

HURTA RIVER ESTATES EXHIBIT 'B' PLANNED DEVELOPMENT DISTRICT

Purpose
This Planned Development District (PDD) serves to augment and/or modify the standards for development outlined in the City's ordinances in order to implement the vision for the property and insure a cohesive, quality development. This Development Plan titled Exhibits A & B is a summary of the development and design standards for the property.

Applicability and Base Zoning
All development for the commercial/industrial lots shall conform to the base zoning district of "I - General Industrial District", and all development for the residential lots shall conform to the base zoning district of "SF-1 Single-Family District". Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the City's ordinances at time of development shall be applicable, not including amendments or ordinances adopted after the date of this PDD. In the case that this Development Plan does not address a specific item, the City of Smithville's Ordinances shall apply. In the event of a conflict between the regulations of this PDD and the regulations of the base zoning district, the PDD shall control.

Conceptual Land Plan
This Conceptual Land Plan has been attached to the Development Plan as Exhibit B to illustrate the land use and design intent for the property. The Conceptual Land Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. As such, the proposed street layouts, utility and drainage improvements, and lot configurations are subject to refinement at time of City review of subdivision construction plans. The Conceptual Land Plan may be developed in phases, provided the minimum requirements of the PDD district are met. Approval of this PDD, Development Plan, and Conceptual Land Plan does not constitute approval of construction plans.

Land Uses
1. Primary Use. The primary use of Lots 1, 2, 3, and 54 (6.2146 acres total) adjacent to American Legion Road shall be for general commercial/industrial. All remaining lots (4-53) will be for residential lots. One of the residential lots may also be developed as park land. See also Lot 58 Special Provision.
2. Other Permitted Uses. Permitted uses in the "I - General Industrial" zoning district for Lots 1-3 and 54 and "SF-1 Single-Family" zoning district for Lots 4-53.
3. Prohibited Uses. Those uses prohibited in the "I - General Industrial" zoning district for Lots 1-3 and 54 and "SF-1 Single-Family" zoning districts for Lots 4-53.

Building Coverage
Commercial/Industrial Areas: There shall be no limitation on building square footage as long as applicable building setbacks are met. This standard shall be applicable to Lots 1, 2, 3, and 54 which are adjacent to American Legion Road.
Residential Areas: Main and accessory buildings shall not cover more than forty (40) percent of the lot area. Accessory buildings shall not cover more than twenty (20) percent of the lot area.
Commercial/Industrial Building Setbacks (Lots 1-3, 54)
Front Setback: Twenty-five (25) feet
Side Setback: Ten (10) feet
Rear Setback: Thirty (30) feet
Residential Building Setbacks (Lots 4-53)
Front Setback: Twenty-five (25) feet
Side Setback: Ten (10) feet
Rear Setback: Ten (10) feet

Building Height
The maximum building height in commercial/industrial and residential areas shall be thirty-five (35) feet.

Streets
All streets will be public streets. The following standards shall be applicable:
Right-of-Way Width: Sixty (60) feet
Centerline Radius: Minimum two hundred forty (240) feet
Cul de sac Length: Minimum two thousand one hundred (2,100) feet
Cul de sac Radius: Sixty (60) feet
Pavement Width: Thirty (30) feet from back of curb to back of curb
Cul de sac Pavement Radius: Forty-eight (48) feet to back of curb

Alleys
No alleys are proposed in either the residential or commercial/industrial areas.

Blocks
There will be no minimum or maximum block lengths in either the residential or commercial/industrial areas.

Sidewalks
No sidewalks are proposed in either the residential or commercial/industrial areas.

Drainage
Storm water runoff will be conveyed by a system of street curb and gutter, storm sewer, and open ditch. No road ditches are proposed. Detention will not be required for the residential or commercial/industrial areas.

Water & Sanitary Sewer System Improvements
Subdivision will be tied into the City of Smithville's public water and wastewater system. Water and wastewater system improvements will be designed to City of Smithville requirements.

