



City of Hutto

Agenda

Special Called Zoning Board of Adjustments Wednesday, December 17, 2025 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 3 business days prior to the scheduled date 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

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on December 17, 2025. 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. Conduct a public hearing and possible action regarding a variance request for the proposed project known as EverHome Suites from the site design standards as outlined in Chapter 10, Section 10.403.4.2 of the Unified Development Code (UDC), to allow for the structure to exceed the maximum height requirement.
- 4.2. Conduct a public hearing and possible action regarding a variance request for the proposed project known as EverHome Suites, located at 2235 Limmer Loop, from the site design standards as outlined in Chapter 10, Section 10.405.9.1 of the Unified Development Code (UDC), to allow for the elimination of the minimum parking standards.
- 4.3. Conduct a public hearing and possible action for a variance request for the proposed project known as 300 CR 199, Lot 7 Block A of the Burge Business Center Block A Lots 5-6 Amended Plat, from the requirements, as outlined in Chapter 10, Section 10.403.6.3 of the Unified Development Code (UDC), to allow for the elimination of the required 6-foot-tall masonry wall when adjacent to Single-Family (SF-1) zoning district.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the December 17, 2025 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 December 11, 2025 before 5:00 P.M.



Angel Kavanaugh
Senior 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 CitySecretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

4.1.



To: Zoning Board of Adjustment
Subject: Conduct a public hearing and possible action regarding a variance request for the proposed project known as EverHome Suites from the site design standards as outlined in Chapter 10, Section 10.403.4.2 of the Unified Development Code (UDC), to allow for the structure to exceed the maximum height requirement.
Meeting: Wednesday, December 17, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The property located at 2235 Limmer Loop is a part of the Maldonado Subdivision and is currently zoned B-2 (General Commercial). Lot 4 of the Amending Plat of Maldonado Subdivision is approximately 2.0 acres, more or less, of land. The applicant intends to develop a Everhome Suites hotel on this lot with a building height of 50' - 1".

Surrounding Land Use

North: ETJ with DA (Extraterritorial Jurisdiction with Development Agreement)

East: B-2 (General Commercial)

South: LI (Light Industrial) with Gateway Overlay District

West: B-2 (General Commercial)

SUMMARY OF REQUEST:

The applicant is requesting a variance from Section 10.403.4.2 of the Unified Development Code (UDC), to allow for a building height that exceeds current code.

Variance Evaluation and Recommendation

The proposed request does 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.
 - True. At the direction of staff, the applicant developed the site to the proposed code that was going to be adopted by the time the applicant submitted a site plan. If this were to develop after the code were to be adopted, they would not need a variance.
- 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.
 - True. The code is in the process of being rewritten, and the proposed code will define building height as "Vertical distance from the average grade level adjoining the building

AGENDA ITEM REPORT

4.1.



to either the top of a flat roof, the deck lines for a mansard roof, or the average height between eaves and ridge for gable, hip and gambrel roofs". The flat roof will be 43' 7". If this were to develop after the code were to be adopted, they would not need a variance.

- 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 code is in the process of being rewritten, and the proposed code will define building height differently than the current code. If this were to develop after the code were to be adopted, they would not need a variance.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
 - True. The variance request is not self-created as the applicant developed this site to the proposed new code, with the understanding that the code was supposed to be adopted by now. Since the rewrite is still in process, the applicant is looking for variances that will reflect the new code once approved.
- The variance does not confer special privileges that this code does not permit on other lands, structures or buildings in the same zoning district.
 - True. The code is in the process of being rewritten, and the proposed code will define building height differently than the current code. If this were to develop after the code were to be adopted, they would not need a variance.
- The variance is the minimum necessary to grant relief.
 - True. The code is in the process of being rewritten, and the proposed code will define building height differently than the current code. If this were to develop after the code were to be adopted, they would not need a variance.

STAFF REVIEW:

Staff notified 10 property owners within 600' and to date, staff has not received any comments. Based on the findings, the variance request has met all the variance approval criteria, as presented.

Based on the findings, the proposed variance request has met the variance approval criteria, as presented.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. EverHome Suites - Building Height Exemption Request Letter
2. CHapter 9 UDC Draft Height Definition

AGENDA ITEM REPORT

4.1.



-
3. EverHome Suites Elevation
 4. EverHome_Suites_Future_Land_Use_Map
 5. EverHome_Suites_Zoning_Map

December 11, 2025

Matt Rector
Executive Director of Development and Infrastructure
City of Hutto
500 W Live Oak St.
Hutto, TX 78634

RE: **EverHome Suites (SP-25-0044)**
2235 Limmer Loop, Hutto, TX 78634
Building Height Exemption Request

To Matt Rector,

The purpose of this letter is to request an exemption to the maximum building height required by the City of Hutto Unified Development Code (UDC) Chapter 4, Section 10.403.4.2.

This project proposes an EverHome Suites hotel lodging establishment located on a 2.0-acre parcel zoned General Commercial (B-2). A Site Plan Application (SP-25-0044), Drainage Study Application (DRN-25-0012), and Amending Plat Application (PLAT-24-0007) are currently under review with the City of Hutto.

The three application packages have been designed and funded based on the expected City of Hutto 2025 UDC update due to estimated application approvals in early 2026. Chapter 9 Section 10.904 of the 2025 UDC Draft update defines building height as:

“Vertical distance from the average grade level adjoining the building to either the top of a flat roof, the deck lines for a mansard roof, or the average height between eaves and ridge for gable, hip and gambrel roofs.”

According to this definition of building height in the 2025 UDC Update, the current proposed building height of 43'-7" complies with the City of Hutto 2025 UDC Draft Chapter 2, Section 10.203.3.8(b) outlining a 45-foot maximum building height requirement for Commercial Corridor Zoning Districts.

We are requesting an exemption from the current City of Hutto UDC Chapter 4, Section 10.403.4.2 outlining a 45-foot maximum building height requirement for B-2 zoning and for the building height requirements outlined in the 2025 UDC Draft update to be applied to the EverHome Suites project due to the indefinite approval timeline for the City of Hutto 2025 UDC update.

Please contact me at (512) 418-1771 if additional information is required.

Sincerely,



Matt Speitel, P.E.

Kimley-Horn and Associates, Inc.

Hedge

A row of closely planted shrubs, bushes, or any kind of plant forming a boundary.

Height, Building

Vertical distance from the average grade level adjoining the building to either the top of a flat roof, the deck lines for a mansard roof, or the average height between eaves and ridge for gable, hip and gambrel roofs.

Height, Antenna Tower

Distance from the finished grade at the antenna tower base to its highest point. Overall antenna tower height includes the base pad, mounting structures and panel antennas, but excludes lightning rods and whip antennas.

Highway

A rural and suburban Thoroughfare of high vehicular speed and capacity.

Historic Landmark

Place with outstanding historical and cultural significance in the state, region, or community. The designation recognizes the historic place, or the buildings, structures, accessory buildings, fences or other appurtenances are of basic and vital importance for cultural preservation and tourism development.

Historic Preservation Officer

City staff member appointed by City Council to serve as staff liaison to the Historic Preservation Commission (HPC).

Historic Significance

Importance given a property or district evaluated to meet designation criteria. Property with a principal structure classified as “noncontributing” is not considered to have historical significance.

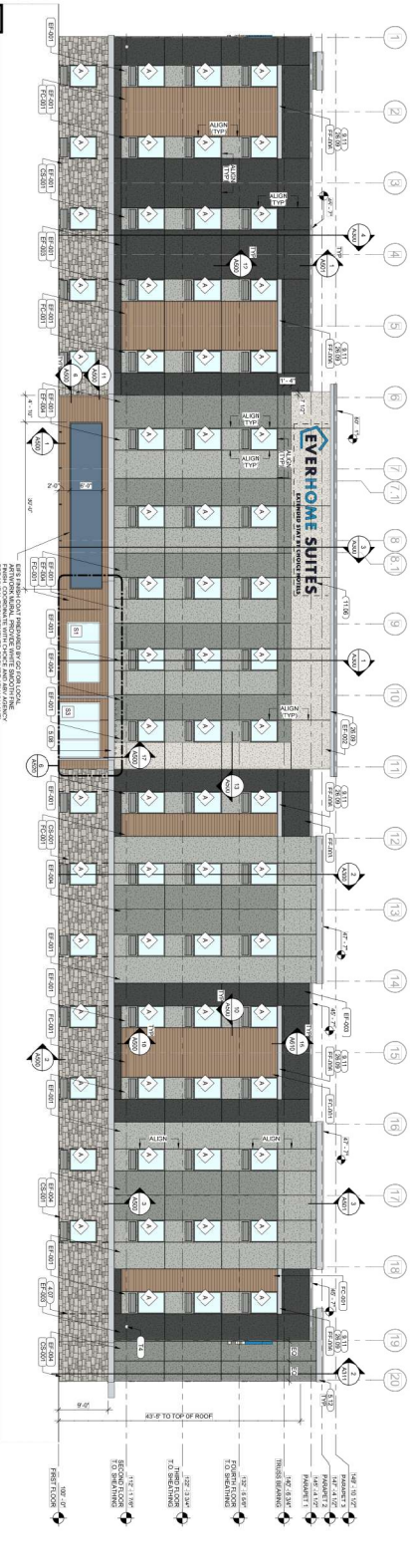
Historic Structure

Structure that is:

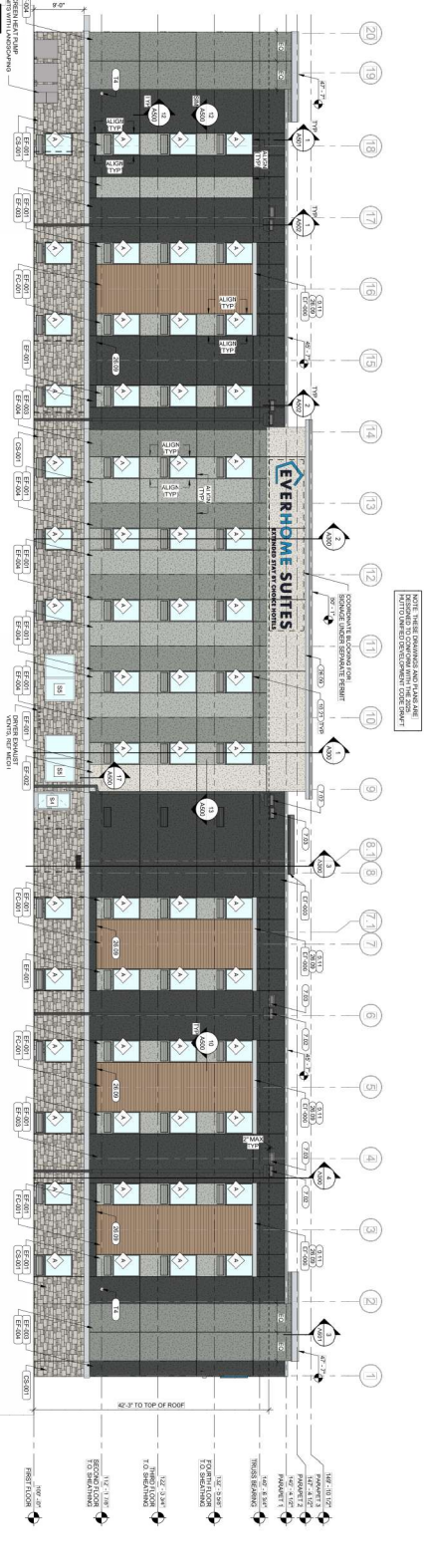
- Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior) or found by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily found by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district found by the Secretary to qualify as a registered historic district;
- Individually listed on a state inventory of historic places in states with historic preservation programs approved by the Secretary of the Interior; or

