



# City of Hutto

## Agenda

### Zoning Board of Adjustments

**Tuesday, January 23, 2024 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](http://huttotx.gov)

**1. CALL SESSION TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to [comments@huttotx.gov](mailto:comments@huttotx.gov) PRIOR to 4:00 pm on January 23, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

**4. AGENDA ITEMS**

- 4.1. Consideration and possible action on the appointing of the Zoning Board of Adjustment Chair position.
- 4.2. Consideration and possible action of the appointing of the Zoning Board of Adjustment Vice Chair position.
- 4.3. Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustment Commission meeting held on October 24, 2023
- 4.4. Consideration of a public hearing and possible action regarding a variance request for the property located at 2725 Limmer Loop from the requirements as outlined in Chapter 10, Section 10.307.6.3 of the Unified Development Code (UDC), to allow a car wash closer than the minimum 50-foot distance from a residential zoning district boundary.

**5. DEVELOPMENT SERVICES DIRECTOR REPORT**

**6. ADJOURNMENT**

**7. CERTIFICATION**

I certify that this notice of the January 23, 2024 Hutto Zoning Board of Adjustment meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on January 18, 2024 before 5:00 P.M.



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@huttox.gov](mailto:City.Secretary@huttox.gov) or call (512) 759-4033 for assistance.

# AGENDA ITEM REPORT

## 4.1.



**To:** Zoning Board of Adjustment  
**Subject:** Consideration and possible action on the appointing of the Zoning Board of Adjustment Chair position.  
**Meeting:** Tuesday, January 23, 2024  
**Department:** Development Services  
**Staff Contact:** John Byrum

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

None

# AGENDA ITEM REPORT

## 4.2.



**To:** Zoning Board of Adjustment  
**Subject:** Consideration and possible action of the appointing of the Zoning Board of Adjustment Vice Chair position.  
**Meeting:** Tuesday, January 23, 2024  
**Department:** Development Services  
**Staff Contact:** John Byrum

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

None

# AGENDA ITEM REPORT

## 4.3.



**To:** Zoning Board of Adjustment  
**Subject:** Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustment Commission meeting held on October 24, 2023  
**Meeting:** Tuesday, January 23, 2024  
**Department:** Development Services  
**Staff Contact:** John Byrum

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. Zoning Board of Adjustments 10.24.2023



# City of Hutto

## Minutes

### Zoning Board of Adjustments

Tuesday, October 24, 2023 at 7:00 PM

### City Council Chambers

#### 1. CALL SESSION TO ORDER

The Meeting was called to order at 7:26 PM.

#### 2. ROLL CALL

Members of the Zoning Board of Adjustments in attendance were: Norman Delay, Ray Alba, Susanne Caulfield, Ed Pride and Jim Morris(ALT)  
Member(s) not in attendance: Cory Denena.

Member of the City of Hutto staff in attendance: John Byrum, Planning Manager

#### 3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to [comments@huttotx.gov](mailto:comments@huttotx.gov) PRIOR to 4:00 pm on October 24, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No one to speak at 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 September 26, 2023.

Commissioner Ed Pride made a motion to accept the meeting minutes from the regular scheduled Zoning Board of Adjustments meeting held on September 26, 2023 as written, seconded by Commissioner Jim Morris. Motion passed 5 Ayes to 0 Nays.

- 4.2. Consideration of a public hearing and possible action regarding a variance request for the property located at 602 East Street from the building form standards, as outlined in Chapter 10, 10.1003.3.1 of the Unified Development Code (UDC), to allow a reduction in the required rear setback.

The public hearing opened at 7:34 PM and closed at 7:34 PM Commissioner Ed Pride made a motion to approve the Consideration of a public hearing and possible action regarding a variance request for the property located at 602 East Street from the building form standards, as outlined in Chapter 10, 10.1003.3.1 of the Unified Development Code (UDC), to allow a reduction in the required rear setback as presented, seconded by Commissioner Susanne Caulfield. Motion passed 5 Ayes to 0

Nays.

**5. DEVELOPMENT SERVICES DIRECTOR REPORT**

\* Request to add Chair and Vice Chair Appointments to the next scheduled meeting agenda

\* As of now, no projects are on schedule for the November meeting , but keep looking for a notice.

**6. ADJOURNMENT**

The meeting adjourned at 7:40 PM.

