



**Busse Tract  
City of Uhland, Hays County  
Development Assessment  
September 2, 2022**

**Current Site Status**

**Location:** South of the intersection of Cotton Gin Road (CR 129) and Dairy Road (CR 151), Uhland City Limits and ETJ, Hays County.

- R11441 – 81 ac (Albert Busse Jr.)
  - R11443 – 1 ac (Albert Busse Jr.)
  - R122319 – 17.31 (Albert Busse Jr.)
- Total – 99.31 ac  
Net Developable – approx. 39 acres

**Current Use:** Agricultural. Various improvements make up about 3,260 square feet of living area. Porter Creek runs through the tract.

**Adjacent Use:** Mostly agricultural with some existing homesteads. Tobias Remodeling, Jesse's Auto Inspections, and Ray & Son's Landscaping are north of the property. KB Home Highlands resides southwest of the tract.

**Jurisdiction:** The site is located within City of Uhland in Hays County. There are approx. 16.5 acres within city limits. The rest of the property is located within the ETJ.

**Existing Zoning:** Agricultural along the frontage

**Emergency Services:**

Caldwell Hays County Fire ESD #1

Hays County ESD #9

**School District:** Hays CISD

**Electric:** Overhead electric along Cotton Gin Road and along Dairy Road. Provider is Pedernales Electric Cooperative.

**Gas:** No gas lines on site

**Easements:** Further research into the title survey will be required.

**Utility Service**

**Water Service**

**Water Service Provider:** County Line SUD (CCN 10292)

**LUE Impact Fee:** \$11,705 per service unit

- 5/8 inch Meter = 1 service unit



- 3/4 inch Meter = 1.5 service units
- 1 inch Meter = 2.5 service units
- 1.5 inch Meter = 5 service units
- 2 inch Meter = 8 service units

**Proposed Connection Point:** There is a 12" line along CR 129 and along CR 151.

**Notes:** Confirm capacity with purveyor.

### **Wastewater Service**

**Wastewater Service Provider:** Not within a CCN. Closest provider is County Line SUD (CCN 21119) directly east and southwest of the tract.

**LUE Impact Fee:** \$1,250 per service unit

- 5/8 inch Meter = 1 service unit
- 3/4 inch Meter = 1.5 service units
- 1 inch Meter = 2.5 service units
- 1.5 inch Meter = 5 service units
- 2 inch Meter = 8 service units

**Proposed Connection Point:** Per the CLSUD Wastewater System Capital Improvement Plan Map by Southwest Engineers (revised November 2020), there is a proposed gravity main along Porter Creek that cuts through the property and ties into a lift station in Creeks Crossing Subdivision to the southeast. OSSF will not be allowed within the floodplain.

**Notes:** Confirm capacity with purveyor.

## **Roadway Access**

**Cotton Gin Road (CR 129):** County roadway with 75' existing right of way and a pavement width of about 22 feet. The Tract has approximately 1,950 feet of frontage on Cotton Gin Road with 1 existing driveway into the property. There are culverts at the intersection with Dairy Road.

**Dairy Road (CR 151):** County roadway with 40' existing right of way and a pavement width of about 18 feet. The Tract has approximately 2,600 feet of frontage on Dairy Road. There is a driveway with an under driveway culvert about 55 feet from the southern boundary of the property.

**Future Roadways:** No future roadways impact the site

**Traffic Impact Analysis:** Will be required by Hays County for 100 or more peak hour vehicle trips per day

## **Drainage and Floodplain**

**Floodplain Categories:** The Tract contains approx. 59.2 ac of floodplain per FEMA FIRM Panel 48209C0410F (eff. 9/2/2005). The floodplain is Zone A.



**Watershed:** Plum Creek

**Jurisdictional Waters:** Approx. 6,055 feet of USGS Blue Line streams present onsite. The streams are mainly within the floodplain, aside from 1,300 feet of streams on the northern portion of the tract.

**Ponds:** 3 ponds (approx. 1.2 ac) present onsite according to the National Wetlands Inventory (NWI).

**Detention:** Texas Water Code, the City of Umland and Hays County will require detention facilities to mitigate the increase in peak discharges from the 2-, 10-, 25-, 50-, and 100-year return event storms.

**SWPPP:** A SWPPP and an NOI will be required for the construction phase.

**Flow Patterns:** There is an existing high point north of the Tract. The slopes onsite are approximately 5%.

### Water Quality/Environmental

**Water Quality:** Not required in Umland or Hays County Subdivision regulations.

**Environmental:** Erosion and Sedimentation Controls and Tree Protection Measures to be implemented.

**Buffer Zones:** From Hays County Development Ordinance:

Stream Contributing Area (Acres)	Width/Offset (feet, each side of centerline)	Total width (feet)
32 to 120	100	200
120 to 300	150	300
300 to 640	200	400
Greater than 640	300	600

Where a 100-year floodplain or flood hazard has been identified, the buffer zone shall encompass the floodplain plus 25 feet beyond the edge of the floodplain.