9/10/2025 1:50:21 PM

1 FRONT ELEVATION



2 REAR ELEVATION



KEYNOTES

1	CONCRETE FINISH TO MATCH EXISTING
2	BRICK FINISH TO MATCH EXISTING
3	STONE FINISH TO MATCH EXISTING
4	WOOD FINISH TO MATCH EXISTING
5	GLASS FINISH TO MATCH EXISTING
6	PAINT FINISH TO MATCH EXISTING
7	ROOF FINISH TO MATCH EXISTING
8	LANDSCAPE FINISH TO MATCH EXISTING
9	MECHANICAL FINISH TO MATCH EXISTING
10	ELECTRICAL FINISH TO MATCH EXISTING
11	PLUMBING FINISH TO MATCH EXISTING
12	HEATING FINISH TO MATCH EXISTING
13	Cooling FINISH TO MATCH EXISTING
14	Interior Finish TO MATCH EXISTING
15	Exterior Finish TO MATCH EXISTING
16	Roofing FINISH TO MATCH EXISTING
17	Site Work FINISH TO MATCH EXISTING
18	Foundation FINISH TO MATCH EXISTING
19	Structural FINISH TO MATCH EXISTING
20	MECHANICAL FINISH TO MATCH EXISTING
21	ELECTRICAL FINISH TO MATCH EXISTING
22	PLUMBING FINISH TO MATCH EXISTING
23	HEATING FINISH TO MATCH EXISTING
24	Cooling FINISH TO MATCH EXISTING
25	Interior Finish TO MATCH EXISTING
26	Exterior Finish TO MATCH EXISTING
27	Roofing FINISH TO MATCH EXISTING
28	Site Work FINISH TO MATCH EXISTING
29	Foundation FINISH TO MATCH EXISTING
30	Structural FINISH TO MATCH EXISTING

FINISH KEYNOTES

1	CONCRETE FINISH TO MATCH EXISTING
2	BRICK FINISH TO MATCH EXISTING
3	STONE FINISH TO MATCH EXISTING
4	WOOD FINISH TO MATCH EXISTING
5	GLASS FINISH TO MATCH EXISTING
6	PAINT FINISH TO MATCH EXISTING
7	ROOF FINISH TO MATCH EXISTING
8	LANDSCAPE FINISH TO MATCH EXISTING
9	MECHANICAL FINISH TO MATCH EXISTING
10	ELECTRICAL FINISH TO MATCH EXISTING
11	PLUMBING FINISH TO MATCH EXISTING
12	HEATING FINISH TO MATCH EXISTING
13	Cooling FINISH TO MATCH EXISTING
14	Interior Finish TO MATCH EXISTING
15	Exterior Finish TO MATCH EXISTING
16	Roofing FINISH TO MATCH EXISTING
17	Site Work FINISH TO MATCH EXISTING
18	Foundation FINISH TO MATCH EXISTING
19	Structural FINISH TO MATCH EXISTING

TECHNOLOGY NOTES

1	CONCRETE FINISH TO MATCH EXISTING
2	BRICK FINISH TO MATCH EXISTING
3	STONE FINISH TO MATCH EXISTING
4	WOOD FINISH TO MATCH EXISTING
5	GLASS FINISH TO MATCH EXISTING
6	PAINT FINISH TO MATCH EXISTING
7	ROOF FINISH TO MATCH EXISTING
8	LANDSCAPE FINISH TO MATCH EXISTING
9	MECHANICAL FINISH TO MATCH EXISTING
10	ELECTRICAL FINISH TO MATCH EXISTING
11	PLUMBING FINISH TO MATCH EXISTING
12	HEATING FINISH TO MATCH EXISTING
13	Cooling FINISH TO MATCH EXISTING
14	Interior Finish TO MATCH EXISTING
15	Exterior Finish TO MATCH EXISTING
16	Roofing FINISH TO MATCH EXISTING
17	Site Work FINISH TO MATCH EXISTING
18	Foundation FINISH TO MATCH EXISTING
19	Structural FINISH TO MATCH EXISTING

EVERHOME SUITES
 2235 LIMMER LOOP
 CITY OF HUTTO
 WILLIAMSON COUNTY, TEXAS

EVERHOME SUITES
 065014100
 3100082
 3100082
 3100082

EVERHOME SUITES
 065014100
 3100082
 3100082
 3100082

EVERHOME SUITES
 065014100
 3100082
 3100082
 3100082

EVERHOME SUITES
 065014100
 3100082
 3100082
 3100082

EVERHOME SUITES
 2235 LIMMER LOOP
 CITY OF HUTTO
 WILLIAMSON COUNTY, TEXAS

BUILDING ELEVATIONS
 (SHEET 1 OF 2)

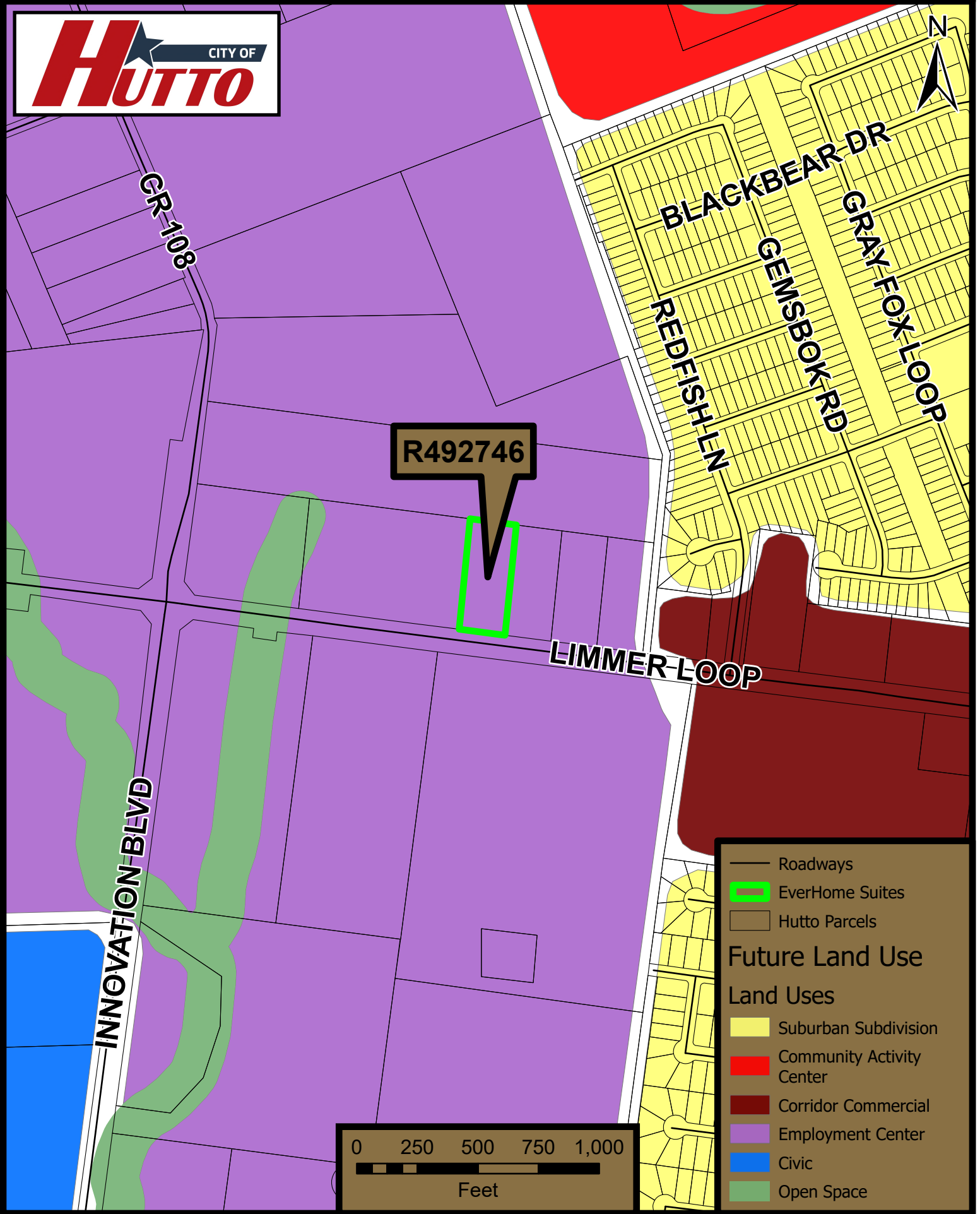
EVERHOME SUITES
 065014100
 3100082
 3100082
 3100082

EVERHOME SUITES
 065014100
 3100082
 3100082
 3100082

EVERHOME SUITES
 065014100
 3100082
 3100082
 3100082

XXXXXXXXXX

EverHome Suites



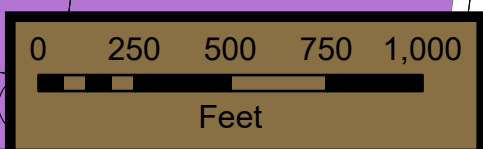
R492746

— Roadways
[Green Outline] EverHome Suites
[Black Outline] Hutto Parcels

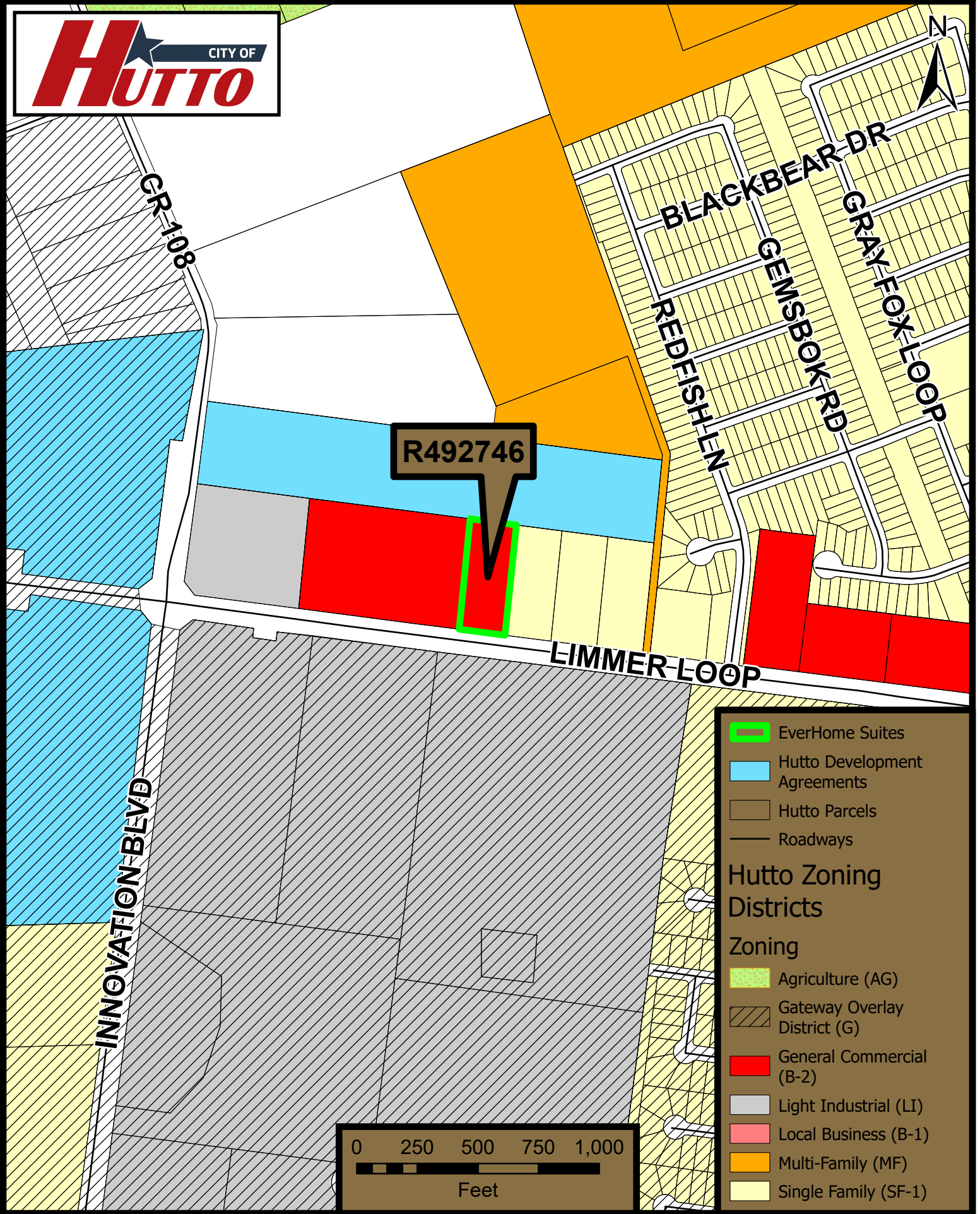
Future Land Use

Land Uses

- [Yellow] Suburban Subdivision
- [Red] Community Activity Center
- [Dark Red] Corridor Commercial
- [Purple] Employment Center
- [Blue] Civic
- [Green] Open Space



