



**PUD ZONING CHANGE
APPLICATION**

Must be accompanied by a
Master Application

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: _____

PROPERTY ADDRESS: _____

Current Zoning District (s): _____ Proposed Zoning District(s): _____

Current Use: _____ Proposed Use: _____

Total Acreage: _____ Total # of Lots: _____ Future Land Use Map Designation _____

Current zoning: North of property: _____ South of property: _____

East of property: _____ West of property: _____

FEES All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR PUD (PLANNED UNIT DEVELOPMENT) ZONING SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- Complete Master application and PUD Zoning Change application.
- Pre-application meeting with Development Services staff and WCESD#3 (Fire District) staff. ***(Mandatory)***
- PUD Statement of Intent
- PUD Development Standards
- PUD Development Plan - Digital and one 24x36 Color copy of complete plan.
- Proof of ownership (copy of deed).
- Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- List of all property owners within 600-ft of subject property boundary and mailing labels. Data to be obtained from the WCAD website. List and labels shall be of the property owner's 'mailing' address not the 'property' address.
- All submittal documents provided in digital format. On a CD (disk), electronic storage device, or emailed link to files.
- On-site public hearing notification sign(s) required. See Ordinance No. O-19-12-19-9A.

PROCESSING

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- Notification required 16 days prior to scheduled meeting date (published/mailed).
- All final documents related to commission(s) action are required 10 days prior to scheduled meeting date.
- All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	HPC Mtg. date	PZ Mtg. date	CC Mtg. date

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

A PUD plan and PUD development standards are required for a parcel that will be developed as a PUD. PUD plans and development standards are evaluated using all the following criteria.

Include a PUD statement of intent as to how the proposed PUD meets the PUD criteria.

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

Include a PUD plan and PUD development standards that address the following site criteria (The form and content of the development plan shall be in sufficient detail to enable the city to evaluate the proposal and ascertain that it meets all criteria.)

IO.203.I2 Plan Amendment – Does the proposed PUD comply with the Future Land Use Map _____
If no, provide detailed summary stating why the proposed PUD is more appropriate than the FLUM as adopted per the criteria found in IO.203.I2.3.

IO.403 Bulk, Setbacks and Buffers – MEETS / DOES NOT MEET / EXCEEDS / NA

- IO.403.3 Lot Dimensions and Area
- IO.403.4 Building Envelope
- IO.403.4.3 Riparian Setbacks
- IO.403.4.5 Setback Encroachments and Exceptions
- IO.403.6 Bufferyard
- IO.403.7 Residential Adjacency

IO.404 Site Design – MEETS / DOES NOT MEET / EXCEEDS / NA

- IO.403.7 Siting and Orientation
- IO.403.7.3 Common Open Space
- IO.403.8 Siting and Orientation: non-residential sites and structures
- IO.403.9 Sidewalks
- IO.403.10 Internal Pedestrian Circulations
- IO.403.11 Signature Elements
- IO.403.12 Public Transit Facilities
- IO.403.13 Service Areas
- IO.403.14 Water Bodies and Retention

- 10.403.15 Land Disturbance
- 10.403.16 Defensible Space

- 10.405 Parking and Access - MEETS / DOES NOT MEET / EXCEEDS / NA

10.406 Architectural Design - MEETS / DOES NOT MEET / EXCEEDS / NA

- 10.406.3 Single household detached and two to four household residence design
- 10.406.4 Single household attached and multiple household residence design
- 10.406.6 Commercial, office, public, institutional and mixed-use building design
- 10.406.7 Industrial building design

10.407 Landscaping - MEETS / DOES NOT MEET / EXCEEDS / NA

- 10.407.3 General Standards
- 10.407.4 Required Landscaping: single, two, three and four household dwellings
- 10.407.5 Required Landscaping: non-residential and 5+ household residential development
- 10.407.6 Materials, Maintenance and Replacement
- 10.407.7 Irrigation
- 10.407.8 Tree Preservation and Removal
- 10.407.9 Tree Protection During Construction
- 10.407.10 Required Site Furniture

- 10.408 Fences and Walls - MEETS / DOES NOT MEET / EXCEEDS / NA

- 10.409 Outdoor Lighting - MEETS / DOES NOT MEET / EXCEEDS / NA

- 10.410 Signs - MEETS / DOES NOT MEET / EXCEEDS / NA

Chapter 6 Subdivision Standards - MEETS / DOES NOT MEET / EXCEEDS / NA

- 10.602 Applicability and exceptions
- 10.603 – 10.608 Lot Division and Adjustment Processes
- 10.609 Parkland and open space dedication
- 10.610 Pedestrian and Bicycle Facilities
- 10.611 Street Classification
- 10.612- 10.613 Street Design
- 10.614 Driveway and Easements
- 10.615 Road Adequacy Standards

- Chapter 7 Historic Preservation - MEETS / DOES NOT MEET / EXCEEDS / NA