**7. CERTIFICATION**

I certify that this notice of the October 24, 2023 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 October 20, 2023 before 5:00 P.M.

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Zoning Board of Adjustments Chair

# AGENDA ITEM REPORT

## 4.4.



**To:** Zoning Board of Adjustment  
**Subject:** Consideration of a public hearing and possible action regarding a variance request for the property located at 2725 Limmer Loop from the requirements as outlined in Chapter 10, Section 10.307.6.3 of the Unified Development Code (UDC), to allow a car wash closer than the minimum 50-foot distance from a residential zoning district boundary.  
**Meeting:** Tuesday, January 23, 2024  
**Department:** Development Services  
**Staff Contact:** John Byrum

### BACKGROUND INFORMATION:

The applicant is proposing to develop a convenience store and a car wash as an accessory. The convenience store is defined in the Unified Development Code, Section 10.307.8.1 as a retail store with no more than 5,000GFA selling everyday goods and services that may include food products, groceries, over-the-counter drugs and sundries. Convenience stores with gasoline sales are permitted by right in the B-2 district. Section 10.307.6.1 of the Unified Development Code, defines car washes as either the primary use of a site or as an accessory use to a gas station, and are considered subject to specific use permit review in the B-2 district.

On November 7, 2023, the Planning and Zoning Commission voted to recommend the approval with a vote of 5-2 of the specific use permit, with the condition the site is built to the performance standards specified in the Unified Development Code (Section 10.307.6.3):

- Structures or equipment related to cleaning vehicles (car wash bays, vacuums, vending machines) must be located at least 50 feet from the boundary of any residential zoning district, places of residence such as nursing homes, and extended care facilities, or lodging establishment. Vacuums cannot be located in the street yard.
- Washing facilities must occur under a roofed area with at least two walls.
- Car wash facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:
  - Must be screened and buffered with masonry (stone, brick, decorative CMU, similar materials) walls to minimize impact on residential properties.
  - May operate only between 7:00 AM and 9:00 PM.
  - Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

Currently, the attached exhibits do not meet the UDC standards in that the proposed retail store is over 5,000 square feet and the car wash is located closer than 50-feet from a residentially zoned property. However, the request (attached) is only for the setback standard in UDC Section 10.307.6.3.

# AGENDA ITEM REPORT

## 4.4.



The specific use permit is currently on hold because the applicant requested a variance from the code during the Planning and Zoning Commission. The Specific Use Permit process is only for the car wash use and cannot grant a variance to the UDC.

The property is currently zoned B-2 (General Commercial).

### **Adjacent Zoning and Uses:**

WEST: B-2, Vacant

NORTH: B-2, Vacant and SF-1, Cottonwood Farms

EAST: ETJ with Development Agreement, Vacant

SOUTH: B-2 with Gateway Overlay District, Convenience Store

### **SUMMARY OF REQUEST:**

The variance request seeks to allow a car wash closer than the minimum 50-foot distance from a residential zoning district boundary.

Chapter 10, Section 10.307.6.3 (Conditions) of the Unified Development Code, states that:

- Structures or equipment related to cleaning vehicles (car wash bays, vacuums, vending machines) must be located at least 50 feet from the boundary of any residential zoning district, places of residence such as nursing homes, and extended care facilities, or lodging establishment. Vacuums cannot be located in the street yard.
- Washing facilities must occur under a roofed area with at least two walls.
- Car wash facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments:
  - Must be screened and buffered with masonry (stone, brick, decorative CMU, similar materials) walls to minimize impact on residential properties.
  - May operate only between 7:00 AM and 9:00 PM.
  - Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.
  -

### **Variance Evaluation and Recommendation**

The proposed request does not meet the variance approval criteria.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that does not exist on adjacent parcels.
  - False. While there is an Atmos Energy 100' wide pipeline easement that affects the western side of the property, the easement does not render the site unbuildable or provide less buildable area than the code maximum of 5,000 square feet. The site is still buildable and the applicant can provided an alternative location showing the car wash location in compliance with the Unified Development Code.