EverHome Suites

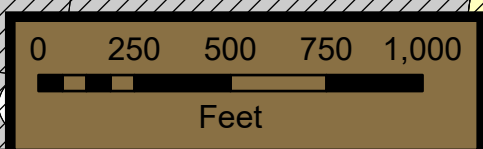


R492746

- EverHome Suites
- Hutto Development Agreements
- Hutto Parcels
- Roadways

Hutto Zoning Districts

- Zoning**
- Agriculture (AG)
- Gateway Overlay District (G)
- General Commercial (B-2)
- Light Industrial (LI)
- Local Business (B-1)
- Multi-Family (MF)
- Single Family (SF-1)



AGENDA ITEM REPORT

4.2.



To: Zoning Board of Adjustment
Subject: Conduct a public hearing and possible action regarding a variance request for the proposed project known as EverHome Suites, located at 2235 Limmer Loop, from the site design standards as outlined in Chapter 10, Section 10.405.9.1 of the Unified Development Code (UDC), to allow for the elimination of the minimum parking standards.
Meeting: Wednesday, December 17, 2025
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

The property located at 2235 Limmer Loop is a part of the Maldonado Subdivision and is currently zoned B-2 (General Commercial). Lot 4 of the Amending Plat of Maldonado Subdivision is approximately 2.0 acres, more or less, of land.

Surrounding Land Use

North: ETJ with DA (Extraterritorial Jurisdiction with Development Agreement)
East: B-2 (General Commercial)
South: LI (Light Industrial) with Gateway Overlay District
West: B-2 (General Commercial)

SUMMARY OF REQUEST:

The applicant is requesting a variance from Section 10.405.9.1 of the Unified Development Code (UDC), to allow for the elimination of the required minimum parking standards for the hotel.

Variance Evaluation and Recommendation

The proposed request does 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.
 - True. At the direction of staff, the applicant developed the site to the proposed code that was going to be adopted by the time the applicant submitted a site plan. If this were to develop after the code were to be adopted, they would not need a variance.
- 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.

AGENDA ITEM REPORT

4.2.



- True. The code is in the process of being rewritten, and the proposed code will have the parking minimum standards removed from the code. If this were to develop after the code were to be adopted, they would not need a variance.

- 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 code is in the process of being rewritten, and the proposed code will have the parking minimum standards removed from the code. If this were to develop after the code were to be adopted, they would not need a variance.

- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
 - True. The variance request is not self-created as the applicant developed this site to the proposed new code, since the code was originally supposed to be adopted by now. Since the rewrite is still in process, the applicant is looking for variances that will reflect the new code once approved.

- The variance does not confer special privileges that this code does not permit on other lands, structures or buildings in the same zoning district.
 - True. The code is in the process of being rewritten, and the proposed code will have the parking minimum standards removed from the code. If this were to develop after the code were to be adopted, they would not need a variance.

- The variance is the minimum necessary to grant relief.
 - True. The code is in the process of being rewritten, and the proposed code will have the parking minimum standards removed from the code. If this were to develop after the code were to be adopted, they would not need a variance.

STAFF REVIEW:

Staff notified 10 property owners within 600' and to date, staff has not received any comments. Based on the findings, the variance request has met all the variance approval criteria, as presented.

Based on the findings, the proposed variance request has met the variance approval criteria, as presented.

AGENDA ITEM REPORT

4.2.



FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 2235Limmer-Var-MailedNotification
2. EverHome Suites - Parking Ratio Exemption Request Letter
3. EverHome_Suites_Zoning_Map
4. EverHome_Suites_Future_Land_Use_Map
5. Everhomsuites Proposed Site Plan
6. Chapter 2 Parking Min Removal



**SURROUNDING
PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE
ZONING BOARD OF ADJUSTMENT MEETING**

PUBLIC HEARING DATE: DECEMBER 17, 2025
PUBLIC HEARING TIME: 7:00 PM
MEETING LOCATION: 500 W. Live Oak St. – City Hall

Notice is hereby given to all interested persons that the **HUTTO ZONING BOARD OF ADJUSTMENT** will hold a public hearing regarding a variance request for the proposed project known as EverHome Suites, **2235 Limmer Loop**, Lot 4 of the Amending Plat of Maldonado Subdivision, from the requirements, as outlined in Chapter 10, Sections 10.403.4.2 and 10.405.9.1 of the Unified Development Code (UDC), to allow for the elimination of minimum parking standards and to allow for the structure to exceed the maximum height requirement.

As one of the owners of property located within 600 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Zoning Board of Adjustment agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/zoning_board_of_adjustment_agendas_and_minutes.php . You may also do one of the following before the meeting date:

1. Mail this form to: Development Services-Planning Division, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the variances including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER’S RESPONSE

Project Name: a variance request for the proposed project known as EverHome Suites, 2235 **Limmer Loop**, Lot 4 of the Amending Plat of Maldonado Subdivision, from the requirements, as outlined in Chapter 10, Sections 10.403.4.2 and 10.405.9.1 of the Unified Development Code (UDC), to allow for the elimination of minimum parking standards and to allow for the structure to exceed the maximum height requirement.

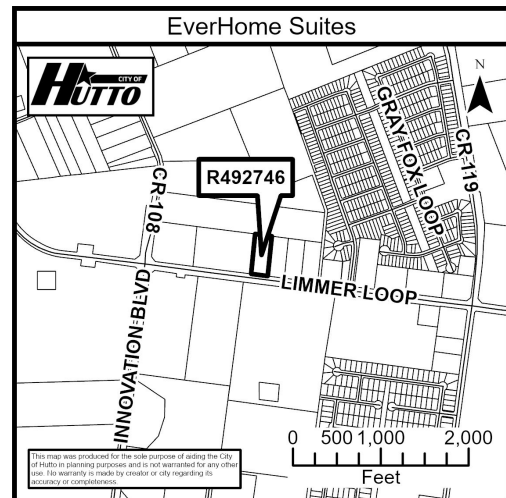
Name: _____

Address: _____

I AM IN FAVOR

I OBJECT Write comments below, if needed please attach additional pages.

LOCATION MAP:



December 11, 2025

Matt Rector
Executive Director of Development and Infrastructure
City of Hutto
500 W Live Oak St.
Hutto, TX 78634

RE: **EverHome Suites (SP-25-0044)**
2235 Limmer Loop, Hutto, TX 78634
Parking Ratio Exemption Request

To Matt Rector,

The purpose of this letter is to request an exemption to the minimum number of parking spaces required by the City of Hutto Unified Development Code (UDC) Chapter 4, Section 10.405.9.1.

This project proposes an EverHome Suites hotel lodging establishment located on a 2.0-acre parcel zoned General Commercial (B-2). A Site Plan Application (SP-25-0044), Drainage Study Application (DRN-25-0012), and Amending Plat Application (PLAT-24-0007) are currently under review with the City of Hutto.

The three application packages have been designed and funded based on the expected City of Hutto 2025 UDC update due to estimated application approvals in early 2026. Per conversations with Manny Hernandez on 12/11/2025, city staff is now supporting the removal of the minimum parking requirement outlined in the 2025 UDC draft released in May of 2025.

We are requesting the removal of a minimum parking requirement for the EverHome Suites project and exemption from the current City of Hutto UDC Chapter 4, Section 10.405.9.1 minimum number of parking spaces required for lodging establishments to better align with the expected City of Hutto 2025 UDC update.

Please contact me at (512) 418-1771 if additional information is required.

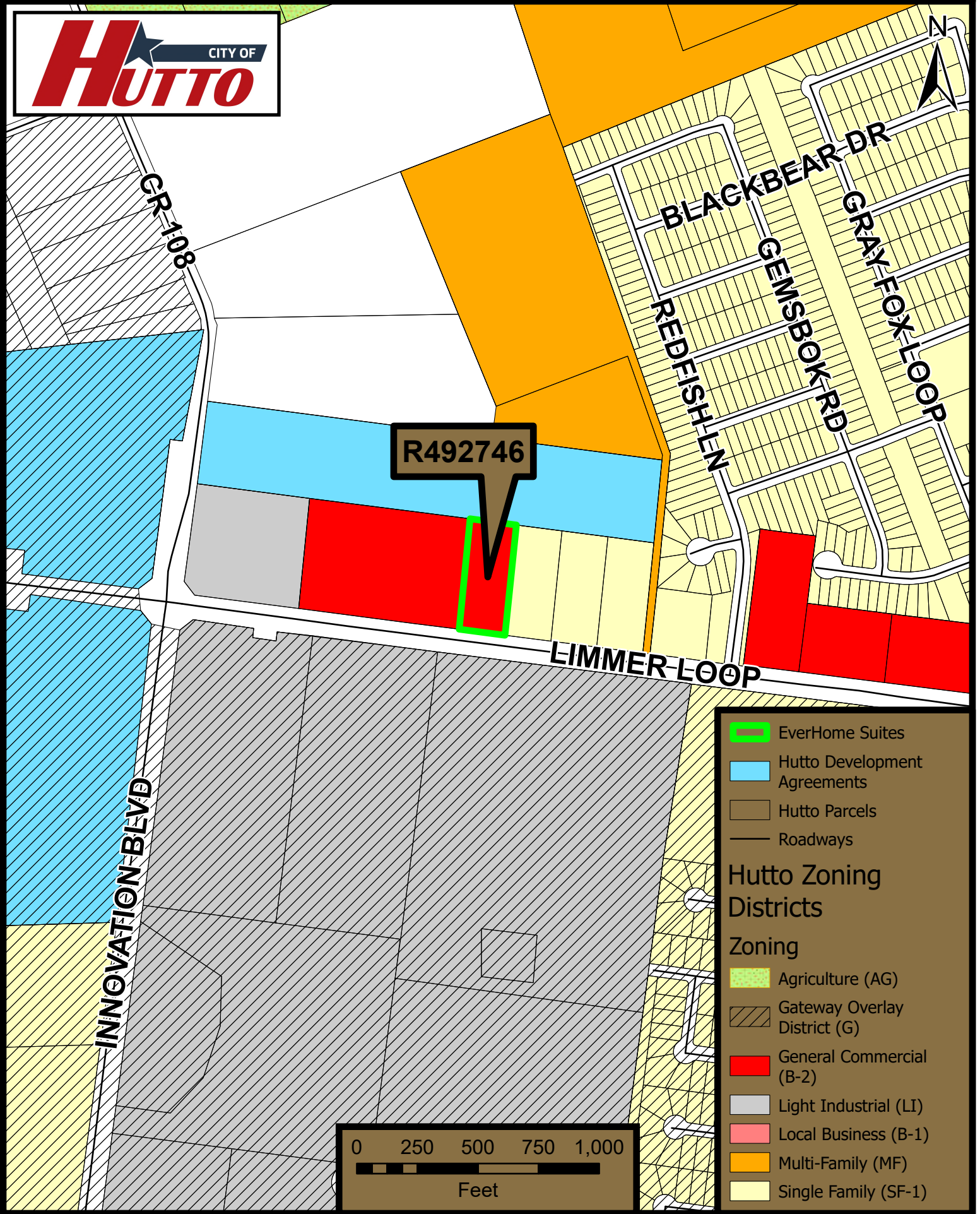
Sincerely,



Matt Speitel, P.E.