Gas Improvements
All residential and commercial/industrial lots will be allowed the use of private propane tanks for gas in lieu of franchise utility gas service.

Parking
Parking shall be in conformance with Article 3, Section 5 of the City of Smithville Zoning Ordinance.

Tree Preservation
Tree requirements shall be in conformance with Article 3.1200 of the City of Smithville's Code of Ordinances.

Landscape and Screening Requirements
Landscape and screening requirements shall be in conformance with the City of Smithville's Code of Ordinances.

Signage
Signage on the property shall be in conformance with the City of Smithville's Code of Ordinances.

Impervious Coverage
All residential lots (Lots 4-53) shall have a maximum impervious cover of 70 percent. Impervious cover on all commercial/industrial lots (Lots 1-3 and 54) shall be unlimited.

Parkland and Common Amenity Area
Park land and common amenity areas on the property shall be in conformance with the City of Smithville's Code of Ordinances.

Noise Barrier
A wooden fence or other equivalent noise attenuating barrier shall be placed to separate all uses and activities on commercial/industrial properties (Lots 1-3, 54) from adjacent residential or parkland uses (Lots 4-53). A wooden fence or other equivalent noise attenuating barrier will not be required to separate all uses and activities on park land from adjacent residential uses. A wooden fence or other equivalent noise attenuating barrier will not be required between the residential lots (Lots 8-10, 22-24, and 30-39) and the residual of the 156.886 acre tract described in Volume 638 Page 49 of the Bastrop County Official Records.

Animals
Cows and horses will be allowed on any lot greater than 3.5 acres provided the total number of animals does not exceed five (5). See also Lot 39 Special Provision.

Traffic Impact Analysis
A determination regarding the necessity of a Traffic Impact Analysis (TIA) for the commercial/industrial tracts (Lots 1-3, and 54) will be made when specific development proposals for these lots have been presented to the City.

PDD Modifications
Changes in land use defined in this PDD are considered major modifications and shall require City Council approval of an amendment to this PDD. All other modifications which do not involve a change in land use are considered minor and may be approved administratively in writing by the City Manager.

Lot 39 Special Provision
Lot 39 shall remain in agricultural use until development of a single family residential structure within its boundaries at which time it shall convert to residential use as defined by this PDD. While in agricultural use, the total number of cows and horses on Lot 39 shall be unlimited. Once Lot 39 converts to residential use, the total number of cows and horses will be restricted to the maximum number defined above.

LOT NO.	AREA (ACRES)	LOT NO.	AREA (ACRES)
1	0.0461	31	0.4914
2	2.1168	32	0.4454
3	1.7765	33	0.3954
4	0.8152	34	0.3534
5	0.2238	35	0.3528
6	0.2237	36	0.3297
7	0.2522	37	0.2642
8	0.3112	38	0.4470
9	0.2644	39	12.9173
10	0.3415	40	5.7384
11	0.2418	41	4.5239
12	0.2509	42	4.7253
13	0.2775	43	4.7116
14	0.2472	44	4.6281
15	0.5028	45	4.5471
16	0.3460	46	4.4316
17	0.2512	47	4.2797
18	0.2169	48	4.1268
19	0.2169	49	4.3232
20	0.3097	50	4.4165
21	0.3056	51	3.5609
22	0.3159	52	3.5180
23	0.2722	53	4.6157
24	0.3507	54	1.2752
25	0.2909	STREETS	4.2309
26	0.3027	TOTAL	97.170 ACRES
27	0.2217		
28	0.2217		
29	0.2583		
30	0.7038		

LEGEND

- 1/2" Iron rod found
- 1/2" Iron rod set
- Overhead electric line
- Utility Pole
- Gas pipeline (approximate)
- Gas meter
- Sanitary sewer manhole
- Sewer line
- Fire hydrant
- Water line
- Water meter
- Water valve
- Wire fence line
- Chain link fence
- Proposed Water
- System Improvements
- Proposed Wastewater
- System Improvements
- Proposed Storm
- Sewer Improvements
- Proposed Paving
- Improvements

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