposits for all water and wastewater accounts per connection. If average monthly consumption is found to be in excess of the minimum, the customer may be assessed an additional deposit as determined by the city manager.
(1) Water and wastewater, per customer:

(A) Good payment history: $0.* Deposit may be waived with letter of good credit (Sec. 13.02.037) or through credit check.

(B) Average payment history: $150.**

(C) Poor payment history: $250.**

* $150 deposit will be charged for any customer without a deposit who is disconnected for non-payment.

** An additional $50 deposit will be charged to customers disconnected for non-payment.

*** Final determination of credit history to be made by the City Utility Billing Supervisor.

(2) Wastewater only:

(A) Good payment history: $0* Deposit may be waived with letter of good credit (Sec. 13.02.037) or through credit check.

(B) Average payment history: $100**

(C) Poor payment history: $200**

** An additional $50 deposit will be charged to customers disconnected for non-payment.

*** Final determination of credit history to be made by the City Utility Billing Supervisor.

(3) Non-residential:

Non-residential deposits are outlined in Article 13, Section 13.02.037 in the Code of Ordinances. The minimum non-residential deposit is equal to the residential deposit.

(4) Temporary meters, per meter: $1,500.00.

(b) Connection fees.

(1) Water:

(A) 5/8" and 3/4" meter: $600.00;

(B) 1" meter: $750.00;

|   (C) 1-1/2" meter: $900.00$1,100.00; |
|   (D) 2" meters: $1,100.00$1,300.00; |

(E) Above 2" meters: Actual meter costs plus $300.00.

(2) Wastewater:

(A) Up to 8" connection: $750.00$850.00 inside city; $300.00 developer installed.
(B) Above 8" meters: Actual materials and labor costs plus $500.00; $300.00 developer installed.

(c) Other service charges.

(1) New account charge/transfer account charge: $35.00.

(2) Disconnection/reconnection fee due to nonpayment: $50.00. (Jonah and Manville customers will be assessed an additional $50 fee).

(3) After-hours connection fee/reconnection fee: $50.00 in addition to above.

(4) Meter reread charge: $25.00.

(5) Tampering with a locking device: $250.00.

(d) Impact fees. For plats recorded prior to February 1, 2013.

(1) Water, per service unit equivalent: $4,363.00.

(2) Wastewater, per service unit equivalent: $1,068.00.

(e) Impact fees. For plats recorded after February 1, 2013.

(1) Water, per service unit equivalent: $3,625.00.

(2) Wastewater, per service unit equivalent: $2,128.00.

(f) Retail water/wastewater rates. Outside city rates are 1.15 times inside city rates.

**Water**

Minimum Monthly Charge (Demand)

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Inside City</th>
<th>Outside City</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot; &amp; 3/4&quot; meter</td>
<td>$25.48</td>
<td>$29.30</td>
</tr>
<tr>
<td></td>
<td>$27.20</td>
<td>$31.28</td>
</tr>
<tr>
<td>1&quot; meter</td>
<td>$38.24</td>
<td>$43.97</td>
</tr>
<tr>
<td></td>
<td>$40.82</td>
<td>$46.94</td>
</tr>
<tr>
<td>1-1/2&quot; meter</td>
<td>$63.72</td>
<td>$73.28</td>
</tr>
<tr>
<td></td>
<td>$68.02</td>
<td>$78.22</td>
</tr>
<tr>
<td>2&quot; meter</td>
<td>$127.44</td>
<td>$146.55</td>
</tr>
<tr>
<td></td>
<td>$136.04</td>
<td>$156.45</td>
</tr>
<tr>
<td>3&quot; meter</td>
<td>$203.91</td>
<td>$234.50</td>
</tr>
<tr>
<td></td>
<td>$217.68</td>
<td>$250.33</td>
</tr>
<tr>
<td>4&quot; meter</td>
<td>$407.80</td>
<td>$468.97</td>
</tr>
<tr>
<td></td>
<td>$435.32</td>
<td>$500.62</td>
</tr>
<tr>
<td>6&quot; meter</td>
<td>$637.19</td>
<td>$732.77</td>
</tr>
<tr>
<td></td>
<td>$680.20</td>
<td>$782.23</td>
</tr>
<tr>
<td>8&quot; meter</td>
<td>$1,274.39</td>
<td>$1,465.55</td>
</tr>
<tr>
<td></td>
<td>$1,360.41</td>
<td>$1,564.48</td>
</tr>
</tbody>
</table>