Kimley-Horn and Associates, Inc.

EverHome Suites

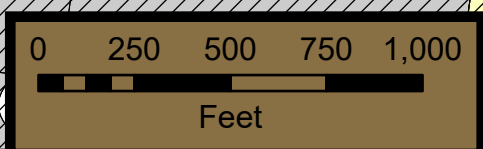


R492746

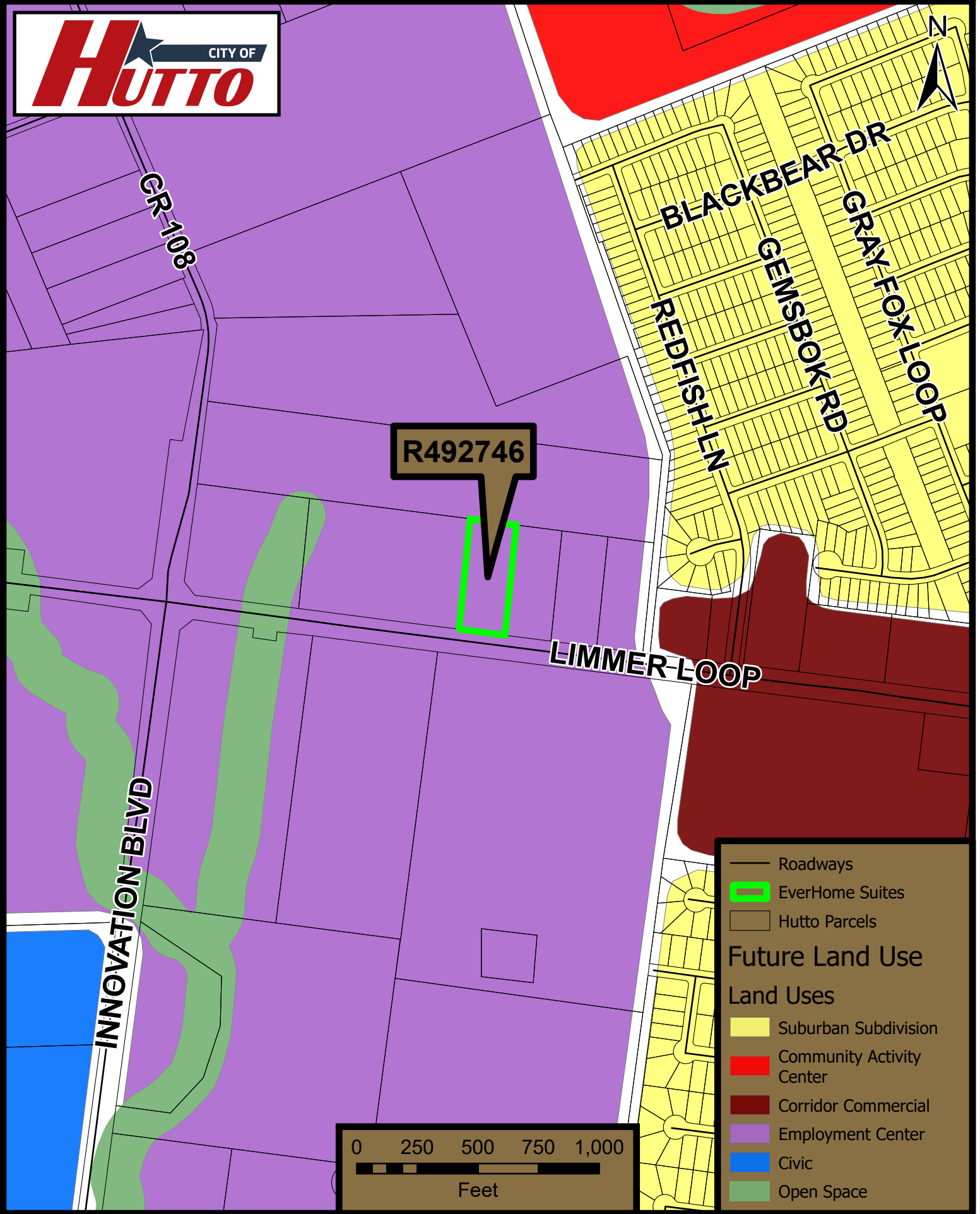
- EverHome Suites
- Hutto Development Agreements
- Hutto Parcels
- Roadways

Hutto Zoning Districts

- Zoning**
- Agriculture (AG)
- Gateway Overlay District (G)
- General Commercial (B-2)
- Light Industrial (LI)
- Local Business (B-1)
- Multi-Family (MF)
- Single Family (SF-1)



EverHome Suites



R492746

— Roadways

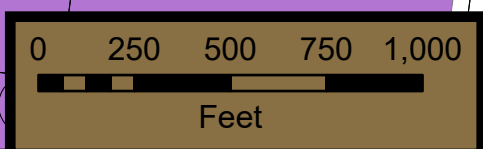
EverHome Suites

Hutto Parcels

Future Land Use

Land Uses

- Suburban Subdivision
- Community Activity Center
- Corridor Commercial
- Employment Center
- Civic
- Open Space



10.205.1.110.204.1.1 Indoor Location

All uses shall be performed entirely inside a permanent structure conforming to this UDC and other applicable standards unless otherwise allowed in this UDC.

10.205.1.210.204.1.2 Principal Uses

Only one principal use is permitted on a lot, unless otherwise allowed in this UDC. This restriction does not apply to commercial and industrial centers and buildings planned for multiple users, such as shopping and commercial centers, office buildings, flex space buildings, or mixed-use developments.

10.205.1.310.204.1.3 PUD Uses

Permitted uses in the PUD district shall conform to the approved PUD development plan.

10.205.2.10.204.2. Permitted Use Table Abbreviations

Use Table Symbology		
Symbol	Meaning	Description
P	Permitted by Right	A "P" in a district column indicates that a use is permitted by right, provided it meets applicable use-specific standards. These uses are subject to all other applicable regulations of this section.
C	Permitted Subject to Conditions	A "C" in a district column indicates that a use is permitted by right, subject to conditions for the use in that specific zoning district.
S	Permitted with a Specific Use Permit	An "S" in a zoning districts column indicates that a use requires a specific use review and approval by City Council.
-	Not Permitted	A "-" in a zoning district column indicates that a use is not permitted as a primary use or specific use in the zoning district.

10.205.3-10.204.3. Agricultural Uses

	Zoning District											Minimum Parking Ratios	
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR		
Agricultural Uses	C	-	-	-	-	-	-	-	-	-	-	-	1-per dwelling

10.205.4-10.204.4. Residential Uses

	Zoning District											Minimum Parking Ratios	
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR		
Residential													
<i>Accessory dwelling unit</i>	-	S	PS	PS	P	-	-	-	-	-	-	-	1-per dwelling
<i>Assisted living/nursing home</i>	-	S	ES	ES	-	-	-	-	S	S	-	-	1/10 Enrolled 1-per Employee
<i>Boarding and rooming house</i>	-	-	-	S	-	-	-	-	-	-	-	-	1/10 Enrolled 1-per Employee
<i>Dwelling, attached single-family</i>	-P	-P	P	P	P	-	-	-	C	C	-	-	2-per dwelling
<i>Dwelling, detached single-family</i>	P	P	P	-	-	-	-	-	C	C	-	-	2-per dwelling in-garage 2-in driveway
<i>Dwelling, duplex</i>	-	-	P	P	-	-	-	-	C	C	-	-	2-per dwelling
<i>Dwelling, live-work</i>	-	-	S	S-C	P	-	-	-	P	P	-	-	2-per dwelling
<i>Dwelling, manufactured home</i>	-	C	C	C	-	-	-	-	-	-	-	-	2-per dwelling

	Zoning District											Minimum Parking Ratios
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Residential												
<i>Dwelling, manufactured home park</i>	-	S	S	-	-	-	-	-	-	-	-	2-per dwelling
<i>Dwelling, modular home</i>	-	P	P	P	-	-	-	-	-	-	-	2-per dwelling
<i>Dwelling, multifamily</i>	-	-	-	P	P	-	-	-	P	P	-	1-per dwelling Visitor spaces equal to 10% of all parking spaces
<i>Dwelling, multiplex</i>	-	-	P	P	P	-	-	-	P	P	-	1-per dwelling
<i>Dwelling, zero-lot line single-family</i>	-	P	P	P	-	-	-	-	C	C	-	2-per dwelling
<i>Group home</i>	C	C	<u>ES</u>	<u>ES</u>	<u>PS</u>	-	-	-	-	-	-	1/10 Enrolled 1-per Employee
<i>Halfway house</i>	S	S	S	S	S	-	-	-	-	-	-	1/1,000 SF-GFA
<i>Independent living facility</i>	-	-	-	P	P	-	-	-	-	-	-	1/10 Enrolled 1-per Employee Visitor spaces equal to 10% of all parking spaces

Zoning District												Minimum Parking Ratios
AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR		
Residential												
<i>Nursing home</i>	-	-	-	S	C	P	-	-	-	-	-	1/10 Enrolled 1-per Employee

10.205.5.10.204.5. Commercial and Retail Uses

Zoning District												Minimum Parking Ratios
AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR		
Commercial and Retail Uses												
<i>Adult-oriented business</i>	-	-	-	-	-	-	S	-	-	-	-	1/500-SF GFA
<i>Banks and Financial Institutions</i>				C	P	P	-	-	-	-	-	
<i>Campground, recreational vehicle park</i>	PS	-	S	-	-	-	-	-	-	-	S	
<i>Car wash</i>	-	-	-	-	-	C	C	C	-	-	-	
<i>Club/lodge facility</i>	-	-	-	-	S	P	-	-	-	-	-	
<i>Convenience store</i>	-	-	-	C	P	P	-	-	-	-	-	
<i>Convenience store: with gasoline sales</i>	-	-	-	S	S	PS	-	-	-	-	-	
<i>Day care, child (1-6 children)</i>	P	P	P	P	P	P	-S	-S	C	C	-	1/10 Enrolled
<i>Day care, child (greater than 6 children)</i>	S	S	S	CS	CS	S	-	-	S	S	-	1-per Employee
Zoning District												
AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR		