# AGENDA ITEM REPORT

## 4.4.



- 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 Unified Development Code (UDC) states that structures or equipment related to cleaning vehicles must be located at least 50 feet from the boundary of any residential zoning district. All other applications for a car wash would have to meet this requirement.
- 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.
  - False. The UDC clearly states that all structures or equipment related to cleaning vehicles must be located at least 50 feet from the boundary of any residential zoning district.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
  - False. The applicant submitted a site plan that does not meet the minimum adopted development codes and has also proposed an alternative location for the car wash that meets the minimum code standards. As shown in Scenario A, the car wash could be parallel to the western property line, meet the setback requirement, and allow the entry/ exit of the car wash to be perpendicular to the residential area, providing more noise attenuation. In addition, if the entrance is at the south as shown on the exhibit, the automobile lights would be less likely to point directly towards the adjacent homes, as the driver would be required to take a right out of the car wash, in the opposite direction of the common property line. Scenario A is only one option for the car wash location. As proposed in Scenario A, the drainage pond shown on the schematic would have to be relocated. In summary, there is sufficient space on the property to satisfy the minimum code requirements in a number of ways.
- 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 code states that all structures and equipment for cleaning vehicles must be at least 50 feet from the boundary of any residential zoning district or a few residential uses allowed in commercial districts such as nursing home or assisted living centers. Since there are other opportunities to have the car wash location meet the code, special privilege would be given for this site if the variance were to be approved.
- The variance is the minimum necessary to grant relief.
  - False. The applicant has shown another location of the car wash that would meet the UDC standards as adopted.

### STAFF REVIEW:

# AGENDA ITEM REPORT

## 4.4.



The request for the variance was re-noticed due to a lack of quorum at the December 2023 Zoning Board of Adjustment meeting. Staff sent out notices to 61 adjacent property owners with the 600' required buffer and to date staff has received one response, in opposition to the request (the response is included as an attachment).

Based on the criteria findings from staff, staff recommends denial of the variance request to allow the car wash closer than the minimum 50-foot distance from a residential zoning district boundary.

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. 20240115 - Cottonwood C-Store - Site Plan
2. Letter of Intent-Setback Variance 2725 Limmer Loop - Cottonwood C-Store
3. Owners LOI - 2725 Limmer Loop Cottonwood C-Store
4. 2725 Limmer Loop Variance - Photos (1)
5. Zoning Map (1)
6. 20240115 - Cottonwood C-Store - Site Plan

SURVEY

THESE PLANS ARE RELEASED  
UNDER THE AUTHORITY OF  
NICHOLAS R. SANDLIN, P.E.,  
TBPELS#124404, ON 1/23/2023,  
FOR THE PURPOSES OF REVIEW  
AND ARE NOT TO BE USED FOR  
CONSTRUCTION PRIOR TO  
APPROVAL BY THE APPLICABLE  
GOVERNMENT AUTHORITIES

THIS PLAN SET FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

SITE PLAN LEGEND

- PROPOSED PROPERTY/  
PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING  
WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- PHASING
- TAS ACCESSIBLE ROUTE
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED  
A CROSS SLOPE OF 1:50 (2%) OR EXCEED  
A RUNNING SLOPE OF 1:20 (5%) UNLESS  
DESIGNED AS A RAMP. THE MAXIMUM  
RUNNING SLOPE OF A RAMP IN NEW  
CONSTRUCTION IS 1:12 (8.33%). THE  
MAXIMUM RISE FOR ANY RAMP RUN IS 30  
INCHES. REFER TO GRADING SHEET(S).
- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM  
SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER  
MANHOLE
- PR. WATER LINE
- FIRE LINE
- PR. WASTEWATER
- PR. STORM  
SEWER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER  
MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BACK FLOW PREVENTER

SITE LEGEND

- 6" CURB & GUTTER. SEE DETAIL SHEET 22.
- RIBBON CURB. SEE DETAIL SHEET 22.
- CASTELLATED CURB. SEE DETAIL SHEET 23.
- STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- CONCRETE SIDEWALK. SEE DETAIL SHEET.
- PEDESTRIAN CROSSWALK.
- HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- PEDESTRIAN ADA RAMP OR AT GRADE ADA  
DOME PAVERS. SEE DETAIL SHEET.
- CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- DUMPSTER ENCLOSURE WITH CONCRETE PAD PER  
GEOTECHNICAL REPORT AND CITY STANDARDS
- TRANSFORMER PAD FOR DEPICTION ONLY. SEE  
ELECTRICAL PLANS BY OTHERS FOR EXACT LOCATIONS.

