



City of Hutto

Agenda

Zoning Hearing Board

Tuesday, July 26, 2022 at 7:00 PM

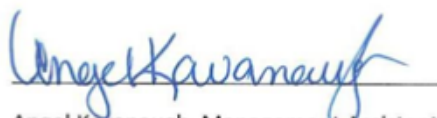
Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. **CALL SESSION TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **AGENDA ITEMS**
 - 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on February 22, 2022.
 - 4.2. Consideration of a public hearing and possible action regarding variance requests for the property located at 507 Morning Dove to permit a decrease in rear yard setback accessory building less than 5' (10.403.4.2) and an increase for cumulative gross floor area of all accessory structures more than 25% of the yard where they are located. (10.403.4.2) The variances are required to bring the lot into legal compliance.
5. **DEVELOPMENT SERVICES DIRECTOR REPORT**
6. **ADJOURNMENT**
7. **CERTIFICATION**

I certify that this notice of the July 26, 2022 Hutto Zoning Hearing Board meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on July 22, 2022 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttotx.gov or call (512) 759-4033 for assistance.



City of Hutto

Minutes

Zoning Hearing Board

Tuesday, February 22, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Zoning Board of Adjustments meeting was called to order at 7:00 PM.

2. ROLL CALL

Members of the Zoning Board of Adjustments in attendance were: Randal Clark, Ray Alba, John Marines, Robert Balcer, Bryan Lee, Norman Delay and Anthony DeFrancis. Members of the City of Hutto staff in attendance were: Ashley Lumpkin, Development Services Director and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

No Public Comment

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on December 1, 2021.

A motion was made by Commissioner Bryan Lee to accept the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on December 1, 2021 as written, seconded by Commissioner Ray Alba. Motion passed 7 Ayes to 0 Nays.

- 4.2. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3501R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

Staff presented the applicants request on a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3501R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:08 PM and closed at 7:08 PM

Presentation was made by Steven Pierce and was available to answer any questions.

Commissioner Ray Alba made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3501R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed

Code Section 10.406.3.3.1 Front-loading garages as long as all the variance criteria is met, seconded by Commissioner John Marines. Motion Passed 7 Ayes to 0 Nays.

- 4.3. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3502R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public Hearing opened at 7:23 PM and closed at 7:23 PM. Commissioner Anthony DeFrancis made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3502R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as variance criteria is met, seconded by Commissioner Bryan Lee. Motion passed 7 Ayes to 0 Nays.

- 4.4. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3503R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:24 PM and closed at 7:24 PM.

Commissioner Norman Delay made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3503R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long a variance criteria is met, seconded by Commissioner Ray Alba. Motion passed 7 Ayes to 0 Nays.

- 4.5. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3504R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:24 PM. and closed at 7:24 PM.

Commissioner Bryan Lee made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3504R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as all variance criteria is met, seconded by Commissioner ANthony DeFrancis. Motion passed 7 Ayes to 0 Nays.

- 4.6. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3505R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:25 PM. closed at 7:25 PM.

Commissioner Anthony DeFrancis made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3505R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as all variance criteria is met, seconded by Commissioner Norman Delay. Motion passed 7 Ayes to 0 Nays.

- 4.7. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3506R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:26 PM. closed at 7:26 PM.

Commissioner Ray Alba made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3506R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as all variance criteria is met, seconded by Commissioner Anthony De Francis. Motion passed 7 Ayes to 0 Nays.

- 4.8. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3507R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:26 PM. closed at 7:27 PM.

Commissioner Robert Balcer made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 3507R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as all variance criteria is met, seconded by Commissioner Norman Delay. Motion passed 7 Ayes to 0 Nays.

- 4.9. Consideration of a public hearing and possible action regarding a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 33508R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages.

The public hearing opened at 7:27 PM. closed at 7:27 PM.

Commissioner Ray Alba made a motion to accept a variance request for the property located in the proposed Covered Bridge Subdivision (230 single family lots) off of CR 138, for plan number 33508R to increase the overall allowed garage width from 50% of the linear frontage up to 58% of the linear frontage as outlined in Unified Developed Code Section 10.406.3.3.1 Front-loading garages as long as all variance criteria is met and correct 33508R plan number to 3508R , seconded by Commissioner Robert Balcer. Motion passed 7 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

We will add nomination of Chair and Vice Chair to next ZBA meeting as item 1.

