



EDC Offices to be Closed Thursday & Friday

Due to the Thanksgiving Holiday, the Hutto EDC Offices will be closed this coming Thursday and Friday. Your patience is appreciated, and if you are in need of immediate assistance, please feel free to email us Info@HuttoEDC.com.



Strategic Planning Retreat a Success

Economic Consultant Makes Powerful Suggestions



This last week, the Hutto EDC brought in Economic Development Consultant Steve Vassallo to analyze economic development projects in Hutto. Vassallo interviewed over 50 community leaders to get an accurate feel of what community thoughts are on both current and future projects. At the end of the week, a summary meeting was held at the Holiday Inn Express, where over 20 guests were present.

Vassallo's findings were discussed and summarized, and the attendants were given the opportunity to voice their input on each subject. The focus of the event was Vassallo's summary of the Top Ten Strengths and Weaknesses of Hutto in addition to his 17 recommendations for future development.

The HEDC Board and Staff will start developing plans for implementation of these new suggestions after the first of the year. If you would like a detailed summary of the event and suggestions made, please feel free to contact the office directly at Info@HuttoEDC.com.



December's First Thursday Power Breakfast

Featuring Speaker Alvin Lankford

On Thursday, December 4, Hutto EDC welcomes Alvin Lankford, Deputy Chief Appraiser for the [Williamson Central Appraisal District](#). Lankford will be addressing the operations and job of the Appraisal District. Please join us at the Holiday Inn Express at 7:30am as we take a look at an important part of our County Government.

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Featured Article Hutto in the News...

AUSTIN NEWS
KXAN.COM

Hutto was recently named the Fastest Growing City in Texas by the Texas State Data Center for the second year in a row. This story was featured on KXAN News Monday, November 17. For more information and a link to the video clip, [Click Here](#).

Sky's the Limit for Hutto

Hutto Named Fastest-Growing City in Texas for Second Year

Kathryn Eakens, Round Rock Leader

Once a small farming community of 600, today Hutto has an estimated population of 17,200 and is expected to increase to 30,000 residents within the next few years. Based on statistical data from July 2000 to January 2008 the Texas State Data Center recently named Hutto the fastest growing city in the state.

This is the second year in a row Hutto has received the distinction - the first time being in 2007 by the U.S. Census Bureau.

With over five years of explosive growth, residential building has dominated the city's development but now Hutto also has several commercial projects on the horizon expected to not only enhance the quality of life for its residents but boost revenue to assist in financing municipal projects.

The most ambitious of those projects is the Crossings of Carmel Creek, a 468-acre mixed-use development at the intersection of state Highway 130 and Highway 79. Plans for The Crossings include a community shopping area as well as shop-lined streets with residential and office space located above the retail - an estimated 6 million square-feet of commercial build-out over a 20-year period. The development will also add 2,100 units of multi-family housing as well as additional row houses to Hutto's landscape, which is now primarily comprised of single-family homes.

Hutto has also had a rash of new national retailers open near the hot spot, including Home Depot, Lowe's, Chili's and Walgreens, and was recently named one of the top 100 places in major markets to locate a company.

"Hutto as a whole is a hot spot, but perhaps the hottest spot in Hutto is the intersection of state Highway 130 and Highway 79," Scott Martinez, president of the Hutto Economic Development Corporation, said at the Williamson County Growth Summit on Nov. 3. "The reason it is a hot spot is simply the opening of state Highway 130. Toll roads have been discussed and cussed over the last several years in Central Texas but from my perspective it has opened a world of opportunity in our community."

Hutto has also been planning infrastructure to support both commercial development - through its partnership with Williamson County on Limmer Loop, the FM 1660 realignment, the Highway 79 improvement project and the Carl Stern Boulevard extension - and its growing population.

This year the city reached significant milestones toward completion of the Brushy Creek South Wastewater Treatment Plant, which will ensure sufficient wastewater treatment capacity for the community and is on schedule for completion in summer 2011, and negotiated a long-term water supply contract with Heart of Texas Suppliers, L.P. in an effort to ensure quality water for its residents.

Another critical piece of infrastructure completed is the 1 million gallon water tower and 1 million gallon ground storage tank with a booster pump station that will provide the necessary pressure to adequately serve existing commercial developments north of U.S. Highway 79 as well as improve the city's ability to provide future water service to the area along state Highway 130 including the upcoming development, the Crossings of Carmel Creek. The facility when acquired was adequately sized to include future expansion.

"The benefits from the on-going development of this infrastructure not only addresses the quality of life for Hutto but will meet the growing needs of the fastest growing city in the state of Texas and go a long way in improving the economic viability of our community," said Mayor Pro-Tem David Begier.

Hutto EDC Welcomes Its Newest Member

Seanna Roysden recently joined the Hutto EDC Team as Executive Assistant. Roysden is a graduate from the University of Mary Hardin-Baylor in Belton, Texas and has an administrative background in Real Estate. She has had multiple years experience as an Executive Assistant, and is excited to be working in her home community. Roysden and her family relocated to Hutto in April 2007. If there is anything that she can assist you with, you may reach her at SRoysden@HuttoEDC.com.



City of Hutto - *News Briefs*

City Plans for Lakeside Estate Annexation



The City is moving forward with the three-year annexation process for the Lakeside Estates Subdivision off of CR138. This annexation includes all five sections of the subdivision, which consists of 197.23 acres.

The City currently provides wastewater service to the subdivision and the Hutto Police Department is the first responder for 9-1-1 emergency service call to the 562 households.