WARNING !!! CONTRACTOR TO FIELD VERIFY  
ALL EXIST. UTILITIES VERTICALLY AND  
HORIZONTALLY PRIOR TO CONSTRUCTION.  
THE CONTRACTOR IS TO CONTACT ENGINEER  
IF ANY EXISTING UTILITY INFORMATION  
DIFFERS FROM DATA SHOWN IN THE PLANS.  
CALL 811 BEFORE YOU DIG.

SANDLIN  
SERVICES, LLC

TBPELS FIRM #21356  
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

SITE PLAN

COTTONWOOD  
C-STORE

ACCESSIBLE SITE PLAN NOTE:

- ACCESSIBLE ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [BC1104.1].
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3].
- OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10].
- CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.5]
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1]. SURFACE TEXTURE SHALL BE PROVIDED.
- PARKING ACCESS ASLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5].
- PARKED VEHICLE OVERHANGS MUST NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE TO LESS THAN 36", WHEN THE SIDEWALK TO A MINIMUM OF 55 FEET OR PROVIDE WHEEL STOPS 1.5 FEET FROM THE CURB, [ANSI 403.5, TABLE 403.5].
- CURE RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1].
- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5]
- CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.[ANSI 406.6]
- EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
- APPROVAL OF THESE PLANS BY THE CITY OF HUTTO INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- ALL SIDEWALK AND ACCESSIBLE ROUTE SHALL BE CONCRETE FINISH.

SITE DATA

|                             | PROPOSED                                                                                                            |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------|
| TOTAL SITE AREA             | 2.23 AC / 97,273 SF                                                                                                 |
| EXISTING ZONING<br>SETBACKS | B-2 - GENERAL COMMERCIAL<br>STREET YARD - 10 FT MIN<br>SIDE - 20 FT MIN (FROM SF-1)<br>REAR - 20 FT MIN (FROM SF-1) |
| IMPERVIOUS COVER            | 73,829 SF/97,273 SF = 75.9%                                                                                         |
| BUILDING HEIGHT             | C-STORE 1 STORY - 18 FT<br>CAR WASH - 15 FT                                                                         |
| FOUNDATION TYPE             | CONCRETE SLAB                                                                                                       |

PARKING TABLE

|                                     |                                         |
|-------------------------------------|-----------------------------------------|
| TOTAL BUILDING AREA                 | 5,000 SF C-STORE<br>2,240 SF CAR WASH   |
| PARKING RATIO -<br>GROCERY/CAR WASH | 1 SPACE/400 SF MIN                      |
| PARKING REQUIRED                    | 7,240 SF / 400 = 19 SPACES MIN          |
| PARKING PROVIDED                    | 26 SPACES INCLUDING 2 ADA WITH 1<br>VAN |
| BICYCLE PARKING PROVIDED            | 5 SPACES                                |

| NO. | BY | DATE | REVISION DESCRIPTION | SHEET |
|-----|----|------|----------------------|-------|
| 7   |    |      |                      | OF 32 |

C:\shared drives\sandlin-services\ic\sandlin-services\projects\hutto development\division\0007-002\hutto loop commercial\CAD\construction sheets\limmer c-store\AS SITE PLAN.dwg-SITE PLAN Plotted Jun 15, 2024 at 6:09pm by Engineer | Last Saved by: Engineer



October 29, 2023  
City of Hutto Planning Department  
500 W Live Oak St.  
Hutto, TX 78634

## Cottonwood Convenience & Fuel Variance Letter of Intent

City of Hutto Zoning Board of Adjustment,

This letter acknowledges the City of Hutto's Variance Request requirements and requested details included below are for WCAD Parcel: R648486 also identified at 2725 Limmer Loop, Hutto, TX 78634.

Our objective with this variance request application is to provide a high-quality, commercially oriented development that serves the growth of the local area as well as meets the spirit of the code for a car wash setback from a single-family zoning district. Our proposed layout best utilizes the property, all variables considered, at an important intersection within the City of Hutto, and includes a 5,000SF Convenience Store and a car wash building ~1,840SF. The recent Specific Use Permit was approved on 11/08/2023 by Planning & Zoning Commission and recommended to Council for approval.

The primary reason we are seeking this variance request is because the diagonal, gas line easement disallows the car wash to move any further south, and the set back is being applied to "open space" lots zoned as single family at the end of the Gray Fox Loop cul-de-sac. We believe these lots should be considered Open Space because they are too small for a single-family residence and could never be developed. Other provisions in the code address Open Space setbacks; however, the code is merely silent with this specific setback. We believe that considerations could be made here based on the intent of the code. When the code is applied to the nearest lot line with a residence, we exceed the setback requirement by 24% with a setback dimension of 62'. We believe that the Zoning Board of Adjustment exists for scenarios like this where discernment is required.

- **Existing zoning district:** B-2
- **Acreage of property:** 2.171AC
- **Legal Description -** S13277 - SJS SUB, BLOCK A, Lot 2, ACRES 2.187

| UDC Criteria for Variance Approval                                                                                                                                                                     | Sandlin Services Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.                                                                                   | The commercial lot is inhibited by a diagonal, large gas line easement that runs northwest to southeast that creates a peculiar usable building area. This disallows the car wash to be pushed any further south to meet the strict interpretation of the setback requirement from the open space lots. The open space lots are uninhabitable but zoned as Single Family. If the car wash were placed on the adjacent commercial lot to the north (See Exhibit A), it would meet the 50' setback requirement, and ironically place the car wash 20% closer to an inhabited single-family lot than the proposed location. |
| 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.                                                 | Strict application of this code, currently being employed, considers the undevelopable, open space lots as an inhabitable space instead of an additional buffer zone. In reality, the open space lots and cul-de-sac provide an additional buffer and total separation distance of 62' from the first inhabited single-family lot line, <b>exceeding code requirements by 24%.</b>                                                                                                                                                                                                                                       |
| 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. | The car wash location meets the "spirit of this code" because it is >50' from the first single family lot with a residence, exceeding code compliance. The additional buffer distance in combination with high quality building design and densely landscaped area will not adversely affect the property near the subject site.                                                                                                                                                                                                                                                                                         |



Sandlin Services, LLC  
P: (806)679-7303  
TBPELS Firm # 21356

|                                                                                                                                                     |                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Conditions resulting in the request are not self-created by disregard or ignorance of this code.                                                    | Conditions resulting from this request are imposed by the irregularly shaped gas line easement, impeding the ability to configure other layout options. |
| The variance does not confer special privilege that this code does not permit on other lands, structures, or buildings in the same zoning district. | This variance does not confer special privileges. Instead it asks for an interpretation that meets the “spirit of the code.”                            |
| The variance is the minimum necessary to grant relief.                                                                                              | The building dimensions have been reduced the maximum extent possible, minimizing this variance to the maximum degree.                                  |

Our design team has coordinated with City Staff and will be providing a development that accounts for the health, safety and general welfare of the City. The internal site characteristics include adequate parking and space for vehicular and pedestrian circulation. Our intent is to continue this trend and provide the necessary screening between the development and adjacent single-family homes per City requirements by meeting the character of the nearby properties. We believe this development will add significant value to the City of Hutto. We appreciate your consideration for the approval.

Please feel free to contact me with any questions.

Sincerely,

Nick Sandlin, P.E.  
President & Principal  
TBPELS Firm# 21356

January 15, 2024

City of Hutto – Zoning Board of Adjustment  
500 West Live Oak Street,  
Hutto, Texas 78634

Re: Variance Request – 2725 Limmer Loop, Hutto, Texas, 78634

To Whom It May Concern:

SJS Investments and Holdings LLC requests a variance for a Site Development Permit to allow construction of a Car Wash on the property located at 2725 Limmer Loop, Hutto, Texas 78634. This property is currently zoned as General Commercial (B-2), which permits a retail convenience store and fuel sales. The intended use of this property is a convenience store with fuel sales and a car wash, which has an existing recommended approval from the Planning & Zoning Commission.

The proposed car wash will be located in the northwest corner of the lot and will feature a masonry wall separating the lot from residential zoning. The proposed project will feature modern design which will complement the visual features of the surrounding community and attract more development in the area. The convenience store along with the car wash will add to the value of the community and provide ease of access for the neighboring communities.

The proposed project will be a tunnel car wash which houses all the operating equipment within the building. The car wash is going to be installed with state-of-the-art equipment which along with City mandated, limited operational hours will eliminate any concern for loud operational noise for our residential neighbors.

The car wash will bring convenience to the neighborhood, add significant value to the community and promote impactful development in the area. The car wash business will bring additional jobs to the Hutto area and is estimated to make significant contribution to the City of Hutto's development through taxes. We would appreciate your support with this variance request and remain available should you have any questions.