6. ADJOURNMENT

The meeting adjourned at 7:30 PM.

7. CERTIFICATION

I certify that this notice of the February 22, 2022 Hutto Zoning Hearing Board meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on February 17, 2022 at 5:00 P.M.

AGENDA ITEM REPORT

4.2.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action regarding variance requests for the property located at 507 Morning Dove to permit a decrease in rear yard setback accessory building less than 5' (10.403.4.2) and an increase for cumulative gross floor area of all accessory structures more than 25% of the yard where they are located. (10.403.4.2) The variances are required to bring the lot into legal compliance.

Meeting: Tuesday, July 26, 2022

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The home at 507 Morning Dove was constructed in 1997 is Lot 27, Block A of Clarks Crossing Section 2. According to WCAD the current owner purchased it 2003. The property is zoned SF-1 (single household medium density). The property is on a local street and backs up to adjacent single family.

- SF-1 requires 25' front yard setbacks, 5' side yard setbacks, and 20' rear yard setbacks from the primary structure. These setbacks are met.
- Accessory structures require 5' for rear and side yard setbacks. The side setbacks are met; however, the rear setbacks are 2' and 3'. Variance required.
- The cumulative gross floor ration of all accessory structures on the site may be no more than 25% of the yard here they are located. The accessory structures take up more than (approximately 38%) of the yard they are located in. Variance required.

From aerial maps that are available on Williamson County, the covered patio and accessory structure was in existence after 2013. There were no building permits that staff can find for the accessory structure. In March 2020, the family added a bathroom and laundry room to the structure. No permits were pulled. The owners wish to sell the property. The variances are required for the structure to become a legal non-conforming structure.

Neighbor Responses and Notification

AGENDA ITEM REPORT

4.2.



33 notifications were sent out to property owners within 200' of this site. To date, we have received one notice opposing and one notice in favor.

SUMMARY OF REQUEST:

STAFF REVIEW:

Variance Evaluation and Recommendation

The proposed request does not meet the variance approval criteria. The improvements and additions made to the property were made without proper permits.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels. False – no unique features
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation. False
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site. True - The site has existed in this configuration for almost 10 years.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code. False – They are self-created
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district. False
- The variance is the minimum necessary to grant relief. True – the only alternative is to remove the non-conforming structure.

Based on the above findings, staff recommends denial of the proposed variance requests.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 507 Variance Application
2. 507 Morning Dove Dr - Survey
3. Bathroom addition 2020
4. ZONING VARIANCE REQUEST SIGN
5. Photo

AGENDA ITEM REPORT

4.2.



-
6. 507_Morning_Dove_Drive_200' Buffer Map
 7. Opposed (Green) 511 Morning Dove
 8. Favor (Dempsey) 212 Tricia Lane



Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2800
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: 507 MORNING DOVE ADU VARIANCES

PROPERTY ADDRESS: 507 MORNING DOVE DR, HUTTO, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☐ Site Design Standards ☐ Subdivision Standards ☐ Sign Standards

APPLY FOR VARIANCES FOR LESS THAN

5' REAR SETBACK AND CUMULATIVE

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: City of Hutto (See: City of Hutto Development Fees)

GROSS FLOOR AREA OF ALL
ACCESSORY STRUCTURES ON THE
SITE OVER 25% OF THE YARD
WHERE THEY ARE LOCATED.

REQUIRED FOR SUBMITTAL

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

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8 1/2" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 1/2" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date
6/23/22				



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

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

PROJECT NAME: 507 morning dove Dr. ADU VARIANCES

APPLICATION TYPE: Variance permit

APPLICANT INFORMATION (property owner or authorized agent) this will be the City's official contact.

Name: SITTY SPENCE

Company Name: _____

Address: 507 MORNING DOVE DR

Phone: 512-293-6336 Email: SSpence102@me.com

PROPERTY INFORMATION

Address: 507 MORNING DOVE DR

Legal Description: Deed Lot(s) 27 Block A Subdivision CLARKS CROSSING

Reference: Volume 500 Page(s) 122 or Document No. _____

City Limits ☐ ETJ ☐ Current Zoning District: 122 SRP

PROPERTY OWNER INFORMATION

Name: SITTY SPENCE

Company Name: _____

Address: 507 MORNING DOVE DR

Phone: 512-293-6336 Email: SSpence102@me.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Sitty Spence
Property Owner Signature

SITTY SPENCE
Property Owner Printed Name

6/23/2022
Date

THE STATE OF TEXAS

COUNTY OF _____

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 he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20__

(Seal)

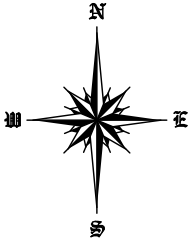
Notary Public Signature

Notary Public Printed Name

If there are multiple property owners attach separate page(s) with notarized signature(s)

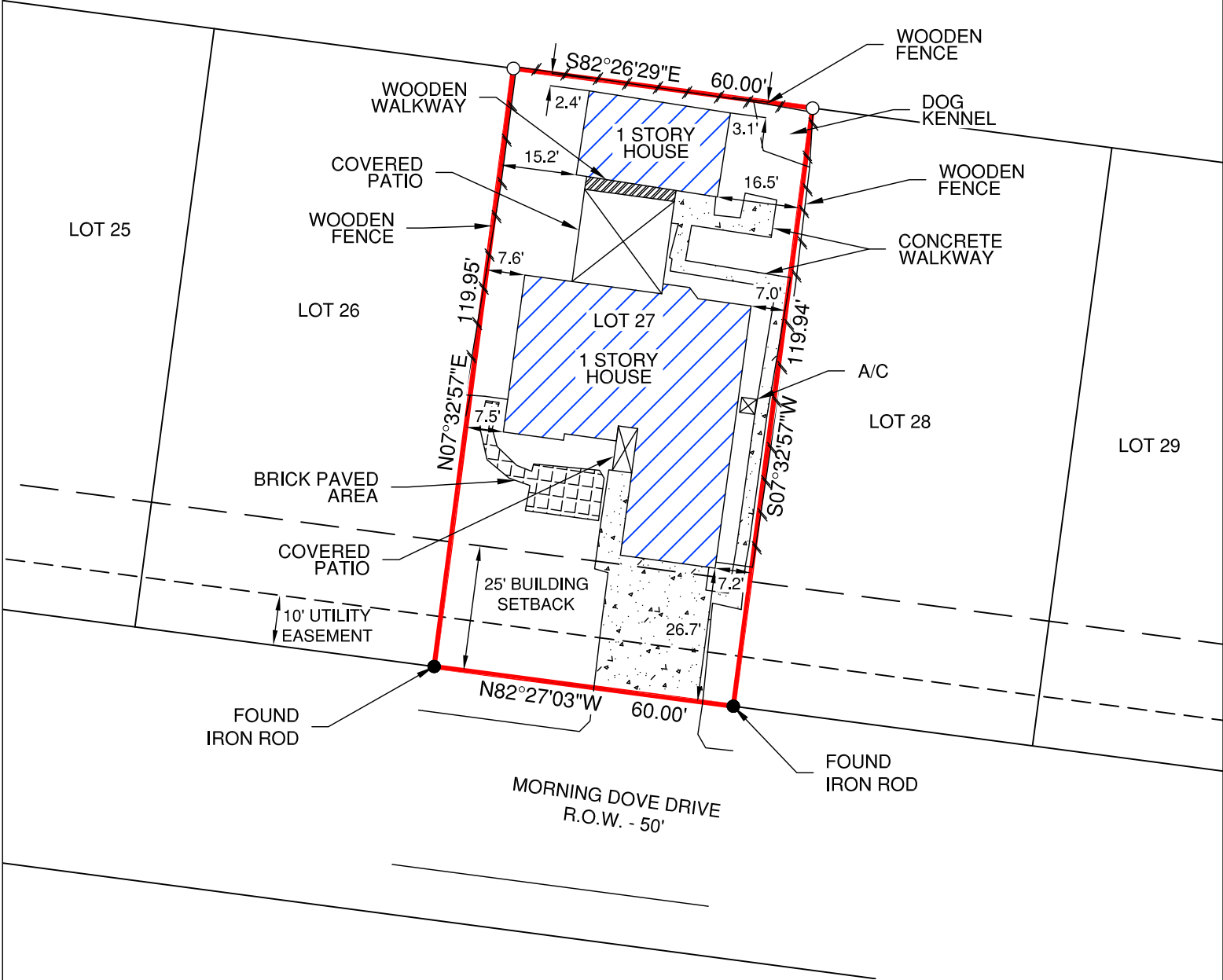
NOTES

1. ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
2. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
3. ALL 1/2" IRON PINS SET WITH RED CAP MARKED ATWELL 4724
4. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, FROM COURTHOUSE AND APPRAISAL OFFICE RECORDS. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



LEGEND			
	CALCULATED CORNER		POWER POLE
	ONE HALF INCH IP FOUND UNLESS OTHERWISE NOTED		FIRE HYDRANT
	TXDOT MONUMENT FOUND		LIGHT POLE
R.O.W.	RIGHT-OF-WAY		OVERHEAD ELECTRIC
DRWCT	DEED RECORDS WILLIAMSON COUNTY, TEXAS		WOOD FENCE
PRWCT	PLAT RECORDS WILLIAMSON COUNTY, TEXAS		FENCE
OPRWCT	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS		UTILITY EASEMENT
OSSF	ON-SITE SEWAGE FACILITY		BUILDING SETBACK

50.00 ACRES
MARY EMMA WELLS
FIRST TRACT
VOL 500, PG 122



GF NUMBER: _____
BUYER: _____

LAND TITLE SURVEY

REFERENCE: CABINET O, SLIDE 135, P.R.W.C.T.

PROPERTY ADDRESS:
507 MORNING DOVE DRIVE, HUTTO, TEXAS 78634

BEING LOT 27, BLOCK A, CLARKS CROSSING - SECTION TOW, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET O, SLIDE 135, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

Jerry D. Wilkie, Jr. 06/21/22
JERRY D. WILKIE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4724



JOB:	CAD
DR.	CH.
BOOK	PG.
SHEET 01 OF 01	DATE: 06/21/22
rev	



ATWELL, LLC
10100 REUNION PLACE
SUITE 700
SAN ANTONIO, TEXAS 78216
210-861-0733
TBPLS FIRM NO. 10194153
JWILKIE@ATWELL-GROUP.COM

INVOICE

Frank Sitty Alvarado

507 Morning Dove Dr
Hutto, Tx 78634

(512) 569-7128

(512) 783-6602

Thea Rodriquez

1803 East Anderson Ln

Austin, Texas 78752

Phone: (512) 822-1385

Email: remodelingsixten@gmail.com

Payment Terms

Due upon receipt

Invoice #

000037

Date

03/20/2020

Business / Tax #

(512)822-3269

Description**Total**

Structure relevel and bathroom addition

\$13,000.00

Demo - including remove flooring
Remove plywood. Removal of 2x6

Leveling- dig holes to all four corners of the structure.
Remove all rotted wood and replace.

12"cyllinders every twelve ft.

2x6x12 every 16 in

Support beam threw the center of structure.

Bathroom 13x5 install tub, vanity, toliet, stacked washer and dryer.

Run plumbing two shower.

Run electrical to bathroom.

Tankless water heater.

Lighting to vanity
And outlets

Subtotal

\$13,000.00

Total

\$13,000.00

ZONING VARIANCE REQUEST

Reduced Rear Yard Setback &

Increased Lot Coverage

(Accessory Bldg.)

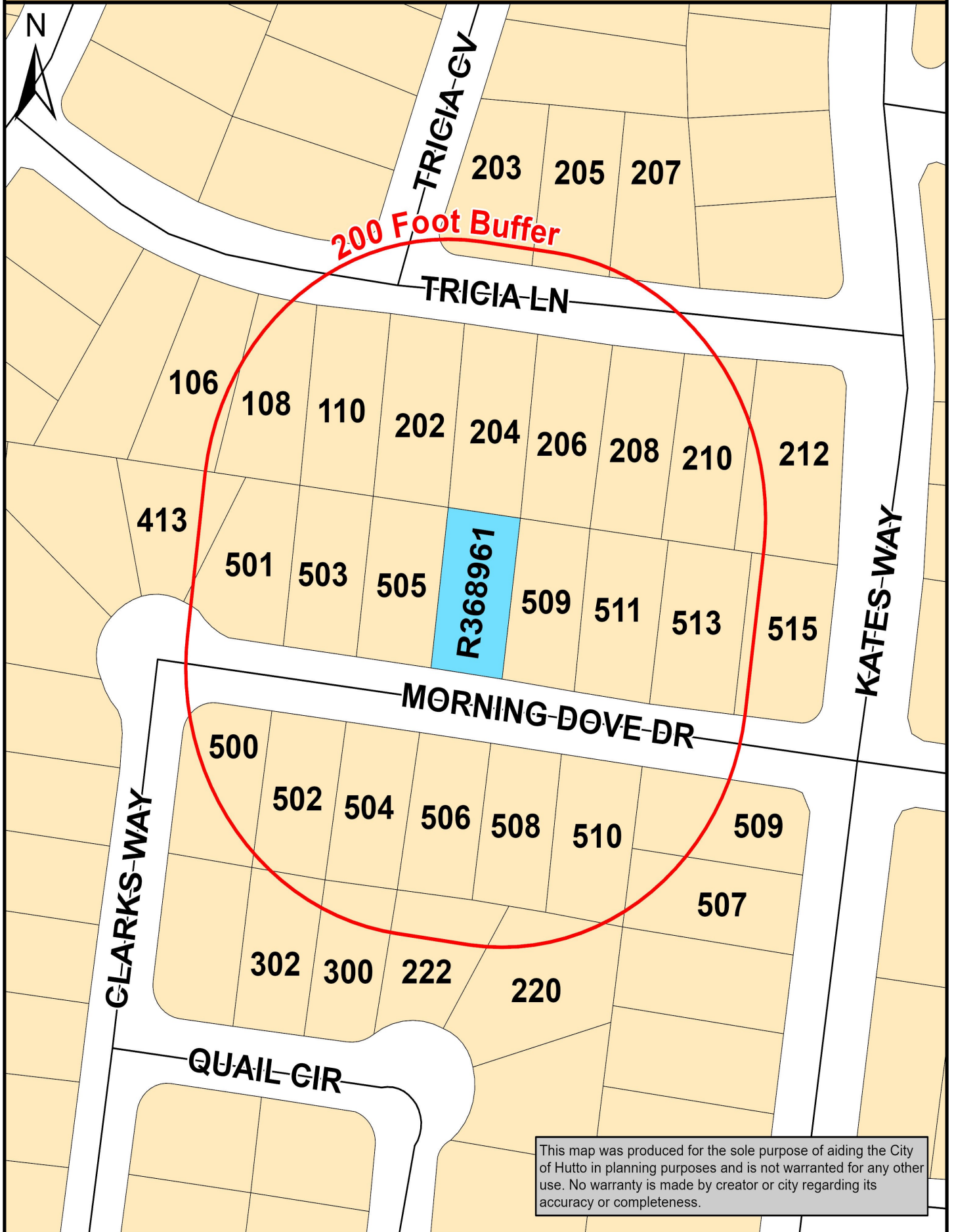
PUBLIC HEARING DATE:

July 26, 2022 7:00 PM



Hutto
POLICE DEPARTMENT
Notice of Public Hearing
on Proposed:
Hutto Police Department
2024-2025
Budget
The meeting will be held on:
Date: 11/15/2024
Time: 7:00 PM

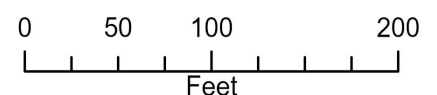
507 Morning Dove Drive Residential Variance Request



Map Document: (K:\Site_Location_Maps\2022_Site_Location_Maps\

507_Morning_Dove_Drive_Residential_Variance_Request.mxd)

6/29/2022 -- 9:51:10 AM



From: b70gs@austin.rr.com
 To: [Brenda](#)
 Subject: Zoning Objection at 507 Morning Dove Dr.
 Date: Thursday, July 14, 2022 8:16:42 PM

Dear Zoning Board,

I wanted to object to the variance request for 507 Morning Dove Dr. Hutto, Tx 78634. I believe one of the residence at the time of construction of the improvement knew that a permit would have been warranted as he (Frank Alvarado: Deceased) worked for several of the police departments in the area surrounding Hutto. To ask for permission after the structure was constructed and never request a permit, shows that it was premeditated as Mr. Alvarado had jurisdictional knowledge. The permit would have also been filed to the court were the appraisal district would have adjusted the tax levied for the city, county, special districts and the school. As you can see on the Williamson County Tax Office Website, [Williamson County Tax Office > Property Detail \(wilco.org\)](https://tax.wilco.org/Property/Detail/PropertyQuickRefID/R368961/PartyQuickRefID/00701127) No substantial changes have occurred to the tax levied for this property. When a property is improved, the property should be reappraised at market value without cap for the first year. I believe the property should have been reappraised and levied taxes according to the appraisal with newly built structure.

Williamson County Tax Assessor Collector

WILCO.ORG PROPERTY SEARCH MORE RESOURCES ESTIMATE TAXES

Property Search: Enter any combination of name, address, or property identifier. [Advanced Search](#)

Property: R368961 | Owner: SPENCE, SITTY (TOD) | Property Address: 507 MORNING DOVE DR HUTTO, TX 78634 | Year: 2021 | Value: \$242,008

Details | Edit | **Payment History** | Agent | Original Tax Bill | Estimate Taxes | Print | eStatement Sign Up | More Resources

TAX YEAR	TRANSACTION DATE	EFFECTIVE DATE	PAYMENT AMOUNT	RECEIPT NUMBER
2021	10-21-2021	10-31-2021	\$5,822.22	GT-2021-3414557
2020	10-21-2020	10-21-2020	\$5,558.41	GT-2020-3150116
2019	12-21-2019	12-20-2019	\$5,715.79	GT-2019-2991040
2018	12-12-2018	12-12-2018	\$5,504.92	GT-2018-2735211
2017	12-13-2017	12-13-2017	\$5,025.15	GT-2017-2491330
2016	12-16-2016	12-16-2016	\$4,629.24	GT-2016-2286683
2015	12-30-2015	12-30-2015	\$4,198.42	GT-2015-2098026
2014	12-11-2014	12-11-2014	\$3,959.16	GT-2014-1851813

According to Williamson County Appraisal District. The square footage for the property at 507 Morning Dove Dr. was levied taxes based on 1384 sq. ft. in 1997 and is still the same as of 2021. The current structures were used as living space as the sister of the owner lived in the improvement as-well-as other people ever since the improvement was built. The improvement should have taxes levied against it.

2022 IMPROVEMENTS

State Code: A1 - Residential Single Family | Homestead: Yes | Total Market Area (Exterior Measured): 1,384 Sq. Ft. | Market Value: N/A

RECORD	TYPE	YEAR BUILT	SQ. FT.	VALUE	ADDITIONAL INFO
1	Main Area	1997	1,384	N/A	Details
2	Garage	1997	378	N/A	Details
3	Open Porch	1997	42	N/A	Details
4	Open Porch	2012	360	N/A	Details
5	Out Bldg	2003	64	N/A	Details
6	Workshop	2012	504	N/A	Details
7	Fireplace	1997	1	N/A	Details

2022 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESTEAD	MARKET VALUE	ACRES	TOTAL ACRES	LAND SIZE
1 - Residential	A1 - Residential Single Family	Yes	N/A	50	50	50

I do not believe this is fair and equal for all residences in this area. Will all residences in the area be granted the change of setback change and lot improvements in the same way without zoning issues? The other question is would this structure have been allowed by the zoning committee before it was built.

Case Name: Variance Request 507 Morning Dove Dr.
 Public Hearing Date: July 26, 2022

Kind Regards,

Autumn Speer

From: Tina Dempsey <tinananabeau@gmail.com>
Sent: Saturday, July 16, 2022 11:47 AM
To: Planning
Subject: Zoning Board Adjustment

Case name: Hutto Zoning Board Adjustment
Public Hearing Date: 7/26/2022
My Address: Bryan and Tina Dempsey
212 Tricia Lane, Hutto
Vote: In favor of the variances

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.