Commercial and Retail Uses												Minimum Parking Ratios
<i>Day care, adult (1-4 persons)</i>	S	S	S	ES	ES	P	-	-	S	S	-	1/10 Enrolled
<i>Day care, adult (greater than 4 persons)</i>	-	-	-	ES	C	P	-	-	-	-	-	1 per Employee
<i>Day care, pet</i>	-	-	-	S	S	P	P	-	S	S	-	1/5,000 SF-GFA
<i>Entertainment facility, theater</i>	-	-	-	-	S	P	-	-	-	-	-	
<i>Farm product sales</i>	C	C	C	C	C	C	-	-	-	-	-	
<i>Food catering</i>	-	-	-	C	P	P	-	-	-	-	-	
<i>Funeral home</i>	-	-	-	-	S	PS	-	-	-	-	-	
<i>Kennel</i>	S	-	-	-	S	-	S	-	-	-	S	
<i>Large item sales and rental: class 1</i>	-	-	-	-	-	S	PS	PS	-	-	-	
<i>Large item sales and rental: class 2</i>	-	-	-	-	-	-	S	PS	-	-	-	
<i>Lodging, hotel</i>	-	-	-	S	P	P	P	-	S	S	S	
<i>Lodging, motel</i>	-	-	-	S	-	S	S	-	-	-	-	
<i>Lodging, bed and breakfast</i>	S	S	S	C	P	P	-	-	S	S	-	
<i>Nightclub</i>	-	-	-	-	S	P	-	-	-	-	-	
<i>Office</i>	-	-	-	C	P	P	-	-	P	P	-	
<i>Personal and business service</i>	-	-	-	C	P	P	P	P	C	C	-	
	Zoning District											Minimum Parking Ratios
Commercial and Retail Uses	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
<i>Recreation facility, indoor</i>	-	-	-	S	S	P	P	-	-	-	-	1/5,000 SF-GFA

10-205.6-10.204.6. Industrial Uses

Industrial Uses	Zoning District											Minimum Parking Ratios
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
<i>Data Center</i>	-	-	-	-	-	-	-	PS	-	-	-	1/5,000 SF-GFA
<i>Industrial use, general</i>	-	-	-	-	-	-	-	P	-	-	-	1/1,000 SF-GFA
<i>Industrial use, heavy</i>	-	-	-	-	-	-	-	S	-	-	-	
<i>Industrial use, light</i>	-	-	-	-	-	-	P	P	-	-	-	
<i>Research laboratory</i>	-	-	-	-	-	-	P	P	-	-	-	
<i>Self-storage facility</i>	-	-	-	-	-	SP	SP		-	-	-	
<i>Trade use</i>	-	-	-	C	C	C	P	P	-	-	-	
<i>Vehicle minor repair facility</i>	-	-	-	S	S	C	P	P	-	-	-	
<i>Vehicle major repair facility</i>	-	-	-	-	-	-	C	P	-	-	-	
<i>Vehicle storage facility</i>	-	-	-	-	-	-	P	P	-	-	-	
<i>Warehouse & distribution facility</i>	-	-	-	-	-	S	P	P	-	-	-	1/2,000 SF-GFA

10-205-7-10.204.7. Institutional and Civic Uses

	Zoning District											Minimum Parking Ratios
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Institutional & Civic Uses												
<i>Amenity center</i>	C	C	C	C	P	C	-	-	C	C	CS	1/500 SF GFA indoor space 1/2,500 SF GFA outdoor activity space
<i>Aquatic facility</i>	P	P	P	P	P	P	P	P	P	P	PS	1/500 SF GFA
<i>Athletic facility</i>	S	S	S	C	C	P	-	-	S	S	PS	1/500 SF GFA indoor space 1/2,500 SF GFA outdoor activity space
<i>Cemetery</i>	S	S	-	-	-	-	-	-	-	-	S	No requirements
<i>Community facility</i>	P	P	P	P	P	P	P	P	P	P	PS	1/500 SF GFA indoor space 1/2,500 SF GFA outdoor activity space
<i>Golf course</i>	S	S	S-	S-	-	S-	-	-	-	-	S	1/500 SF GFA indoor space 3 per hole
<i>Hospital</i>	-	-	-	-	S	P	-	-	-	-	-	1/500 SF GFA
<i>Park</i>	P	P	P	P	P	P	P	P	P	P	P	1/2,500 SF GFA outdoor activity space
<i>Park and ride lot (as principal use)</i>	-	-	-	C	C	C	C	-	S	S	-	No requirements
	Zoning District											
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	

Institutional & Civic Uses												Minimum Parking Ratios
<i>Public utility substation</i>	P	P	P	P	P	P	P	P	P	P	PS	No requirements
<i>Religious land use or assembly</i>	P	P	P	P	P	P	P	P	P	P	P	1/500 SF GFA
<i>School: no more than 5 students</i>	-	P	P	P	P	P	-	-	P	P	-	2.5/1,000 SF GFA
<i>School: at least 6 students</i>	-	C	C	C	C	C	-	-	C	C	-	

10.205.8.10.204.8. Temporary Uses

	Zoning District											Minimum Parking Ratios
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR	
Temporary Uses												
<i>Construction equipment storage lot</i>	S	S	S	S	S	S	S	S	S	S	S	No Requirements
<i>Construction field office</i>	P	P	P	P	P	P	P	P	P	P	P	
<i>Garage sale</i>	P	P	P	P	P	-	-	-	-	-	-	
<i>Mobile Food Vendor</i>	-	-	-	PS	P	P	-	-	P	P	-	
<i>Model home / lot sales</i>	P	P	P	P	P	-	-	-	C		-	
<i>Portable storage container</i>	P	P	P	P	P	P	P	P	P	P	P	
<i>Temporary building</i>	S	S	S	S	S	S	S	S	S	S	S	

10-205.9-10.204.9. Accessory Uses

Accessory uses, and structures are intended to allow property owners full use of the property while maintaining the character of the surrounding area. Accessory uses and structures shall be built and used only for purposes that are secondary and compatible to the principal use of the property and shall be placed on the same lot as the principal use.

	Zoning District											Minimum Parking Ratios	
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR		
Accessory Uses													
<i>Antenna, radio hobbyist (no more than max hgt in district)</i>	C	C	C	C	C	C	C	C	C	C	C	C	No requirements
<i>Antenna, radio hobbyist (greater than max hgt in district)</i>	S	S	S	S	S	S	S	S	S	S	S	S	
<i>Antenna, non-residential use: no more than 15 ft. above roofline</i>	-	-	-	C	C	C	C	C	-	-	C		
<i>Antenna, non-residential use: other</i>	-	-	-	S	S	S	S	S	-	-	-		
<i>Fueling station</i>	S	-	-	S	S	C	C	C	-	-	-		1/2 pumps
<i>Wireless facility: attached</i>	S	S	S	P	S	P	P	P	S	S	S		No requirements
<i>Wireless facility: concealed</i>	S	S	S	P	P	P	P	P	S	S	S		
	Zoning District											Minimum Parking Ratios	
	AR	R-1	N-1	N-2	N-2(H)	CC	B	M	MU-1	MU-2	PR		
Accessory Uses													

AGENDA ITEM REPORT

4.3.



To: Zoning Board of Adjustment
Subject: Conduct a public hearing and possible action for a variance request for the proposed project known as 300 CR 199, Lot 7 Block A of the Burge Business Center Block A Lots 5-6 Amended Plat, from the requirements, as outlined in Chapter 10, Section 10.403.6.3 of the Unified Development Code (UDC), to allow for the elimination of the required 6-foot-tall masonry wall when adjacent to Single-Family (SF-1) zoning district.
Meeting: Wednesday, December 17, 2025
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

The property located at 300 County Road 199 is a part of the Burge Business Center subdivision. Lot 7 is approximately 2.13 acres, more or less, of land, while Lot 5A is approximately 4.18 acres, more or less, of land. The property is currently zoned LI (Light Industrial). The applicant submitted a site plan and has received approval for the site plan to construct a new 16,800 square-foot building with 34 parking stalls (SP #2023-31958).

Surrounding Land Use

North: LI (Light Industrial) - Vacant land

East: PUD (Planned Unit Development) - Cottonwood Creek and County Road 199 right-of-way

South: SF-1 (Single-Family) - Hutto Public Works

West: SF-1 (Single-Family) - Vacant land

SUMMARY OF REQUEST:

The applicant is requesting a variance from section 10.403.6.3 (required bufferyards) of the Unified Development Code, to allow for the elimination of the required 6-foot-tall masonry wall when adjacent to Single-Family (SF-1) zoning district. The Hutto Public Works building is in the SF-1 zoning district that is adjacent to this site.

Variance Evaluation and Recommendation

The proposed request does 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.
 - True. While this property is adjacent to the SF-1 zoning district, the site that is adjacent functions as a light industrial site, being that it is the location of the Hutto Public Works Department.

AGENDA ITEM REPORT

4.3.



- 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.
 - True. While the adjacent zoning is SF-1, the use itself is light industrial use. If the zoning matched to the land use, the bufferyard requirement would not apply.
- 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 property to the south functions as a light industrial type of use, although the zoning is SF-1. In addition to the requirement of the 6-foot-tall masonry wall, there are currently approximately 8 existing trees that are greater than 4' in diameter that are currently providing screening between the two sites. If a wall is installed, the trees will have to be removed. The trees are well-established and provide canopy most of the year.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
 - True. The variance request is not self-created as the zoning districts on the two sites have been in place since before the Unified Development Code was established. If the zoning districts matched the current land uses, the bufferyard would not be required.
- The variance does not confer special privileges that this code does not permit on other lands, structures or buildings in the same zoning district.
 - True. The adjacent property in question has a light industrial use in the SF-1 zoning district. If the use and the zone aligned, the bufferyard requirement would not apply. In addition to approving the variance request, the existing trees on site will not need to be removed for the wall to be constructed.
- The variance is the minimum necessary to grant relief.
 - True. By allowing the variance, the existing trees will remain on site, which are already creating a natural buffer and the applicant would not have to install the 6-foot-tall masonry wall for a light industrial use adjacent to a light industrial use. The code does not require a bufferyard for LI adjacent to LI.

STAFF REVIEW:

Staff notified 49 property owners within 600' of this site and to date, staff has received one response in opposition. The opposition response is attached to the staff report.

Based on the findings, the proposed variance request has met the variance approval criteria, as presented.