Regards,

  
Pearl Grewal  
512-927-7742

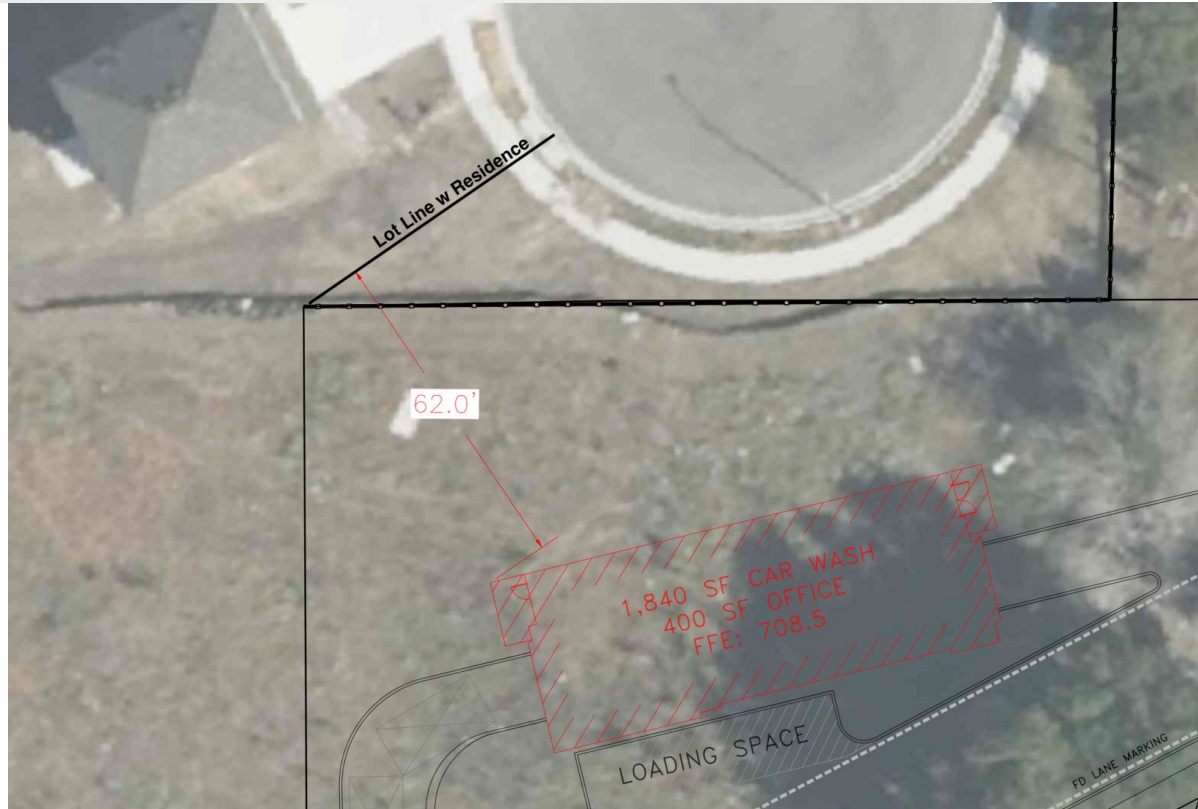
# Car Wash: Scenario A

- 50' Setback is 20% closer to SF Home than Scenario B



# Car Wash: Scenario B

- 24% (12') further from a Single Family Lot with residence than compliant, Scenario A



# Hutto Official Zoning Map



SURVEY

THESE PLANS ARE RELEASED  
UNDER THE AUTHORITY OF  
NICHOLAS R. SANDLIN, P.E.,  
TBPELS#124404, ON 1/23/2023,  
FOR THE PURPOSES OF REVIEW  
AND ARE NOT TO BE USED FOR  
CONSTRUCTION PRIOR TO  
APPROVAL BY THE APPLICABLE  
GOVERNMENT AUTHORITIES

THIS PLAN SET FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

SITE PLAN LEGEND

- PROPOSED PROPERTY/  
PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING  
WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- PHASING
- TAS ACCESSIBLE ROUTE
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED  
A CROSS SLOPE OF 1:50 (2%) OR EXCEED  
A RUNNING SLOPE OF 1:20 (5%) UNLESS  
DESIGNED AS A RAMP. THE MAXIMUM  
RUNNING SLOPE OF A RAMP IN NEW  
CONSTRUCTION IS 1:12 (8.33%). THE  
MAXIMUM RISE FOR ANY RAMP RUN IS 30  
INCHES. REFER TO GRADING SHEET(S).
- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM  
SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER  
MANHOLE
- PR. WATER LINE
- FIRE LINE
- PR. WASTEWATER
- PR. STORM  
SEWER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER  
MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BACK FLOW PREVENTER
- FLOW ARROW
- EX. UTILITY POLE

SITE LEGEND

- 6" CURB & GUTTER. SEE DETAIL SHEET 22.
- RIBBON CURB. SEE DETAIL SHEET 22.
- CASTELLATED CURB. SEE DETAIL SHEET 23.
- STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- CONCRETE SIDEWALK. SEE DETAIL SHEET.
- PEDESTRIAN CROSSWALK.
- HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- PEDESTRIAN ADA RAMP OR AT GRADE ADA  
DOME PAVERS. SEE DETAIL SHEET.
- CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- DUMPSTER ENCLOSURE WITH CONCRETE PAD PER  
GEOTECHNICAL REPORT AND CITY STANDARDS
- TRANSFORMER PAD FOR DEPICTION ONLY. SEE  
ELECTRICAL PLANS BY OTHERS FOR EXACT LOCATIONS.

WARNING !!! CONTRACTOR TO FIELD VERIFY  
ALL EXIST. UTILITIES VERTICALLY AND  
HORIZONTALLY PRIOR TO CONSTRUCTION.  
THE CONTRACTOR IS TO CONTACT ENGINEER  
IF ANY EXISTING UTILITY INFORMATION  
DIFFERS FROM DATA SHOWN IN THE PLANS.  
CALL 811 BEFORE YOU DIG.

SANDLIN  
SERVICES, LLC

TBPELS FIRM #21356  
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

SITE PLAN

COTTONWOOD  
C-STORE

ACCESSIBLE SITE PLAN NOTE:

- ACCESSIBLE ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [BC1104.1].
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3].
- OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10].
- CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.5]
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1]. SURFACE TEXTURE SHALL BE PROVIDED.
- PARKING ACCESS ASLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5].
- CURE RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1].
- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5]
- CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.[ANSI 406.6]
- EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
- APPROVAL OF THESE PLANS BY THE CITY OF HUTTO INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- ALL SIDEWALK AND ACCESSIBLE ROUTE SHALL BE CONCRETE FINISH.

| SITE DATA                |                                                                                                                     |
|--------------------------|---------------------------------------------------------------------------------------------------------------------|
| PROPOSED                 |                                                                                                                     |
| TOTAL SITE AREA          | 2.23 AC / 97,273 SF                                                                                                 |
| EXISTING ZONING SETBACKS | B-2 - GENERAL COMMERCIAL<br>STREET YARD - 10 FT MIN<br>SIDE - 20 FT MIN (FROM SF-1)<br>REAR - 20 FT MIN (FROM SF-1) |
| IMPERVIOUS COVER         | 73,829 SF/97,273 SF = 75.9%                                                                                         |
| BUILDING HEIGHT          | C-STORE 1 STORY - 18 FT<br>CAR WASH - 15 FT                                                                         |
| FOUNDATION TYPE          | CONCRETE SLAB                                                                                                       |

| PARKING TABLE                    |                                       |
|----------------------------------|---------------------------------------|
| TOTAL BUILDING AREA              | 5,000 SF C-STORE<br>2,240 SF CAR WASH |
| PARKING RATIO - GROCERY/CAR WASH | 1 SPACE/400 SF MIN                    |
| PARKING REQUIRED                 | 7,240 SF / 400 = 19 SPACES MIN        |
| PARKING PROVIDED                 | 26 SPACES INCLUDING 2 ADA WITH 1 VAN  |
| BICYCLE PARKING PROVIDED         | 5 SPACES                              |

| NO. | BY | DATE | REVISION DESCRIPTION | SHEET |
|-----|----|------|----------------------|-------|
| 1   |    |      |                      | 7     |
| 2   |    |      |                      | OF 32 |

C:\shared drives\sandlin-services-llc\shared drives\development division\0007-002 limmer loop commercial\CAD\construction sheets\limmer c-store\site plan\site plan.dwg SITE PLAN Plotted Jun 15, 2024 at 6:09pm by Engineer | Last Saved by: Engineer