The annexation of these areas of land identified in the Municipal Annexation Plan is to occur beginning on the third anniversary of the date the annexation plan amendment was adopted (December 31, 2010).

An inventory of current services to this subdivision has been completed and will serve as a basis for needed services in the annexation area's service plan. This inventory has been made available since June 26, 2008 at the Community Development Department offices, the City Secretary's office, and the City's website.

Council Approves Sign Ordinance Revision

The Hutto City Council approved revisions to the sign ordinance in October, based on recommendations from the Hutto Sign Ordinance Committee. The Committee and Council had already made several changes to the ordinance, and this latest revision has completed the process until the Unified Development Code is adopted.

The Committee has transitioned from items that need to be addressed immediately and have begun looking at the sign ordinance holistically. The first thing observed was that different sections of the City have different built environments which, in turn, would make separate sign districts to be appropriate for each built environment. Considering the disadvantages the Historic Overlay District has compared to more modern development, which generally is able to work within the existing sign ordinance without requiring variances or special exceptions just to be seen, the Committee decided to begin with Old Town (the Historic Overlay District). The resulting Downtown Sign District Draft is the result of over six months of consideration and drafting to come up with a document that downtown business owners approve of, staff feels can be enforceable, and fits within the historic context of the surrounding built environment.

Also included in these amendments is a change to the Commercial Development Overlay (CDO) district, which was created to allow special sign sizes and types along the SH130-FM685-US79 corridor. The Planning and Zoning Commission had requested that staff bring before them revised ordinance language allowing smaller-sized developments to be under similar development standards for signage as larger ones in the geographical areas of the CDO. The requirement for CDO signage was a 10-acre development, and staff believed that lowering the CDO to 2-acre requirements would satisfy the desires of the Commission and the community.

City of Hutto - *News Briefs*

Council Approves Second Phase of Town West Commons Economic Development Agreement

During the past year, Hutto has seen the development of Phase I of Town West Commons by New Quest Properties. This development, at the northwest corner of US 79 and Ed Schmidt Blvd., has brought Lowe's and Walgreens to Hutto. New Quest has lined up their primary tenants for the second phase of the development, and requested the City Council to approve the second phase of the economic development agreement with New Quest.

In 2006, the City Council approved a sales tax reimbursement agreement with New Quest that was phased based on the development. For the first phase, the City agreed to reimburse the developer for underground drainage through sales tax generated in the development. The second phase would be to continue the reimbursement to the developer to incentivize for a major "big box" retailer.

In October, the Council agreed to move forward with the second phase based on the retailer that New Quest is bringing to the community. New Quest is expected to begin on the second phase of the development in 2009.

Hutto Development - From Good to Great

With New Quest's development of the Town West Commons Phase I, the appearance of Hutto commercial development has gone from good to great. By working with the Community Development staff on a planned unit development agreement for the property to allow for greater density, New Quest was able to create a shopping center that incorporates Hutto's farming heritage and the limestone features of the Austin area. The City is proud of the new development by New Quest and looks forward to their next phase of Town West Commons.



Community Demographic Information

4A Economic Development Sales Tax Allocations

Fiscal Year	October	November	Cumulative Year
1997/98	\$ 262.91	\$ 8,309.05	\$ 40,417.02
1998/99	\$ 1,798.49	\$ 3,122.47	\$ 32,045.20
1999/00	\$ 1,676.01	\$ 3,116.28	\$ 35,093.61
2000/01	\$ 4,218.60	\$ 5,383.30	\$ 50,940.93
2001/02	\$ 4,283.64	\$ 6,589.96	\$ 58,299.83
2002/03	\$ 4,708.86	\$ 8,762.42	\$ 73,572.84
2003/04	\$ 6,243.04	\$ 11,889.58	\$ 98,841.25
2004/05	\$ 10,125.02	\$ 15,625.70	\$ 216,990.28
2005/06	\$ 22,814.88	\$ 29,733.18	\$ 336,629.05
2006/07	\$ 26,946.34	\$ 36,716.28	\$ 376,036.41
2007/08	\$ 35,869.58	\$ 49,127.63	\$ 481,309.64
2008/09	\$ 39,897.77	\$ 53,039.12	\$ 92,936.89

Hutto Police Department

Part I Crimes	Jan. - Sept. 2007	Jan. - Sept. 2008
1. Murder	0	1
2. Rape	2	0
3. Assault	16	15
4. Robbery	0	0
5. Burglary	26	23
6. Larceny	66	66
7. Auto Theft	3	2
8. Arson	0	0
Total Part I Crimes	113	107

Part II Crimes	Jan. - Sept. 2007	Jan. - Sept. 2008
<i>Cumulative Report</i>	311	264

Single Family Building Permit Requests by Month

Month	2005	2006	2007	2008
January	63	93	71	64
February	51	70	49	49
March	56	101	84	47
April	67	91	75	46
May	53	66	37	29
June	58	68	44	22
July	61	56	34	32
August	78	70	44	41
September	67	66	24	28
October	65	58	51	5
November	49	37	60	
December	46	46	7	

Unemployment Rates as of October 2008

Austin/Round Rock MSA	4.8%
Williamson County	4.9%*
Texas	5.6%
National	6.5%

*Statistics for September 2008

Thank you for taking the time to view our newsletter. If you have any questions about what you have read today, please do not hesitate to ask. Have a safe and happy holiday weekend.

Sincerely,

Scott Martinez, CEcD
Hutto Economic Development Corporation