FISCAL NOTES:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

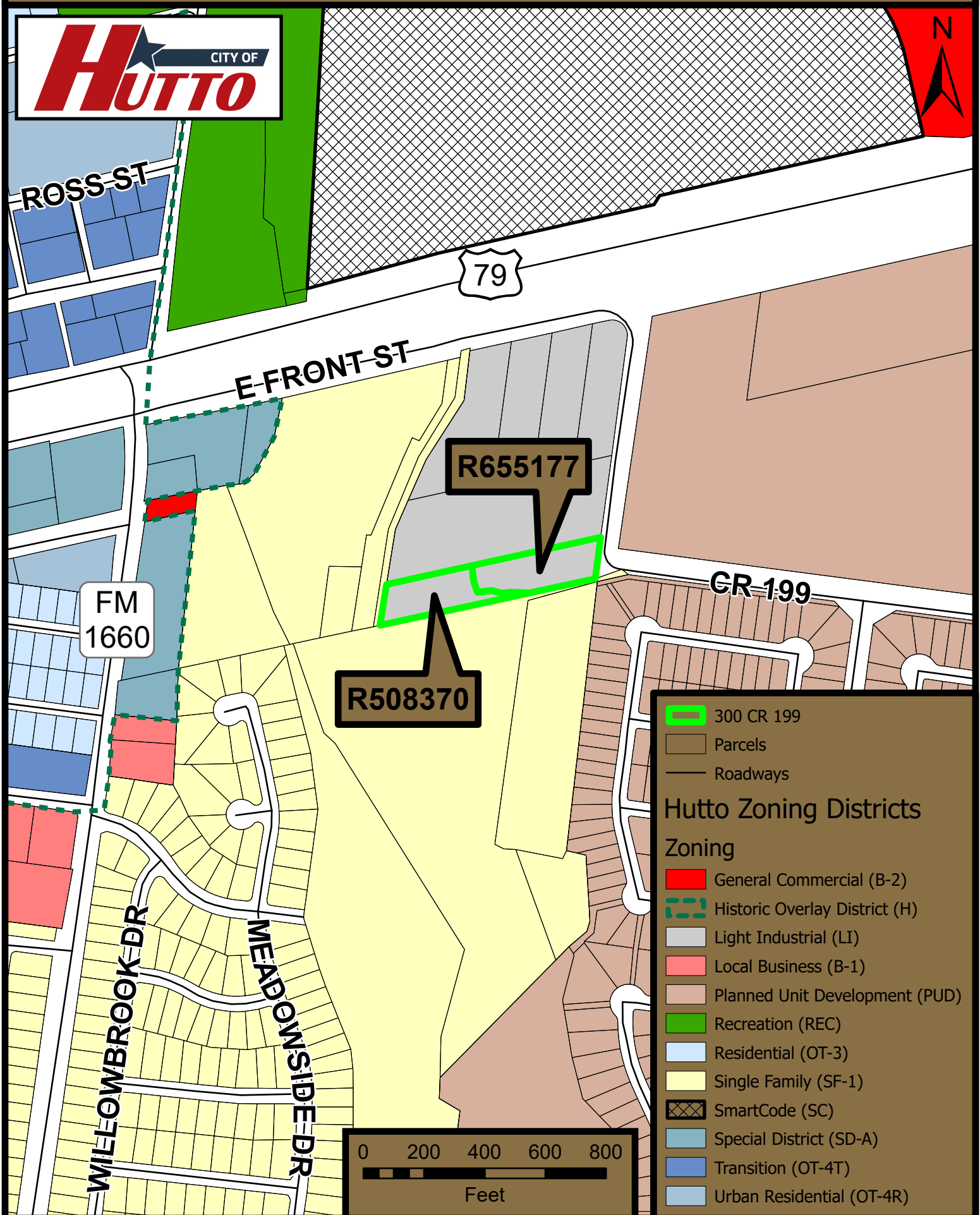
4.3.



ATTACHMENTS:

1. 300_CR_199_Hutto_Flex_ZBA_Variance_Wall_Zoning_Map (1)
2. 300_CR_199_Hutto_Flex_ZBA_Variance_Wall_Future_Land_Use_Map (1)
3. 2023-3_1 (2)
4. BurgeBusCentAP-Recorded (1)
5. HUTTOL_1 (2)
6. 300CR199-ZBA_Variance_Response(Object)
7. 300CR199(Var)(MailedNotice)

300 CR 199 - Hutto Flex - ZBA Variance (Wall)



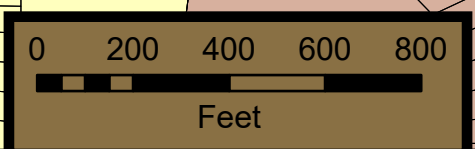
300 CR 199

- Parcels
- Roadways

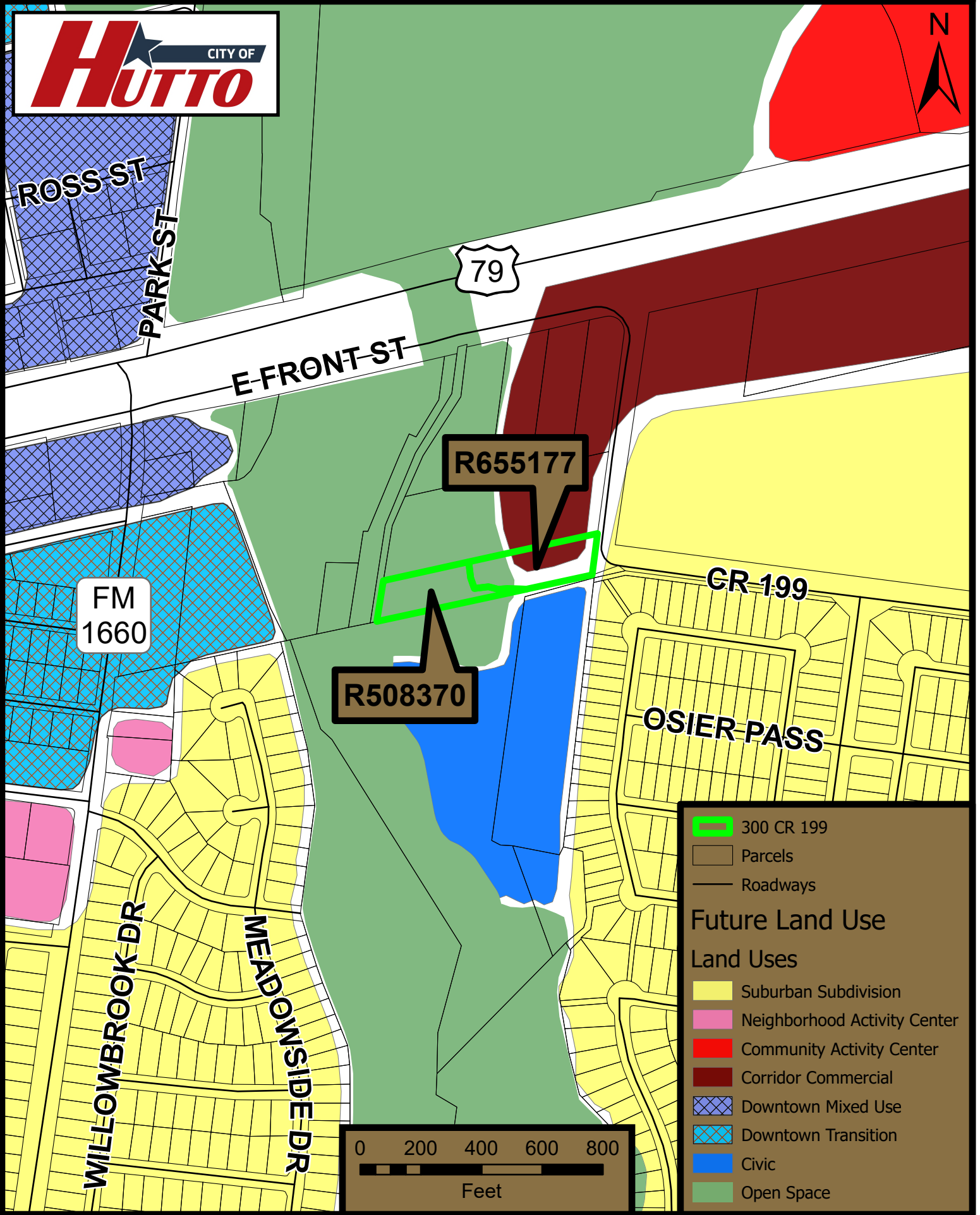
Hutto Zoning Districts

Zoning

- General Commercial (B-2)
- Historic Overlay District (H)
- Light Industrial (LI)
- Local Business (B-1)
- Planned Unit Development (PUD)
- Recreation (REC)
- Residential (OT-3)
- Single Family (SF-1)
- SmartCode (SC)
- Special District (SD-A)
- Transition (OT-4T)
- Urban Residential (OT-4R)



300 CR 199 - Hutto Flex - ZBA Variance (Wall)



300 CR 199

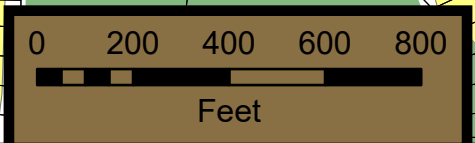
Parcels

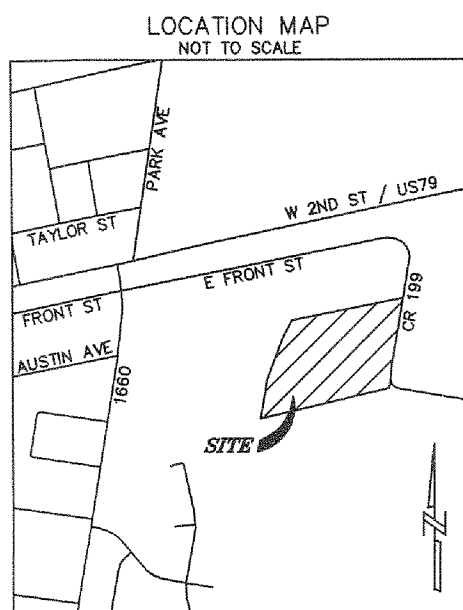
Roadways

Future Land Use

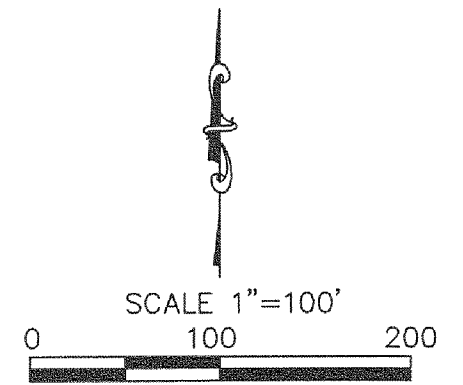
Land Uses

- Suburban Subdivision
- Neighborhood Activity Center
- Community Activity Center
- Corridor Commercial
- Downtown Mixed Use
- Downtown Transition
- Civic
- Open Space





LEGEND	
●	IRON ROD FOUND WITH CAP (AS NOTED)
○	IRON ROD FOUND (AS NOTED)
○	IRON ROD SET WITH CAP MARKED "CARDINAL SURVEYING"
○	IRON PIPE FOUND
*	COTTON SPINDLE SET
■	CONCRETE MONUMENT FOUND



METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 4.18 ACRE TRACT OR PARCEL OF LAND IN THE WILLIAM GATLIN SURVEY, ABSTRACT 271 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOTS 5 AND 6, BLOCK A OF THE BURGE BUSINESS CENTER A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2010087079 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.18 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING GRID OF THE TEXAS COORDINATE SYSTEM NAD 83\2011 ADJUSTMENT, TEXAS CENTRAL ZONE (4203):

BEGINNING at an iron with cap (illegible) found monumenting the southeast corner of Lot 1 Block A, the northeast corner of Lot 5 Block A of said subdivision and being in the west right of way line of County Road 199 having a variable width right of way according to said subdivision plat, from which an iron rod found monumenting the most easterly northeast corner of said Lot 1 Block A bears N 07°22'38"E for a distance of 393.87 feet (call 393.88 feet), said iron rod with cap (illegible) being the northeast corner of the herein described tract;

THENCE with the said west right of way line of County Road 199 being common with the east line of said Lots 5 and 6, Block A S 07°22'38"W passing at a distance of 135.78 feet and left of the line 0.12 feet an iron rod with cap (illegible) found disturbed, in all a distance of 271.30 feet to an iron rod with cap (illegible) found monumenting the southeast corner of said Lot 6 Block A, the northeast corner of Lot 7 Block A, and being the southeast corner of the herein described tract ;