Volume Rate (per 1,000 gallons)
### Single-Family Residential

<table>
<thead>
<tr>
<th>Monthly use between:</th>
<th>Inside City</th>
<th>Outside City</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 5,000 gals</td>
<td>$7.82-$8.35</td>
<td>$9.00-$9.61</td>
</tr>
<tr>
<td>5,001 to 12,000 gals</td>
<td>$8.50-$9.07</td>
<td>$9.78-$10.43</td>
</tr>
<tr>
<td>12,001 to 25,000 gals</td>
<td>$8.90-$9.50</td>
<td>$10.24-$10.93</td>
</tr>
<tr>
<td>25,001 gals or more</td>
<td>$9.70-$10.35</td>
<td>$11.16-$11.91</td>
</tr>
</tbody>
</table>

- **Non-residential, all consumption:** $8.57-$9.15
- **Irrigation, all consumption:** $8.90-$8.040
- **Construction, all consumption:** $8.90-$9.50

### Wastewater

#### Minimum Monthly Charge (Demand)

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Inside City</th>
<th>Outside City</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot; &amp; 3/4&quot; meter</td>
<td>$20.25-$23.29</td>
<td>$23.29-$26.78</td>
</tr>
<tr>
<td>1&quot; meter</td>
<td>$31.59-$36.33</td>
<td>$34.94-$40.18</td>
</tr>
<tr>
<td>1-1/2&quot; meter</td>
<td>$50.63-$58.23</td>
<td>$58.22-$66.96</td>
</tr>
<tr>
<td>2&quot; meter</td>
<td>$101.25</td>
<td>$116.45-$133.92</td>
</tr>
<tr>
<td>3&quot; meter</td>
<td>$162.90</td>
<td>$186.30-$214.25</td>
</tr>
<tr>
<td>4&quot; meter</td>
<td>$324.01</td>
<td>$372.60-$428.49</td>
</tr>
<tr>
<td>6&quot; meter</td>
<td>$506.26</td>
<td>$582.21-$669.54</td>
</tr>
<tr>
<td>8&quot; meter</td>
<td>$1012.53</td>
<td>$1164.41-$1339.0</td>
</tr>
</tbody>
</table>

#### Volume Rate (per 1,000 gallons)

- **Residential***: $5.06-$5.82
- **Non-residential****: $5.82-$6.69

---

*Please note: The rates mentioned above are subject to change and should be confirmed with the relevant authorities for the most current information.
Monthly Rate (volume and demand)

Flat Rate Customers

$48.30 $55.55 $63.88

*Based on winter water use average.

**Based on monthly water meter readings. Non-residential customers with a 5/8” or 3/4” water meter will continue to base their bill on winter water use average unless a separate irrigation meter is installed. Wastewater only customers must report monthly water readings. Late or underreported usage will be subject to late fees in accordance with Section 13.02.039 and disconnection for nonpayment.

(g) Unmetered fire protection systems per connection. Minimum charge per month, per service size:

(1) 2-inch: $8.00.

(2) 6-inch: $20.00.

(3) 8-inch: $30.00.

(h) Bulk water rate. Per 1,000 gallons: $3.50.

(Ordinance 08-026-00 adopted 10/2/08)

(i) Drought contingency plan.

(1) Water allocation surcharges for stage 6 response.

(A) Single-family residential customers:

(i) $10.00 for the first 1,000 gallons over allocation.

(ii) $15.00 for the second 1,000 gallons over allocation.

(iii) $20.00 for the third 1,000 gallons over allocation.

(iv) $25.00 for each additional 1,000 gallons over allocation.

(B) Master-metered multifamily residential customers:

(i) $10.00 for 1,000 gallons over allocation up through 1,000 gallons for each dwelling unit.

(ii) $15.00 thereafter for each additional 1,000 gallons over allocation up through a second 1,000 gallons for each dwelling unit.

(iii) $20.00 thereafter for each additional 1,000 gallons over allocation up through a third 1,000 gallons for each dwelling unit.

(iv) $25.00 thereafter for each additional 1,000 gallons over allocation.
(C) Commercial customers:
   (i) Customers whose allocation is 0 gallons through 3,000 gallons per month:
       a. $10.00 per thousand gallons for the first 1,000 gallons over allocation.
       b. $15.00 per thousand gallons for the second 1,000 gallons over allocation.
       c. $20.00 per thousand gallons for the third 1,000 gallons over allocation.
       d. $25.00 per thousand gallons for each additional 1,000 gallons over allocation.
   (ii) Customers whose allocation is 3,000 gallons per month or more:
       a. 3 times the block rate for each 1,000 gallons in excess of the allocation up through 5 percent above allocation.
       b. 5 times the block rate for each 1,000 gallons from 5 percent through 10 percent above allocation.
       c. 7 times the block rate for each 1,000 gallons from 10 percent through 15 percent above allocation.
       d. 9 times the block rate for each 1,000 gallons more than 15 percent above allocation.

As used herein, “block rate” means the charge to the customer per 1,000 gallons at the regular water rate schedule at the level of the customer’s allocation.

(D) Industrial customers:
   (i) Customers whose allocation is 0 gallons through 3,000 gallons per month:
       a. $10.00 per thousand gallons for the first 1,000 gallons over allocation.
       b. $15.00 per thousand gallons for the second 1,000 gallons over allocation.
       c. $20.00 per thousand gallons for the third 1,000 gallons over allocation.
       d. $25.00 per thousand gallons for each additional 1,000 gallons over allocation.
   (ii) Customers whose allocation is 3,000 gallons per month or more:
       a. 3 times the block rate for each 1,000 gallons in excess of the allocation up through 5 percent above allocation.
       b. 5 times the block rate for each 1,000 gallons from 5 percent through 10 percent above allocation.
       c. 7 times the block rate for each 1,000 gallons from 10 percent through 15 percent above allocation.
d. 9 times the block rate for each 1,000 gallons more than 15 percent above allocation.

As used herein, “block rate” means the charge to the customer per 1,000 gallons at the regular water rate schedule at the level of the customer’s allocation.

(2004 Code, sec. 13.410)

(2) Water reconnection charge following discontinuance of water service for conviction of three or more distinct violations of the plan: $35.00. (2004 Code, sec. 13.411)

ARTICLE A6.000 BUSINESS

(a) Wine and beer retailer permit: $25.00.

(b) Peddler, Solicitors, Distributors, Itinerant Vendors and Mobile Street Vendors

(1) Peddler/Solicitor: $25.00 for each person permitted.

(2) Distributor: $25.00 for each person or group of persons.

(3) Itinerant Vendors/Mobile Street Vendors

a) 14 day permit: $25.00 fee

b) 30 day permit: $35.00 fee

c) 90 day permit: $75.00 fee

d) 180 day permit: $100.00 fee

(Ordinance O-14-06-19-6A adopted 6/19/14)

ARTICLE A7.000 LIBRARY

(a) Library cards.

(1) Non-resident.

(A) Family: No family cards.

(B) Individual: People not living or owning property within the City of Hutto limits or Hutto ISD boundaries may obtain a library card for $10 annual fee. This will be effective April 1, 2015. This fee will be charged yearly at the time of renewal.

(Ordinance O-15-03-05-7D)

(2) Replacement.
(A) For 1st replacement: $1.00.

(B) All additional replacement cards: $5.00.

(b) Copy/Print & FaxCopies.

(1) (4) Black and white copy/print, per impression: $0.10.

(2) (2) Color copy/print, per impression: No color copies $0.25.

(3) Fax: $1.00 for the first page and $0.25 for subsequent pages for local faxes and $2 for the first page and $0.50 each for subsequent pages if sending it to a long-distance fax number within the U.S. No international fax allowed.

c) Fines and fees.

(1) Overdue books, per day up to maximum cost to replace: $0.25 with a $10.00 maximum fine.

(2) Lost or damaged book fee: Cost of book + $5.00 processing fee + fines.

d) Interlibrary loan: Cost of return postage.

(Ordinance 08-026-00 adopted 10/2/08)

ARTICLE A8.000 MISCELLANEOUS

(a) Special events permit application fee: $50.00. (Ordinance 2006-25 adopted 5/15/06)

(b) Street closure permit application fee: $25.00. (Ordinance 2006-24 adopted 5/15/06)

(c) Fireworks display permit application fee: $40.00. (2004 Code, sec. 5.105)

(d) Film application fee: $50.00

(1) Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area: $500.00 per day.

(2) Partial, non-disruptive use of a public building, park, right-of-way, or public area: $250.00 per day.

(3) Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking: $50.00 per block per day.

(4) Partial closure or obstruction of a public street or right-of-way, including parking lots and on-street parking: $25.00 per block per day.

(5) Use of City parking lots, parking areas, and City streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles): $50.00 per block or lot per day.

e) Brush collection by city after storm.

(1) Minimum: $15.00.
(2) Additional time in increments of five minutes: $5.00.

(2004 Code, sec. 6.311)

(f) Returned check fee (for any city payment): $30.00.

(g) Credit card processing fee, per transaction: $1.00.

(Ordinance 08-026-00 adopted 10/2/08)
CITY OF HUTTO
CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9A.        AGENDA DATE: October 19, 2017

PRESENTED BY: Helen Ramirez, AICP, Executive Director of Business/Development Services

ITEM:
Consideration and possible action on a resolution directing the Development Services Department to prepare a Municipal Service Plan for the proposed annexation of the Packsaddle Tracts, 169.99 acres, more or less, of land located on the east side of FM 1660 North and adjacent to the northern boundary of the Rivers Crossing Subdivision. (Helen Ramirez)

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:
Per the Texas Local Government Code, a Municipal Service Plan (MSP) is required to be prepared for proposed annexation areas. This MSP essentially states that the annexed land will receive services from the City, including but not limited to Police and patrol services, utility service, planning and building inspection services, code enforcement, library privileges, and street maintenance. Only annexed land into the city limits is entitled to full services by the City. This MSP has gone through the applicable departments for review.

BUDGETARY AND FINANCIAL SUMMARY:
Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:
Not applicable.

CITY ATTORNEY REVIEW:
The City Attorney has approved the process as to form.
STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:
1. Resolution - Packsaddle Tracts Annexation Municipal Service Plan
2. Exhibit A - Packsaddle Tracts Annexation (169.99 ac) - MSP
3. Exhibit B - Packsaddle Tracts Annexation (169.99 ac) - Municipal Service Plan
RESOLUTION NO.

A RESOLUTION DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO PREPARE A MUNICIPAL SERVICE PLAN FOR THE ANNEXATION OF THE PROPERTY KNOWN AS THE “PACKSADDLE TRACTS” (169.99 ACRES), MORE OR LESS, OF LAND, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”, AND ATTACHED HERETO.

WHEREAS, Section 43.065(a) of the Texas Local Government Code requires that, within certain specified statutory timeframes, the Hutto City Council must direct the Development Services Department to prepare a service plan that provides for the extension of full municipal services to the areas which are proposed for annexation, and;

WHEREAS, the service plan has been prepared and described in Exhibit “B”, and attached hereto.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, hereby directs the Development Services Department to immediately prepare a service plan that provides for the extension of full municipal services, and described in Exhibit “B”, a copy of same being attached hereto and incorporated herein for all purposes.

The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this 19th day of October, 2017.

CITY OF HUTTO, TEXAS

________________________________________
Doug Gaul, Mayor

ATTEST:

________________________________________
Seth Gipson, City Secretary
EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION

BEING 169.99 ACRES OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 238 ACRE TRACT, CALLED TRACT 1, AND THE REMAINDER OF THAT CERTAIN 100 ACRE TRACT, CALLED TRACT 2, CONVEYED TO IVER E. WALLIN IN DOCUMENT 2001059720 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 169.99 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1660, BEING THE NORTHWEST CORNER OF THAT CERTAIN 0.50 OF AN ACRE TRACT CONVEYED TO JONAH WATER SPECIAL UTILITY DISTRICT IN DOCUMENT 2000040392 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE SOUTHWEST CORNER OF SAID REMAINDER OF TRACT 1, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 22°34'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD, AND THE WEST LINE OF SAID REMAINDER OF TRACT 1, FOR A DISTANCE OF 937.19 FEET TO CONCRETE MONUMENT FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 20°53'50" WEST, A DISTANCE OF 1585.78 FEET TO AN IRON ROD FOUND IN SAID EAST RIGHT-OF-WAY LINE, BEING THE SOUTHWEST CORNER OF THAT CERTAIN 65.00 ACRE TRACT CONVEYED TO HUTTO ISD IN DOCUMENT 200904814 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT (FROM WHICH A TXDOT CONCRETE RIGHT-OF-WAY MONUMENT BEARS NORTH 21°31'02" WEST, AT A DISTANCE OF 1767.21 FEET);

THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 68°21'20" EAST, ALONG THE SOUTH LINE OF SAID HUTTO ISD TRACT AND ALONG THE NORTH LINE OF THE SAID REMAINDER OF TRACT 1 AND TRACT 2, FOR A DISTANCE OF 2,601.32 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN 41.36 ACRE TRACT CONVEYED TO HOWARD SLADEK IN VOLUME 866, PAGE 661 (27.36 ACRES) AND VOLUME 867, PAGE 747 (14.00 ACRES) BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID HUTTO ISD TRACT, AND THE NORTHEAST CORNER OF SAID REMAINDER OF TRACT 2 AND THE HEREIN DESCRIBED TRACT (FROM WHICH AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID HUTTO ISD TRACT BEARS NORTH 21°41'15" WEST, FOR A DISTANCE OF 1,087.61 FEET);

THENCE, SOUTH 21°38'22" EAST, ALONG THE WEST LINES OF SAID SLADEK TRACT, AND THE REMAINDER OF A CERTAIN 107 ACRE TRACT CONVEYED TO HARVEY I. JOHNSON IN VOLUME 309, PAGE 269, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (W.C.A.D SHOWS CURRENT OWNERS AS ALBERT JOHNSON AND NANCY WENDLAND), AND THAT CERTAIN 10.00 ACRE TRACT CONVEYED TO LEANN PERROW IN DOCUMENT 2008053240 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS ALSO BEING ALONG THE EAST LINE OF SAID REMAINDER OF TRACT 1 AND SAID REMAINDER OF TRACT 2, FOR A DISTANCE OF 3370.41 FEET TO AN IRON ROD FOUND IN THE NORTH LINE OF RIVERS CROSSING SUBDIVISION PHASE 3 RECORDED IN CABINET X, SLIDE 249
OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID PERROW TRACT, AND THE SOUTHEAST CORNER OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT (FROM WHICH AN IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 132, BEING THE NORTHEAST CORNER OF SAID RIVERS CROSSING SUBDIVISION, PHASE 3 BEARS SOUTH 82°25'10" EAST, FOR A DISTANCE OF 510.52 FEET);

THENCE, ALONG THE NORTH LINE OF SAID RIVERS CROSSING SUBDIVISION PHASE 3 AND SAID JONAH WATER SPECIAL UTILITY DISTRICT TRACT, ALSO BEING THE SOUTH LINE OF SAID REMAINDER OF TRACT 1 AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
1) NORTH 82°25'10" WEST, FOR A DISTANCE OF 653.47 FEET TO AN IRON ROD FOUND;
2) NORTH 83°19'35" WEST, FOR A DISTANCE OF 452.97 FEET TO AN IRON ROD FOUND;
3) SOUTH 79°28'28" WEST, FOR A DISTANCE OF 895.03 FEET TO AN IRON ROD FOUND;
4) SOUTH 78°53'12" WEST, FOR A DISTANCE OF 772.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 169.99 ACRES, MORE OR LESS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND, TOGETHER WITH RECORD INFORMATION, UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

[Signature]
TIMOTHY E. HAYNIE
R.P.L.S. No. 2380, State of Texas
Haynie Consulting, Inc.
Engineers – Surveyors
1010 Provident Lane
Round Rock, Texas 78664
TBPLS Firm No. 100250-00

10-02-17
Date
CITY OF HUTTO
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF
169.99 acres, more or less, of land, out of the

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE
Existing Services: Williamson County Emergency Service District #3

Services to be Provided:
Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE
Existing Services: Williamson County Sheriff’s Department

Services to be Provided:
Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION
Existing Services: None

Services to be Provided:
The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING
Existing Services: Review of subdivision development plans under City’s Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:
The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto’s Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto’s Subdivision Ordinance. These services can be provided within the departments’ current budgets.

LIBRARY
Existing Services: None
Services to be Provided:
City Library privileges will be available to future residents in this area.

HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE
Existing Services: Williamson Cities and County Health District

Services to be Provided:
Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE
Existing Services: Williamson County

Services to be Provided:
Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT
Existing Services: Williamson County Flood Plain Administrator

Services to be Provided:
Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City’s engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING
Existing Services: Oncor Electric Delivery

Services to be Provided:
There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING
Existing Services: None

Services to be Provided:
The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE
Existing Services: None

Services to be Provided:
Water service to the properties will be provided by Jonah S.U.D.

SANITARY SEWER SERVICE
Existing Services: None
Services to be Provided:
Sanitary sewer service to the properties will be provided by Jonah S.U.D.

SOLID WASTE SERVICES
Existing Services: None

Services to be Provided:
Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

PARKS AND TRAILS
Existing Service: None

Services to be Provided:
All City operated parks and trail systems will be available to the residents of this area upon annexation.

MISCELLANEOUS
Existing Services: None

Services to be Provided:
All other applicable municipal services will be provided to the area in accordance with the City of Hutto’s established policies governing extension of municipal services to newly-annexed areas.

NOTE:
Capital improvements sufficient for providing municipal services for the annexed area are in place such that the costs associated with the extension of service lines to proposed building sites within the area will be borne by owners and/or developers.
AGENDA ITEM NO.: 9B.  AGENDA DATE: October 19, 2017

PRESENTED BY: Matthew Rector, PE, CFM, City Engineer

ITEM:
Consideration and possible action on a resolution requesting funding from the Texas Water Development Board for the Avery Lake Waste Water Interceptor. (Matthew Rector)

STRATEGIC GUIDE POLICY: Infrastructure & Growth

ITEM BACKGROUND:
In July City Council voted to execute a contract for design of the Avery Lake Waste Water Interceptor. As part of that design agreement, the design firm must submit an application to the Texas Water Development Board (TWDB) for funding. This resolution is required as part of that submittal. The resolution provides the maximum amount of the loan and the individuals authorized to appear on behalf and represent the City of Hutto before the TWDB.

BUDGETARY AND FINANCIAL SUMMARY:
The loan application will be for an amount not to exceed $11,500,000.00.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:
Not applicable.

CITY ATTORNEY REVIEW:
Not applicable.

STAFF RECOMMENDATION:
Staff recommends approval of the resolution.
SUPPORTING MATERIAL:
1. Resolution
2. Application Affidavit
Resolution

A RESOLUTION BY THE CITY OF HUTTO REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH.

BE IT RESOLVED BY THE CITY COUNCIL OF HUTTO, TEXAS:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed $11.5 million to provide for the costs of design and construction of approximately 28,300 linear feet of sewer pipe for Avery Lake Interceptor and approximately 10,900 linear feet of sewer interceptor pipe for the Lakeside Estates Lift Station Abandonment in Hutto, Texas.

SECTION 2: That City Manager Odis Jones be and is hereby designated the authorized representative of the City of Hutto, Texas for purposes of furnishing such information and executing such documents as may be required in connection with the representation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City of Hutto before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Dan Wegmiller
Specialized Public Finance Inc.

Engineer: Darren C Strozewski, P.E.
DCS Engineering, LLC

Bond Counsel: Carol Polumbo
McCall, Parkhurst & Horton, LLP

PASSED AND APPROVED, this the________day of____________________________________, 20______.

ATTEST:_________________________________ By:______________________________
Seth Gibson, City Secretary                        Doug Gaul, Mayor
Application Affidavit

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
APPLICANT CITY OF HUTTO, TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Odis Jones as the Authorized Representative of the City of Hutto, Texas, who being by me duly sworn, upon oath says that:

1. the decision by the City of Hutto to request financial assistance from the Texas Water Development Board ("TWDB") was made in a public meeting held in accordance with the Open Meetings Act (Government Code, §551.001, et seq.) and after providing all such notice as required by such Act as is applicable to the City of Hutto.

2. the information submitted in the application is true and correct according to my best knowledge and belief.

3. the City of Hutto has no pending, threatened, or outstanding judgments, orders, fines, penalties, taxes, assessment or other enforcement or compliance issue of any kind or nature by the Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Comptroller, Texas Secretary of State, or any other federal, state or local government, except for the following (if no such outstanding compliance issues, write in “none”):

   none

4. the City of Hutto warrants compliance with the representations made in the application in the event that the TWDB provides the financial assistance; and

5. The City of Hutto will comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and regulations of the Board.

Official Representative
Title: City Manager

SWORN TO AND SUBSCRIBED BEFORE ME, by ________________________________.
on this ____________________ day of ________________________, 20____.

(NOTARY’S SEAL) Notary Public, State of Texas
Consideration and possible action on a resolution expressing the City's intent to award a contract for the construction of Limmer Loop Sidewalk which is part of TxDOT's Transportation Alternative Program (TAP). (Matthew Rector)

STRATEGIC GUIDE POLICY: Infrastructure & Growth

ITEM BACKGROUND:

The City applied for and was awarded the TAP grant in 2015. An Advanced Funding Agreement (AFA) was approved in 2016 between the City and TxDOT. Design of the sidewalk began in late 2016 and early 2017.

The project consists of 2,207 linear feet of sidewalk that will run from Cottonwood Creek Elementary to FM 1660 North. The project includes sidewalk, ramps, drainage structures, pavement markings, and signage.

The project was put out for bid on September 8, 2017. The bids were opened on September 29, 2017. This project was done as a low bid project in accordance with TxDOT practices. The apparent low bidder was Patin Construction with a total bid of $1,180,977.40.

The City must now express their intent to award the project in order for TxDOT to review all applicable documentation and then provide their permission to award the project.

BUDGETARY AND FINANCIAL SUMMARY:

The cost for construction is $1,180,977.40. Of this amount $557,280 will be reimbursed in accordance with the AFA. That leaves $623,697.40 to be paid by the City. That is $484,377.40 above the budgeted $139,320.00 that was entered into the AFA.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.
CITY ATTORNEY REVIEW:
Not applicable.

STAFF RECOMMENDATION:
Staff recommends the approval of the resolution.

SUPPORTING MATERIAL:
1. Resolution
RESOLUTION NO. __________

A RESOLUTION EXPRESSING THE INTENT TO AWARD A CONTRACT FOR THE CONSTRUCTION OF THE LIMMER LOOP SIDEWALK AS PART OF TRANSPORTATION ALTERNATIVES PROGRAM.

WHEREAS, the City of Hutto applied for and was awarded a grant to construct a sidewalk from Cottonwood Creek elementary to FM 1660 North, and;

WHEREAS, the City has completed the design of said improvements, and;

WHEREAS, the City has bid the project in accordance with all TxDOT and City requirements;

WHEREAS, on September 29, 2017 bids were opened and evaluated, and;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS THAT, the Hutto City Council hereby conveys its intent to award a contract for the construction of the sidewalk from Cottonwood Elementary School to FM 1660 to Patin Construction in the amount of $1,180,977.40.

CONSIDERED and RESOLVED on this the 5th day of the month of October, 2017.

THE CITY OF HUTTO, TEXAS

________________________________
Doug Gaul, Mayor

ATTEST:

________________________________
Seth Gipson, City Secretary