## Zoning & Development Guidelines

**Existing Zoning:** Agricultural

**Minimum Setbacks:**

- **Front Yard:** 50'
- **Side Yard:** 15'
- **Rear Yard:** 10'

**Proposed Zoning:** SF-3

**Minimum Setbacks:**

- **Front Yard:** 20'
- **Side Yard:** 5'
- **Rear Yard:** 10'

**Roadways:** Per the City of Umland Subdivision and Land Development Ordinance:

**Table A. Required Street Improvements**

<b>Street Classification</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Parkway</b>	<b>Curbing (curb or curb and gutter)</b>	<b>Sidewalks In parkway</b>
Major Thoroughfare	140'	2@30' with 14' median	2@33'	Yes	6' both sides
Primary Collector	100'	2@25' With 12' median	1@12' in median with 2@19'	Yes	6' both sides
Secondary Collector	86'	50'	1@12' in median with 2@12'	Yes	4' both sides*
Minor Street	60'	40'	2@10'	Yes	4' both sides*
Marginal Access	46'	30'	2@8'	Yes	4' on lot side*
Residential Alley	24'	20'	None	None Required	None Required
Commercial Alley	30'	24'	None	None Required	None Required

\*Sidewalk passing spaces that measure 60 inches (5 feet) on all sides must be located at least every 200 feet for any sidewalk with a minimum width of less than 5 feet.



**Table B. Typical Street Cross-Sections**

<i>Major Thoroughfare</i> 120' ROW				
<i>Parkway</i>	<i>Roadway</i>	<i>Median</i>	<i>Roadway</i>	<i>Parkway</i>
33'	30'	14'	30'	33'
<i>Primary Collector</i> 100' ROW				
<i>Parkway</i>	<i>Roadway</i>	<i>Median</i>	<i>Roadway</i>	<i>Parkway</i>
19'	25'	12'	25'	19'
<i>Secondary Collector</i> 86' ROW				
<i>Parkway</i>	<i>Roadway</i>	<i>Median</i>	<i>Roadway</i>	<i>Parkway</i>
12'	25'	12'	25'	12'
<i>Minor Street</i> 60' ROW				
	<i>Parkway</i>	<i>Roadway</i>	<i>Parkway</i>	
	10'	40'	10'	
<i>Marginal Access</i> 46' ROW				
	<i>Parkway</i>	<i>Roadway</i>	<i>Parkway</i>	
	8'	30'	8'	

Per Hays County Development Regulations:



**Table 721.02 – Design Requirements Based on Roadway Classification**

Functional Classification	Country Lane	Local Roadway	Urbanized Local Roadway	Minor Collector	Major Collector	Minor Arterial	Major Arterial
AASHTO Classification	Special Purpose	Local Rural	Special Purpose	Rural Collector	Rural Collector	Rural Arterial	Rural/Urban Arterial
Average Daily Traffic (ADT - one way trips*)	Not more than 100	101-1000	Not more than 1000	1001-2500	2501-5000	5001-15000	More than 15,000
Design Speed (mph)	25 mph	25 mph	25 mph	35 mph	45 mph	55mph	**
No. of Travel Lanes	2	2	2	2	2	4	**
Turn Lanes	No	No	No	**	**	**	**
Min. ROW Width (ft)	50	60	40	60	80	100	**
Building Setback (ft)	25	25	25	25	50	50	50
Width of Travelway (ft)	18	20	18	22	24	48	**
Width of Shoulders (ft)	2	4	2	5	6	8	**
Minimum Centerline Radius (ft)	200	300	200	375	675	975	**
Min. Tangent Length between Reverse or Compound Curves (ft)	50	100	50	150	300	500	**
Min. Radius for Edge of Pavement at Intersections (ft)	25	25	25	25	25	25	**
Intersection Street Angle Range (degrees)	80-100	80-100	80-100	80-100	80-100	80-100	**
Max. Grade (%):	11	11	10	10	9	8	**
Min. Street Centerline offset at Adjacent Intersections (ft)	110	125	110	125	125	125	**
Min. Stopping Sight Distance (ft)	175	175	175	250	350	550	**
Min. Intersection Sight Distance (ft)	250	250	250	350	450	550	**
Ditch Foreslope Grade	4:01	4:01	4:01	5:01	5:01	6:01	**
Ditch Backslope Grade	3:01	3:01	3:01	4:01	4:01	4:01	**
Min. Cul-de-sac ROW/ Pavement Radius (ft)	70/45	70/45	70/45	70/45	N/A	N/A	N/A
Min. "T" End ROW/ Pavement Length (ft)	80/65	80/65	80/65	N/A	N/A	N/A	N/A
Min. "T" End ROW/ Pavement Width & Radius (ft)***	40/20	40/20	40/20	N/A	N/A	N/A	N/A
Min. Lot Frontage (ft)	30	50	30	100	150	150	150
Min. Drive Spacing (ft)	50	50	50	75	120	120	120
<p>Notes:</p> <p>All residential driveways shall be constructed a minimum of 5' from edge of property lines or easement line.</p> <p>All commercial driveways shall be constructed a minimum of 15' from edge of property lines or easement line.</p> <p>* ADT shall be based on an average of 10 one-way trips per dwelling unit per day for residential lots. ADT calculations for commercial or other lots shall approved by the Department on a case-by-case basis.</p> <p>** Noted elements shall be approved by the County Engineer on a case-by-case basis.</p> <p>*** "T" End Designs must conform to minimum AASHTO Standards.AASHTO – American Association of State Highway and Transportation Officials</p> <p>Building Setback – Minimum building setback, in feet, applicable to each side of the roadway</p>							



**Driveways:** Designed as shown in Table 721.02 from the Hays County Development Regulations (included above).

**Lot Sizes:** Per Umland Zoning Ordinance, the minimum area in an SF-3 district is 7,500 square feet. The minimum depth is 100 feet.

**Parkland Dedication: Per Hays County,** 1 acre per 50 acres (2%) of the subject property shall be dedicated. Property is exempt if less than 50 acres or the property will result in less than 50 dwelling units. Per the Umland Subdivision Ordinance, a minimum of 20% of total land being subdivided is required to be set aside for use as open space.

**Parkland Dedication Fee In-Lieu:** Determined by either assessed tax value or value determined by an appraisal