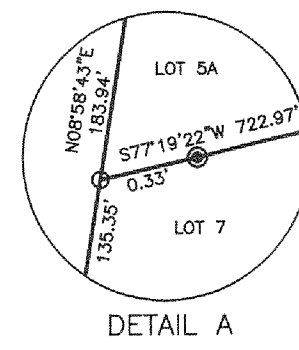
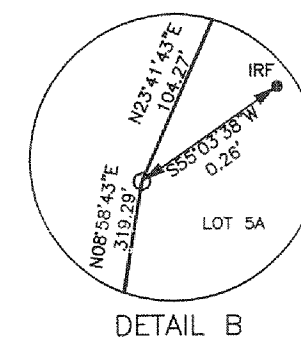
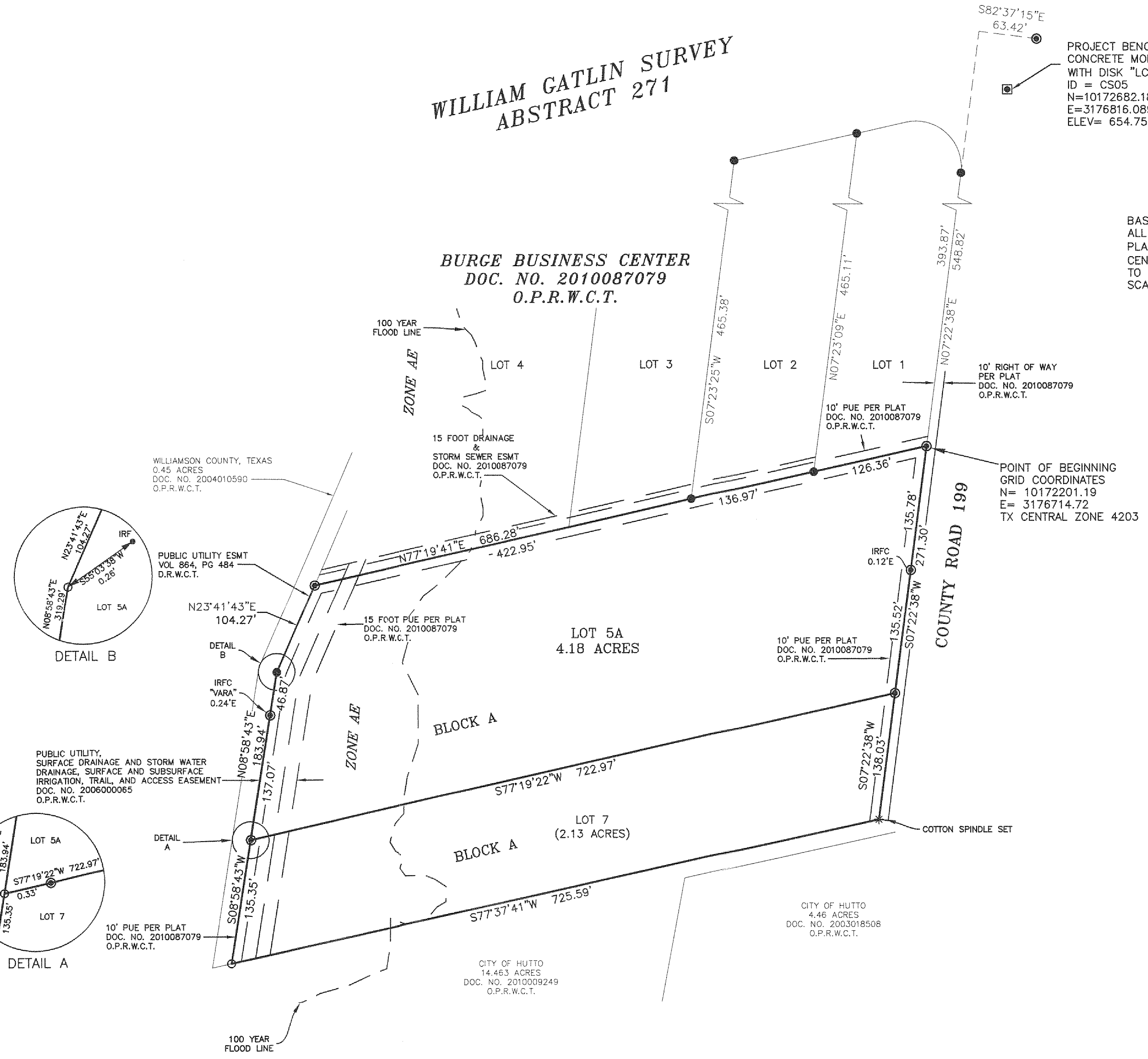
THENCE with the north line of said Lot 7 Block A being common with the south line of said Lot 6 Block A S 77°19'22"W for a distance of 722.97 feet to an iron rod with cap stamped "Cardinal Surveying" set in the west line of the said Burge Business Center, being the southwest corner of Lot 6 Block A, the northwest corner of Lot 7 Block A, and the southwest corner of the herein described tract, said iron rod with cap being in the east line of a call 0.45 acre tract as described in Cause No. 03-1120-CCI to Williamson County, Texas, and recorded under Document Number 2004010590 of the Official Public Records of Williamson County, Texas;

THENCE with the west line of the said Burge Business Center, Lots 5 and 6 Block A, being common with the east line of the said 0.45 acre tract the following two (2) courses and distances:

1. N 08°58'43"E passing at a distance of 137.07 feet and right 0.24 feet an iron rod with cap stamped "Vara Surveying" (disturbed), in all 183.94 feet to an iron rod with cap stamped "Cardinal Surveying" set at angle point in said line, from which a 1/2" iron rod found (disturbed) bears N 55°03'38"E for a distance of 0.26 feet,

2. Continuing with said common line N 23°41'43"E for a distance of 104.27 feet to an iron rod with cap stamped "Vara Surveying" found monumenting the southwest corner of Lot 4 Block A, the northwest corner of said Lot 5 Block A, and of the herein described tract,

THENCE with the south line of Lots 1, 2, 3, and 4 Block A being common with the north line of said Lot 5 Block A N 77°19'22"E passing at a distance of 422.95 feet a 1/2" iron rod found monumenting the southeast corner of Lot 3, the southwest corner of Lot 2, passing at a distance of 559.92 feet a 1/2" iron rod found monumenting the southwest corner of Lot 1 and the southeast corner of Lot 2, in all 686.28 feet to the POINT OF BEGINNING of the herein described tract and containing 4.18 acres of land more or less.



PROJECT BENCHMARK
CONCRETE MONUMENT
WITH DISK "LCRA"
ID = CS05
N=10172682.1836
E=3176816.0899
ELEV= 654.7564

POINT OF BEGINNING
GRID COORDINATES
N= 10172201.19
E= 3176714.72
TX CENTRAL ZONE 4203

WILLIAMSON COUNTY, TEXAS
0.45 ACRES
DOC. NO. 2004010590
O.P.R.W.C.T.

PUBLIC UTILITY ESMT
VOL. 864, PG. 484
D.R.W.C.T.

PUBLIC UTILITY,
SURFACE DRAINAGE AND STORM WATER
DRAINAGE, SURFACE AND SUBSURFACE
IRRIGATION, TRAIL, AND ACCESS EASEMENT
DOC. NO. 2006000665
O.P.R.W.C.T.

10' PUE PER PLAT
DOC. NO. 2010087079
O.P.R.W.C.T.

CITY OF HUTTO
14.463 ACRES
DOC. NO. 2010009249
O.P.R.W.C.T.

CITY OF HUTTO
4.46 ACRES
DOC. NO. 2003018508
O.P.R.W.C.T.

DATE	BY	REVISIONS

Cardinal
Surveying Mapping
David P. Carr, RPLS
TBPLS FIRM NO. 10194078

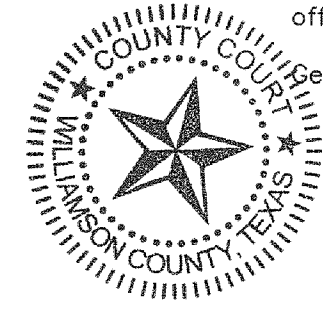
Burge Business Center
Block A Lots 5-6
Amended Plat
Hutto, Williamson County, Texas

STATE OF TEXAS { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, Five-B Properties LLC, a California Limited Liability Company being the sole owner of the certain tract of land shown hereon and described in a Special Warranty Deed recorded in Document No. 2018006166 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby amend said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Hutto the streets, alleys, rights-of-way, easements and public spaces shown hereon for such public purposes as the City of Hutto may deem appropriate. This subdivision is to be known as Burge Business Center Block A Lots 5-6 Amended Plat.

TO CERTIFY WHICH, WITNESS by my hand this 6th day of February, 2018

Bradley E. Jaques
Five-B Properties LLC
(Signature)
Bradley E. Jaques Owner
By: _____ Title:
(Printed)



STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in

writing, with its certification of authentication, was filed for record in my office on the 13th day of February,

20 18, A.D., at 3:30 o'clock P.M. and duly recorded this 13th day of February, 2018, A.D.,

at 3:49 o'clock P.M., in the Official Public Records of said County, in Document No. 2018012310.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in

Georgetown, Texas, the date last shown above written.

Nancy E. Rister, Clerk County Court of Williamson County, Texas

By: Connie Phelps, Deputy

CITY OF HUTTO
STANDARD PLAT NOTES
October 2016

- 1) No building, fencing, landscaping or structures are allowed within any drainage or wastewater easement unless expressly permitted by the City of Hutto.
- 2) Building setbacks shall conform to UDC requirements.
- 3) This subdivision is subject to all general notes and restrictions appearing on the plat of Burge Business Center Lot(s) 5 and 6 Block A, recorded in Document No. 2010087079, of Plat Records of Williamson County, Texas.
- 4) No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
- 5) Sidewalks and trees shall be provided on both sides of all streets within this subdivision.
- 6) Sidewalks and trees shall be provided along all streets bounding this subdivision.
- 7) An arterial fence shall be constructed per UDC requirements.
- 8) Street lighting shall be provided by the developer in conformance with the UDC requirements.
- 9) Utility Notes
 - a. Within CCN
 - i. Water and wastewater will be available through the City of Hutto after the appropriate water and wastewater systems are installed to this site. The City of Hutto assumes no obligations for installing any water and wastewater improvements required to serve this site.
- 10) Floodplain Notes:
 - a. Ultimate Floodplain
 - i. No fences, structures, storage, or fill shall be placed within the limits of the ultimate 1% annual chance floodplain; unless approved by the City Engineer. Fill may only be permitted by the City Engineer after approval of the proper analysis.
 - b. Existing Floodplain
 - i. The 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number 48491C0520E, effective date September 26, 2008, for Williamson County, Texas."
 - ii. A portion of this tract is encroached by special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number 48491C0520E, effective date September 26, 2008, for Williamson County, Texas."
- 11) In order to promote drainage away from a structure, the slab elevations shall be built at least one (1) foot above the surrounding ground and should be graded away from the structure at a slope of 1/2" per foot for a distance of at least ten (10) feet.
- 12) All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
- 13) On-site stormwater detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 10, 25 and 100-year storm events.
- 14) All easements on private property shall be maintained by the property owner or his or her assigns.
- 15) All drainage lots shall be owned and maintained by the Homeowner's association.

STATE OF TEXAS { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

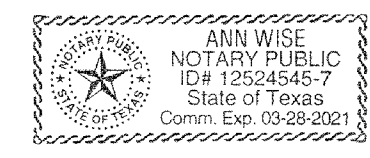
Before me, the undersigned authority, on this day personally appeared Bradley Jaques known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office this 6th day of February, 2018

Ann Wise
Notary Public in and for the State of Texas

Ann Wise
Notary Public printed or typed name

SEAL



My commission expires on: 03/29/2021

STATE OF TEXAS { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, David Paul Carr, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the codes and ordinances of the City of Hutto, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Cedar Park, Williamson County, Texas, this 3rd day of FEB, 2018

David Paul Carr
David Paul Carr
Registered Professional Land Surveyor No. 3997
State of Texas
1405 Knoll Ridge Drive
Cedar Park, TX 78613
Phone (512) 259-9771

SEAL



This plat was approved for recording by the Hutto City Council on the on the 19th day of October, 2017

Doug Gaul 2/7/18
Date
Doug Gaul, Mayor

Lisa Brown
CITY SECRETARY
LISA BROWN

2/07/18
Date

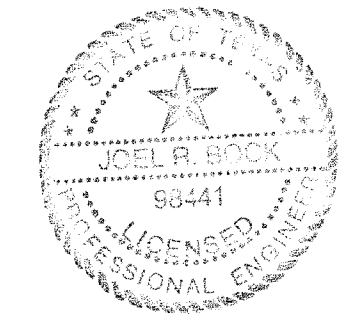
STATE OF TEXAS { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, Joel R. Bock, Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the codes and ordinances of the City of Hutto, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Austin, Travis County, Texas, this 29 day of January, 2018

Joel R. Bock
Joel R. Bock
Registered Professional Engineer No. 98441
State of Texas
JACOBS
2705 Bee Caves Road Suite 300
Austin, TX 78746
Phone (512) 314-3100
Fax (512) 314-3135

SEAL



DATE	BY	REVISIONS

Cardinal
Surveying  Mapping
David P. Carr, RPLS
TBPLS FIRM NO. 10194078

Burge Business Center
Block A Lots 5-6
Amended Plat
Hutto, Williamson County, Texas



May 20, 2025

City of Hutto
Infrastructure and Development Services Department
500 West Live Oak Street
Hutto, Texas 78634

RE: Project: Hutto Light Industrial, Site Permit #2023-31958 & Building Permit #COM-25-0051
Site Address: 300 County Road 199 Hutto, TX 78634
Owner: Aureus Flex, LLC
Variance Review Criteria Letter

Dear Review Team,

The site is addressed as 300 County Road 199, and entails the construction of a new 16,800 sf Light Industrial Building with 34 parking stalls and were approved via Site Permit #2023-31958. As permitted, a 6' masonry privacy wall was required between the Hutto Light Industrial project, which has LI Light Industrial Zoning, and the existing Hutto Public Works Department site, which is 4.46 acres and addressed as 356 CR 199, since it has SF-1 Residential Zoning.

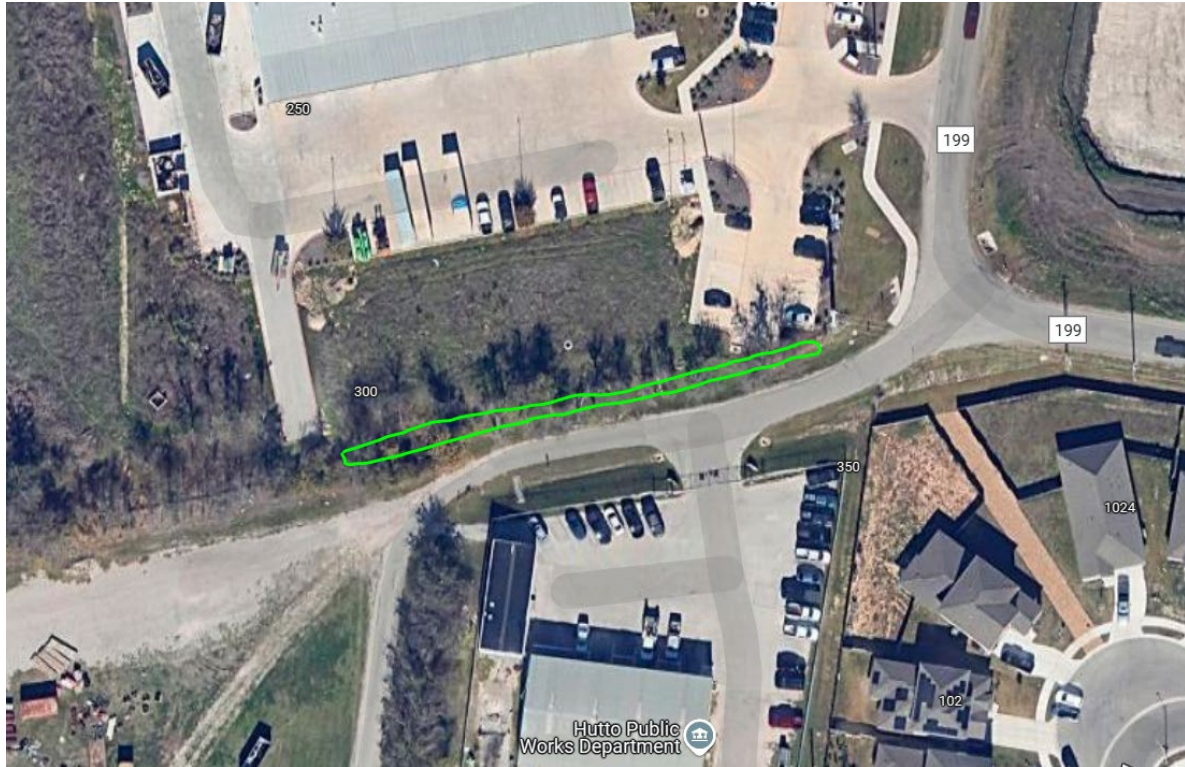
Our request is to process this Variance to not be required to build the 6' masonry privacy wall is based on the following 6 Review Criteria Findings:

-The existing Hutto Public Works Department site is functioning as a similar use to Light Industrial and therefore not as SF-1 Residential Zoning. This is a Unique Condition (Review Criteria Finding #1). Additionally, the strict application of the UDC could be rectified by rezoning the Hutto Public Works Department site and we are open to support this option (Review Criteria Finding #2).

-In the vicinity of the required 6' masonry privacy wall, there are approximately 8 existing trees greater than 4" in diameter that are currently providing screening between the 2 sites and installing the wall would mean taking the trees down. These trees are well established and have a healthy canopy 10 months of the year. By saving the trees, we are promoting harmony with nature and complying with the spirit of the UDC and the neighborhood and community (Review Criteria Finding #3).

-The proposed floor elevation of the Hutto Light Industrial is approximately 4' higher than the adjacent drive aisle of the Hutto Public Works site and therefore the building would be fully visible even if the 6' masonry privacy wall was built. As the contours are lower at the Public Works site, this is a natural condition and one that is not created in disregard for the UDC (Review Criteria Finding #4).

-By granting the variance for not building the wall, the City would not be conferring special privilege to the Hutto Light Industrial site, as the wall is not able to provide the intent of screening (Review Criteria Finding #5) and it is the minimum amount of relief to be able to save the linear grouping of 8 existing trees already at 4" diameter and larger (Review Criteria Finding #6). To illustrate these trees, an exhibit of the extents of the 6' masonry privacy wall is shown on the following graphic in Green:



Please consider our request for a Variance and do not hesitate to call me at 512-590-7963 with any questions.

Sincerely,
Sunland Group



Joel Bock, PE
Project Manager

Yvette Glover

From: Yvette Glover
Sent: Tuesday, December 2, 2025 4:13 PM
To: Yvette Glover
Subject: FW: Surrounding Property Owner Response

From: Angie Berrien <angieberrien80@gmail.com>
Sent: Tuesday, December 2, 2025 2:26 AM
To: Planning <Planning@huttotx.gov>
Subject: Surrounding Property Owner Response

Some people who received this message don't often get email from angieberrien80@gmail.com. [Learn why this is important](#)

HUTTO CITY OF DEVELOPMENT SERVICES

SURROUNDING PROPERTY OWNER NOTICE OF A PUBLIC HEARING TO BE HELD AT THE ZONING BOARD OF ADJUSTMENT MEETING

PUBLIC HEARING DATE: DECEMBER 17, 2025
PUBLIC HEARING TIME: 7:00 PM
MEETING LOCATION: 500 W. Live Oak St. - City Hall

Notice is hereby given to all interested persons that the **HUTTO ZONING BOARD OF ADJUSTMENT** will hold a public hearing regarding a variance request for the proposed project known as 300 CR 199, Lot 7 Block A of the Burge Business Center Block A Lots 5-6 Amended Plat, from the requirements, as outlined in Chapter 10, Section 10.403.6.3 of the Unified Development Code (UDC), to allow for the elimination of the required 6-foot-tall masonry wall when adjacent to Single-Family (SF-1) zoning district. The Hutto Public Works building is in the SF-1 zoning district, that is adjacent to this site.

As one of the owners of property located within 600 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Zoning Board of Adjustment agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/zoning_board_of_adjustment_agendas_and_minutes.php. You may also do one of the following **before the meeting date**:

1. Mail this form to: Development Services-Planning Division, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: planning@huttotx.gov Include case name, public hearing date, your name and address, and if you are in favor or against the variances including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: a variance request for the proposed project known as 300 CR 199, Lot 7 Block A of the Burge Business Center Block A Lots 5-6 Amended Plat, from the requirements, as outlined in to allow for the elimination of the required 6-foot-tall masonry wall when adjacent to Single-Family (SF-1) zoning district. The Hutto Public Works building is in the SF-1 zoning district, that is adjacent to this site.

Name: Angie Berrien

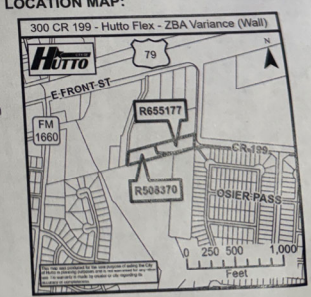
Address: 1007 Round Bale Rd

I AM IN FAVOR

OBJECT Write comments below, if needed please attach additional pages.

The current area cant handle the traffic already coming through here. Adding construction and more truck on a road that can barely handle 2 cars will cause too much congestion. Not to mention the noise. NO THANKS !!

LOCATION MAP:



300 CR 199 Variance Request #1.76/ZBA 12-17-2025



**SURROUNDING
PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE
ZONING BOARD OF ADJUSTMENT MEETING**

PUBLIC HEARING DATE: DECEMBER 17, 2025
PUBLIC HEARING TIME: 7:00 PM
MEETING LOCATION: 500 W. Live Oak St. – City Hall

Notice is hereby given to all interested persons that the **HUTTO ZONING BOARD OF ADJUSTMENT** will hold a public hearing regarding a variance request for the proposed project known as **300 CR 199**, Lot 7 Block A of the Burge Business Center Block A Lots 5-6 Amended Plat, from the requirements, as outlined in Chapter 10, Section 10.403.6.3 of the Unified Development Code (UDC), to allow for the elimination of the required 6-foot-tall masonry wall when adjacent to Single-Family (SF-1) zoning district. The Hutto Public Works building is in the SF-1 zoning district, that is adjacent to this site.

As one of the owners of property located within 600 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Zoning Board of Adjustment agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/zoning_board_of_adjustment_agendas_and_minutes.php . You may also do one of the following before the meeting date:

1. Mail this form to: Development Services-Planning Division, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the variances including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER’S RESPONSE

Project Name: a variance request for the proposed project known as **300 CR 199**, Lot 7 Block A of the Burge Business Center Block A Lots 5-6 Amended Plat, from the requirements, as outlined in to allow for the elimination of the required 6-foot-tall masonry wall when adjacent to Single-Family (SF-1) zoning district. The Hutto Public Works building is in the SF-1 zoning district, that is adjacent to this site.

Name: _____

Address: _____

I AM IN FAVOR

I OBJECT Write comments below, if needed please attach additional pages.

LOCATION MAP:

