



City of Hutto

Agenda

Zoning Board of Adjustments Tuesday, April 28, 2026 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 April 28, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. MINUTES

5. AGENDA ITEMS

5.1. 102 Taylor Street: Relief from Hutto UDC Sec. 10.1003.3.3, specifically to permit parking placement in the '1st layer' (front yard) of the site.

5.2. 324 Ed Schmidt Blvd, two requests. Relief from Hutto UDC Sec. 10.403.4, specifically to eliminate the rear yard setback. Second request, use of Sec 10.405.9.2 , to exceed maximum parking requirements.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the April 28, 2026 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 April 22, 2026 before 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made

48 hours prior to the meeting. Please email the City Secretary's office at CitySecretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

5.1.



To: Zoning Board of Adjustment
Subject: 102 Taylor Street: Relief from Hutto UDC Sec. 10.1003.3.3, specifically to permit parking placement in the '1st layer' (front yard) of the site.
Meeting: Tuesday, April 28, 2026
Department: Development Services
Staff Contact: Howard Koontz

BACKGROUND INFORMATION:

The site is located at 102 Taylor Street, a corner lot on the northeast corner of Taylor Street and North FM1660. The property is zoned OT-4T (Old Town Transition District), an evolving district that is gradually intensifying in uses with each new property development.

Neighboring properties from the northwest (across N FM 1660) clockwise to the southeast (across Taylor Street) are also zoned OT-4T; the neighboring properties to the south (across Taylor Street) clockwise to the west (across N FM 1660) are zoned OT-5H (Historic Zone), a mildly more-intensive district which permits more varied and higher-turnover uses.

The site is flat and somewhat irregular in shape. The lot depth from its frontage on Taylor Street is roughly 125-feet, but the lot width starts out as approximately 75-feet along the Taylor Street (south) frontage, but narrows considerably along its N FM 1660 frontage to a width of only 25-feet along its northern property line.

The site has a one-story single-family home in the middle of the lot, as well as a storage shed in its northeast corner. The applicant plans to change the use of the structure to a commercial use, a personal service salon. Therefore, a parking lot with a suitable improved surface must be installed, pursuant to the city's UDC requirements.

There are curb cuts for entrances/exits along both Taylor Street and N FM 1660, but the expectation from submittal documents is that only the Taylor Street approach will be utilized for this project.

SUMMARY OF REQUEST:

The applicant's request is to allow required onsite parking in the first layer of the site development envelopes. The site development standards applicable in the city's historic district refer to "layers" of developable areas: a first layer (frontage yard), a second layer (center of the lot) and a third layer (rear of the lot). Section 10.1003.3.3 describes commercial parking areas being located only in the second or third layer of the development site. In light of this site having an established structure across both the second and third layers, with only a diminutive rear yard available because of the site dimensions, the applicant's only viable envelope for a parking lot is in the first layer, that being the front yard facing Taylor Street.

AGENDA ITEM REPORT

5.1.



STAFF REVIEW:

Per the terms of the city's UDC, a variance may be granted if all the following findings are made:

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels. The site's shape notwithstanding (but it is unarguably challenging in light of the UDC's requirement), the unique condition is that the site is already developed with more than one structure, both of which are located in the preferred location(s) for the proposed parking pad. Of the three available "layers" for development, the only layer with adequate space for parking activities is the first layer, meaning the front yard alongside Taylor Street.
2. 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. The strict application of this code requirement would prevent the establishment of onsite parking on this lot as it is configured today. The only available remedy for the site conditions is to demolish what exists today and re-build in a manner congruent with today's code language.
3. 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. It is unclear how this particular action would interact with the 'spirit of this code and community'. Granting this variance does not pose any appreciable risk to the health, safety & welfare of property near the site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of this code. The project is a redevelopment site, and the establishment of the use and structures was not created by this applicant and was not established for the proposed use.
5. The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district. Insofar as providing or prohibiting off-street parking, the variance seeks to treat the lot equitably by making a provision for off-street parking; It is unclear how parking in the front yard of a commercial business would be a 'special privilege'.
6. The variance is the minimum necessary to grant relief. There is no other area available on the site for parking automobiles; the only other option would be to remove the requirement for onsite, off-street parking and have the business' patrons park in the nearby vicinity along a street.

The following types of variances will not be considered:

1. Requests to permit uses normally prohibited or not specifically permitted in a zoning district, development plan, or OT or FBC transect zone. A variance is not a substitute for a zone change, special exception approval, or UDC amendment. This request does not address land uses, only accessory, off-street parking.
2. Requests to change the application of standards approved as conditions of an approved site plan,

AGENDA ITEM REPORT

5.1.



subdivision, or development plan. N/A

Reasons that are not grounds for a variance include, but are not limited to, the following.

1. Personal and/or economic hardship. Raw economics are not directly applicable to this request.
2. Misrepresentation of property conditions or permitted uses by a seller or agent. N/A
3. Errors made by a surveyor, contractor or builder. N/A
4. Desire to increase visibility; or compensate for a poorly chosen, less trafficked, less accessible or less visible site. These issues are not applicable to this site nor this request.
5. Accommodation of corporate, franchise, personal or cultural standards, preferences, policy or tradition. N/A
6. Lowering site development costs.
 - a. Increasing the profit, income or competitive advantage of the applicant.
 - b. Additional expense needed to comply with this code.
 - c. Longevity of residence or business operation in the city, or participation in local government, civic organizations, places of worship, or charitable groups.
 - d. Increase in property value or profit if a variance is approved, or decrease if denied.
 - e. Promise of an increase to the city tax base if a variance is granted.
 - f. Threats to locate or relocate outside of the city, or cancel or scale back a project, if a variance is denied. To date, none of these items have proven to be relevant to this application.

Were it the pleasure of the Board to grant the variance, it would be prudent to condition the approval as being applicable to the configuration of the site as presented in this request. If the site were redeveloped in the future with (a) new structure(s), or a substantial renovation to the existing structure, the site would be required to come into compliance at that time.

FISCAL NOTES:

Neither granting nor denying this request would have any applicable direct effect on the city's finances.

POLICY IMPLICATIONS:

Approved variances run with the land unless there are special approval conditions. Variance approval does not set a precedent for future approval of similar variances. Granting or denial of a variance has no future policy implications for the city.

ATTACHMENTS:

1. 102 Taylor St site photos

AGENDA ITEM REPORT

5.1.



-
2. Initial(3-30-26)-Letter of Intent for Variance Request
 3. Initial(3-30-26)-102 Taylor St Hutto Exhibit Parking
 4. Initial(3-30-26)-102 Taylor-Survey-min
 5. Initial(3-30-26)-R357739 Proof of Ownership



Northwest looking Southeast



West looking east



Southwest looking northeast



South looking north



Nextdoor property to the east



Nextdoor to the south



West looking southeast



West-southwest looking east-northeast

Letter of Intent for Variance Request

3-21-2026

City of Hutto Development Services

500 W. Live Oak Street

Hutto, TX 78634

Re: Letter of Intent in Support of Variance Request

Project Name: 102 Taylor

Property Address: 102 Taylor St, Hutto, TX 78634

Applicant/Owner: Gracie Matthews (Legendary Endeavors B, LLC)

Dear Development Services Staff,

This Letter of Intent is submitted in support of a variance request for the property located at 102 Taylor St, Hutto, TX 78634. The applicant requests relief from UDC 10.1003.3.3 to permit a parking on the principal and secondary frontage.

The requested variance is based on site-specific conditions and is intended to allow reasonable development of the property while maintaining consistency with the goals and intent of the City of Hutto Unified Development Code (“UDC”). The applicant respectfully requests that the City consider the following explanation in support of the variance criteria and evaluate each criterion in detail.

1. Unique conditions peculiar to the parcel

The subject property contains unique conditions that are not present on adjacent parcels, including its irregular shape that narrows significantly toward the north. This narrowing limits the available developable area and restricts circulation and buildable space. In addition, a preexisting building on the site prevents clear or practical drive access to the non-principal and secondary frontage. These combined conditions create a practical hardship that makes full compliance with the UDC requirement as written physically infeasible.

2. Deprivation of commonly enjoyed rights

Strict application of the UDC would deprive the applicant of rights commonly enjoyed by other landowners in the area or by properties with similar zoning designations. The property is transitioning from a prior use to a commercial use, and in this area, neighboring commercial properties have parking lots accessed from the principal frontage. Due to the existing site constraints and the established development pattern along the corridor, this property cannot reasonably achieve similar functionality without the requested relief.

3. Harmony with the UDC and surrounding area

The requested variance is in harmony with the spirit of the UDC and with applicable community, neighborhood, and land use plans. Providing parking and access from Taylor Street would be consistent with the established character and development pattern of neighboring properties. The

requested relief will not adversely affect nearby property owners, will not create a material incompatibility with surrounding development, and will support a development outcome aligned with the function and appearance of the area.

4. Conditions not self-created

The conditions that give rise to this request were not self-created through disregard of, or ignorance of, the UDC. Rather, they result from pre-existing site conditions and physical constraints—including the existing building placement and the parcel’s irregular shape—that are beyond the applicant’s control.

5. No special privilege

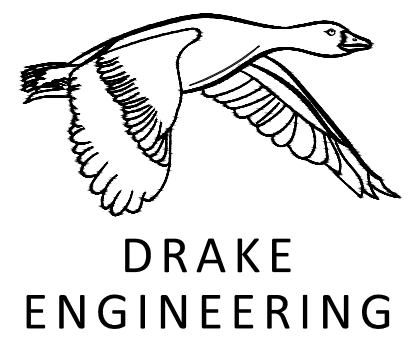
Approval of the variance would not confer a special privilege that the UDC does not permit on other lands, structures, or buildings in the same zoning district. The request is limited to addressing the specific hardship affecting this property and is not intended to create any development advantage beyond what is reasonably necessary to allow functional, code-consistent use.

6. Minimum necessary relief

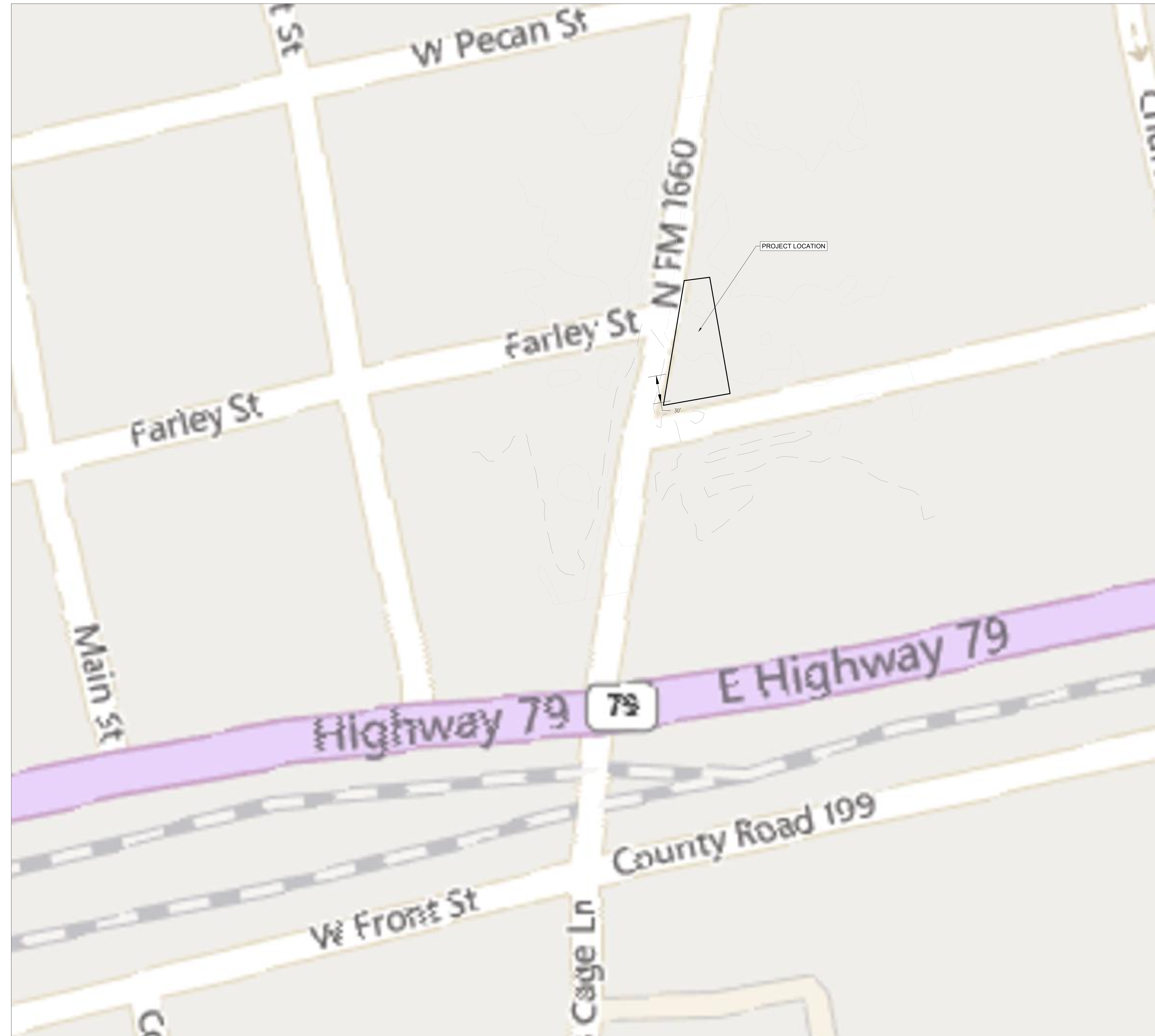
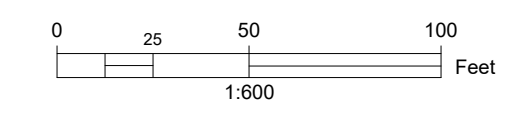
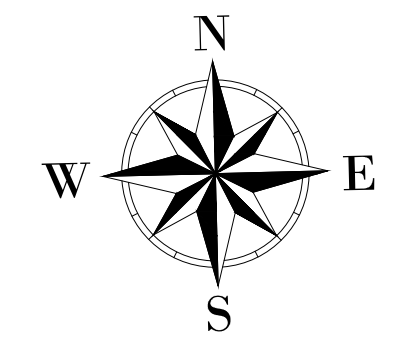
The requested variance represents the minimum departure from the UDC necessary to establish reasonable use of the property. The applicant has carefully limited the request to the smallest deviation needed to address existing site constraints while ensuring the project maintains consistency with the intent of the UDC and contributes positively to the visual and functional context of Taylor Street.

For these reasons, the applicant respectfully requests approval of the variance. We appreciate the City’s consideration and are prepared to provide any additional information, exhibits, or clarification needed to support this request.

Sincerely,
Gracie Matthews
Owner
Legendary Endeavors B, LLC
512-769-6336
gracie@seekercommercial.com



6049 MANTALCINO DR.
ROUND ROCK, TX 78665
P: (903) 738.5770



LEGEND:

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| | EX. SANITARY SEWER MANHOLE |
| | EX. STORM SEWER MANHOLE |
| | EX. POWER POLE |
| | EX. WATER METER |
| | EX. ELECTRIC METER |
| | EX. WATER BIB |
| | EX. UTILITY VAULT |
| | EX. FIRE HYDRANT |
| | PROPOSED CLEAN OUT |
| | WATER SPIGOT |
| | EX. MAJOR CONTOUR |
| | EX. MINOR CONTOUR |
| | PRO MAJOR CONTOUR |
| | PRO MINOR CONTOUR |
| | PRO SILT FENCE |
| | PRO TREE PROTECTION |
| | PRO INLET PROTECTION |
| | DRAINAGE AREA LIMITS |
| | EX. FENCE |
| | EX. WATER LINE |
| | EX. WASTEWATER LINE |
| | EX. OVERHEAD ELECTRIC |
| | EX. TELEPHONE |
| | EX. FLOODPLAIN |
| | EX. WATER LINE |
| | EX. WASTEWATER LINE |
| | PRO WATER SERVICE |
| | PRO WASTEWATER SERVICE |
| | EX. BRICK SIDEWALK |
| | EXISTING GRAVEL |
| | PROPOSED ASPHALT |
| | PRO GRAVEL PLANTING BED |
| | TREE |

VICINITY MAP

102 TAYLOR ST
HUTTO, TX, 78634

DATE
5/19/2025

PROJECT NO.
RA2514

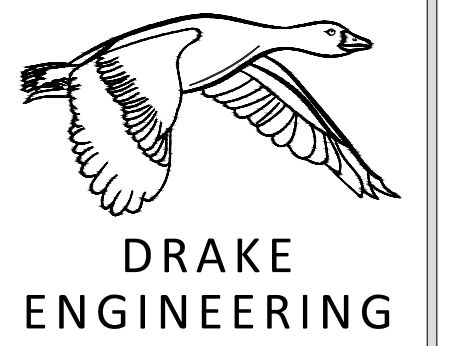
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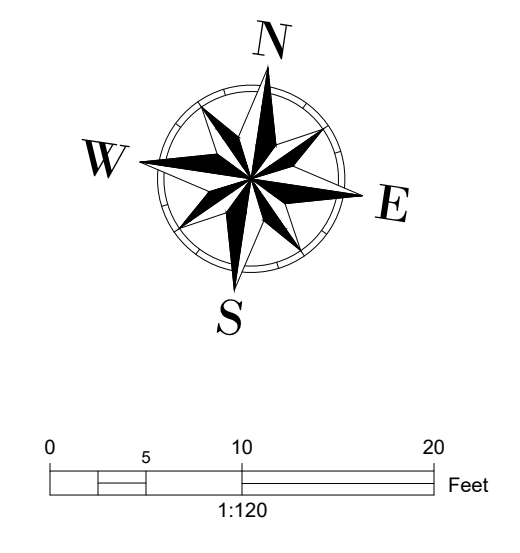
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DRAKE ENGINEERING
TBPE No. 21421



6049 MANTALCINO DR.
ROUND ROCK, TX 78665
P: (903) 738.5770



LEGEND:

- EX. SANITARY SEWER MANHOLE
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- PROPOSED ASPHALT
- PRO GRAVEL PLANTING BED
- TREE

EXISTING DRAINAGE AREA
102 TAYLOR ST
HUTTO, TX, 78634

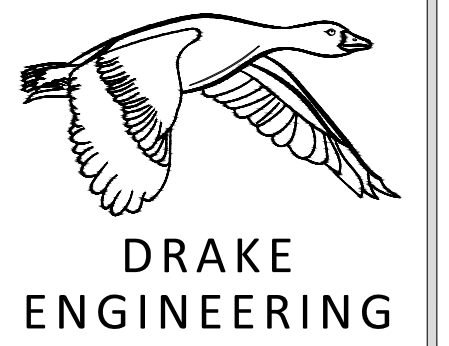
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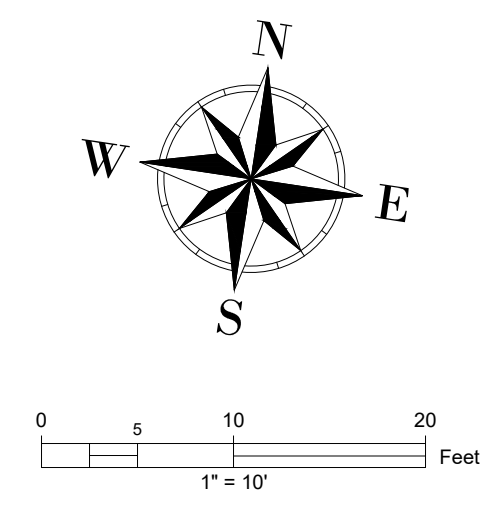
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DRAKE ENGINEERING
TBPE No. 21421

| | Drainage Calculations | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | Sheet Flow | | | | | | Shallow Concentrated Flow | | | | | | Channel Flow | | | | Drainage Area Inputs | | | | GEO HecHMS Results | | | | | | |
| | Elev A | Elev B | Length | Slope | n | P2 | T1 | Surface | Elev B | Elev C | Length | Slope | K | T2 | Length | Velocity | T3 | Tc | Tlag | Area | CN | Impervious Cover | Q (2yr) | Q (10yr) | Q (25yr) | Q (100yr) | |
| (ft) | (ft) | (ft) | (ft/ft) | (min) | (min) | (min) | (ft) | (ft) | (ft) | (ft/ft) | (min) | (min) | (min) | (ft) | (ft/s) | (min) | (min) | (min) | (acres) | (ac.) | % | (cfs) | (cfs) | (cfs) | (cfs) | | |
| EX | 661.57 | 660.85 | 27 | 0.027 | 0.4 | 3.98 | 6.02 | Unpaved | 660.85 | 660.85 | 0.1 | 0.000050 | 16.130 | 0.01 | | | | 6.04 | 3.62 | 0.16 | 84.00 | 0.06 | 38.98% | 0.4 | 0.9 | 1.1 | 1.4 |
| PRO | 661.57 | 660.85 | 27 | 0.027 | 0.4 | 3.98 | 6.02 | Unpaved | 660.85 | 660.85 | 0.1 | 0.000 | 16.130 | 0.01 | | | | 6.04 | 3.62 | 0.16 | 84.00 | 0.09 | 54.83% | 0.4 | 0.9 | 1.1 | 1.4 |



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PROPOSED DRAINAGE AREA
 102 TAYLOR ST
 HUTTO, TX, 78634

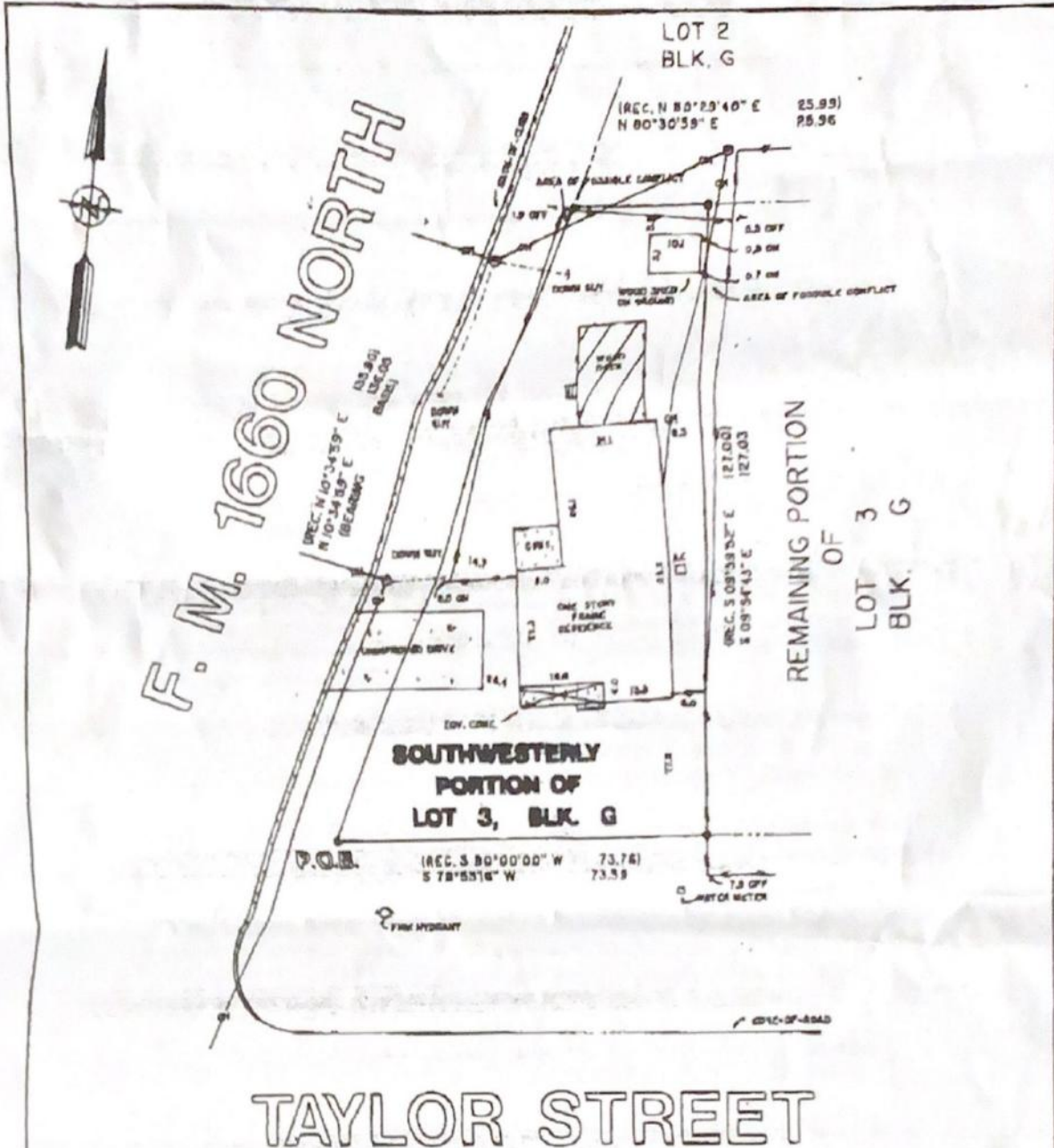
DATE
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REVISIONS

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DRAKE ENGINEERING
TBPE No. 21421

| | Drainage Calculations | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | Elev A | Elev B | Length | Slope | n | P2 | T1 | Surface | Elev B | Elev C | Length | Slope | K | T2 | Length | Velocity | T3 | Tc | Tlag | Area | CN | Impervious Cover | Q _(2yr) | Q _(10yr) | Q _(25yr) | Q _(100yr) | |
| (ft) | (ft) | (ft) | (ft/ft) | (min) | (min) | (min) | (ft) | (ft) | (ft) | (ft/ft) | (min) | (min) | (min) | (ft) | (ft/s) | (min) | (min) | (min) | (ac) | (ac) | % | (cfs) | (cfs) | (cfs) | (cfs) | | |
| EX | 661.57 | 660.85 | 27 | 0.027 | 0.4 | 3.98 | 6.02 | Unpaved | 660.85 | 660.85 | 0.1 | 0.000050 | 16.130 | 0.01 | | | | 6.04 | 3.62 | 0.16 | 84.00 | 0.06 | 38.98% | 0.4 | 0.9 | 1.1 | 1.4 |
| PRO | 661.57 | 660.85 | 27 | 0.027 | 0.4 | 3.98 | 6.02 | Unpaved | 660.85 | 660.85 | 0.1 | 0.000 | 16.130 | 0.01 | | | | 6.04 | 3.62 | 0.16 | 84.00 | 0.09 | 54.83% | 0.4 | 0.9 | 1.1 | 1.4 |



TAYLOR STREET

SUBJECT TO RESTRICTIONS IN GAS. & S.D.E.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
 ELECTRIC/TELEPHONE EASEMENT IN (V.1102, P.02) MAY AFFECT THIS PROPERTY
 BOUNDARY LINE AGREEMENT IN (V.1834, P.748) MAY AFFECT THIS PROPERTY

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/8" REBAR BIT
- 5/8" NAIL FOUND
- 5/8" NAIL SET
- SPINDLE FOUND
- BARS WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.L. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT
- M/W/W WATER/WASTEWATER
- R.I. RECORD INFORMATION
- P.M. POWER POLE
- O.U. OVERHEAD UTILITIES

OWNER BLDG. OUT OF BLOCK 6. OF THE ORIGINAL TOWNSHIP OF THE CITY OF HUTTO, DEPT. & PORTION OF LOTS BLOCK 6. OF THE ORIGINAL CITY OF HUTTO, (SEE EXHIBIT "A")

LOT: _____ BLOCK: _____ GARMENT: A ALICE: REL NAME: _____

DEATH: WILLIAMSON DATE OF DEATH: _____ STREET ADDRESS: 102 TAYLOR STREET

CITY: HUTTO TX. SURVEYING NAME: DALE BEAN

Davey H. Burris & Associates, Inc.
 Land Surveying Services
 1404 West North Loop Blvd. 512-458-8860
 Austin, Texas 78758 Fax 512-458-8855



OWNER MUST SIGN AND PLACE IN THIS INSTRUMENT TO VALIDATE BOUNDARY LINE AGREEMENT. THIS INSTRUMENT IS NOT VALID UNLESS SIGNED BY THE OWNER OF THE PROPERTY AND BY THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

DATE: 5-1-03
 TITLE CO: ALAMO
 C.F. # 05-7104298
 J.O.R. No. 4-04-183-03
 SCALE: 1"=80'

| DESCRIPTION | C.F. | S-I-S-I |
|-------------|-------|---------|
| FIELD BOOK | S.I. | S-I-S-I |
| COMPASS | UTILE | S-I-S-I |
| FIELD CHECK | S.I. | S-I-S-I |
| COMPUTATION | | |
| UP DATE | | |



Williamson Central Appraisal District
 625 FM 1460
 Georgetown, TX 78626-8050
 WCAD.org • (512) 930-3787

25.19 – 2025 Notice of Appraised Value

Date: 03/31/2025
Owner Name: LEGENDARY ENDEAVORS B LLC
Situs: 102 TAYLOR ST HUTTO TX 78634
Legal Description: S3826 - Hutto City Of, BLOCK G, Lot 3(W/PT), ACRES 0.19



LEGENDARY ENDEAVORS B LLC
 8502 ANDES CV
 AUSTIN TX 78759

Quick Ref ID: R357739

Online Protest Passcode (2025): 207A38FD25

THESE ARE YOUR CURRENT EXEMPTIONS:

| Code | Exemption Type |
|------|----------------|
| | |

Recently applied exemptions may not be reflected, check: search.WCAD.org

PROTEST FILING DEADLINE: 05/15/2025

Dear Property Owner,
 WCAD has appraised the property listed above for the tax year 2025. The appraisal as of January 1, 2025 is outlined below:

| Appraisal Information | | Last Year - 2024 | Proposed - 2025 |
|-----------------------|--------------------------------------|------------------|-----------------|
| (+) | Structure / Improvement Market Value | 139,365 | 172,769 |
| (+) | Non Ag Land Market Value | 59,176 | 93,192 |
| (+) | Ag Land Market Value | 0 | 0 |
| (=) | Total Market Value | 198,541 | 265,961 |
| | Ag Land Productivity Value | 0 | 0 |
| | Assessed Value | 198,541 | 238,249 |

Circuit Breaker Adjustment - \$27,712
 (\$N/A means circuit breaker limitation does not apply to property for 2025)

Under Section 23.231, Texas Property Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20% each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

“The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials”

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The governing body of each taxing unit decides whether or not taxes on the property will increase. The Appraisal District only determines the value of the property.

Please scan the QR code to the left using your smart phone camera application, or use any QR code scanning application to access WCAD.org/noav-qr for more information, including:



- Appraisal Notice Explanation
- Appeal Process Information
- Market & Valuation Information
- E-Notice Request
- Circuit Breaker Limitation

- Homestead Exemptions / Cap Adjustment
- Over 65 Exemption Information
- Agricultural Land Valuation
- Truth-in-Taxation Database Update Notification Sign-up

Escaneé el código QR a la izquierda con la aplicación de la cámara de su teléfono, o use cualquier aplicación de escaneo de códigos QR para acceder a WCAD.org/noav-qr para obtener más información, incluyendo:

- Explicación del documento de valuación
- Información sobre el proceso de apelación
- Información de Mercado y Valoración
- Solicitud de notificación electrónica
- Limitación de Cortacircuitos

- Exenciones de Residencia
- Información sobre exenciones para mayores de 65 años
- Valoración de terreno Agrícola
- Registro de Notificación de Actualización de la Base de Datos de Veracidad en los Impuestos

You or your property (including inherited property) may qualify for one or more of these residence homestead exemptions.

| Partial Exemptions | Total Exemptions |
|---|---|
| <ul style="list-style-type: none"> ○ General residence homestead ○ Disabled veteran or surviving spouse/child ○ Person age 65 or older or surviving spouse ○ Disabled person or surviving spouse ○ Temporary damage by Governor-declared disaster ○ Donated residence homestead of partially-disabled Veteran | <ul style="list-style-type: none"> ○ 100% disabled Veteran or surviving spouse ○ Surviving spouse of armed services member killed in line of duty ○ Surviving spouse of a first responder killed or fatally injured in line of duty <p>Please visit our website WCAD.org for more information or qualifications.</p> |

If you receive the **over-65 (11.13c) or disability homestead exemption**, your school taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property by remodeling or adding on, your school taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older, or disabled, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2020 appraised value and the proposed 2025 appraised value is 116.00%.
(N/A% means property characteristics have changed within those 5 years)

| Taxing Unit | Last Year | | | Current Year | | | Exemption Amount Difference between Last and Current Year |
|--------------------------|----------------|------------------|---------------|----------------|------------------|---------------|---|
| | Exemption Type | Exemption Amount | Taxable Value | Exemption Type | Exemption Amount | Taxable Value | |
| City of Hutto | | 0 | 198,541 | | 0 | 238,249 | 0 |
| Wmsn ESD #3 | | 0 | 198,541 | | 0 | 238,249 | 0 |
| Williamson CO | | 0 | 198,541 | | 0 | 238,249 | 0 |
| EWC Higher Ed Center | | 0 | 198,541 | | 0 | 238,249 | 0 |
| Wmsn CO FM/RD | | 0 | 198,541 | | 0 | 238,249 | 0 |
| Hutto ISD | | 0 | 198,541 | | 0 | 238,249 | 0 |
| Lower Brushy Creek WC&ID | | 0 | 198,541 | | 0 | 238,249 | 0 |

**IF YOU DISAGREE WITH THE PROPOSED VALUE, YOU HAVE THE RIGHT TO FILE A PROTEST
 PROTEST MEETING WITH AN APPRAISER AT SCHEDULED DATE AND TIME ONLY, NO WALK-INS**

When an appeal is filed disputing the market value, the taxable value can only be changed if you are successful in lowering the market value (\$265,961) below the assessed value (\$238,249).

SCHEDULED PROTEST FILING PROCEDURES

- Online**
- **Online protests may qualify for early hearing scheduling**
 - Access WCAD.org prior to the indicated protest filing deadline. Using your Quick Ref ID & Online Protest Passcode, select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website)
 - If you are unable to resolve your protest online, the ARB will notify you with protest details at least 15 days prior to the date of your hearing.
 - **Protest hearings scheduled online will only receive confirmation/notification by email.**
- By Mail**
- Complete and sign the Notice of Protest form included with this mailing, or to protest by letter: include your name, property description, and reason for protesting.
 - Mail to the WCAD office on/before the indicated protest filing deadline.
 - The ARB will notify you with protest details at least 15 days prior to the date of your hearing.
- In Person**
- Complete and sign the Notice of Protest form included with this mailing and file with WCAD staff by the indicated protest filing deadline.
 - The ARB will notify you with protest details at least 15 days prior to the date of your hearing.

Your protest must be postmarked or hand-delivered to our office by 5 PM on the indicated Protest Filing Deadline. The ARB hearings are held at the WCAD office.

Hearings will begin on March 31st and typically continue until the end of July

WHAT TO EXPECT

At your scheduled protest date and time, an informal meeting will take place before your formal hearing. The Appraisal Review Board recommends an informal meeting with a Williamson Central Appraisal District staff member before a formal hearing, providing the property owner and the Appraisal District an opportunity to review and exchange evidence. If an agreement is reached in the informal meeting, a formal hearing will not be required. If an agreement is NOT reached, a formal hearing will immediately follow the informal meeting at the Williamson Central Appraisal District.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. **Penal Code 46.35 (14)**

Sincerely,
Alvin Lankford Alvin Lankford / Chief Appraiser

Comparable Sales Report

Tax Year: 2025

Appraisal

For Property: R-14-2002-000G-0003 Comp Sheet Format: Res Comp Sales Notice Grid Market Area: RREART-HUTTO MRA

| | Subject | Comp1 | Comp2 | Comp3 | Comp4 | Comp5 |
|----------------------------|---|---|--|---|---|---|
| Quick Ref ID | R357739 | R462089 | R341589 | R021092 | R368963 | R381229 |
| Photo |  |  |  |  |  |  |
| Situs Address | 102 TAYLOR ST | 109 W LIVE OAK ST | 506 WEST ST | 108 JOHNSON CV | 511 MORNING DOVE DR | 104 BLUEJAY CV |
| Comparability Index | | 84 | 99 | 115 | 118 | 124 |
| Neighborhood Code | H503440I | H503440I | H503440I | H109486G | H202499H | H202499H |
| Acres | 0.190 | 0.250 | 0.186 | 0.164 | 0.000 | 0.000 |
| Eff Year Built / Class | 1990 / R1 | 2008 / R1 | 1994 / R2 | 1985 / R2 | 2000 / R2 | 2004 / R2 |
| Actual Year Built | 1925 | 1955 | 1994 | 1985 | 2000 | 1999 |
| Living Area SF | 1,331 | 1,120 | 900 | 1,200 | 1,255 | 1,295 |
| Garage / Porch SF | 0 / 64 | 0 / 140 | 300 / 100 | 420 / 160 | 441 / 44 | 463 / 30 |
| Deck / Patio SF | 195/0 | 266/0 | 0/0 | 0/0 | 0/117 | 0/100 |
| Pool SF | | | | | | |
| Fireplace | | | | 1 | 1 | 1 |
| Land Value | \$93,192 | \$90,169 | \$92,770 | \$77,000 | \$77,000 | \$77,000 |
| Land Table | OTHU | OTHU | OTHU | H108A | H203A | H203A |
| NBHD Location Factor | 1.08 | 1.08 | 1.08 | 1.09 | 1.01 | 1.01 |
| Sale Date | | 9/25/2024 | 2/21/2024 | 10/31/2024 | 1/25/2024 | 1/31/2024 |
| Sale Price | | \$XXX,XXX | \$XXX,XXX | \$XXX,XXX | \$XXX,XXX | \$XXX,XXX |
| Time Adjusted Sale Price * | \$0 | \$336,836 | \$239,782 | \$265,920 | \$295,095 | \$257,057 |
| Adjustments | | | | | | |
| Location Adj | | \$0 | \$0 | \$-1,076 | \$7,532 | \$7,532 |
| Land Value Adj | | \$3,023 | \$422 | \$16,192 | \$16,192 | \$16,192 |
| Size / Class Adj | | \$13,255 | \$22,229 | \$1,768 | \$-1,983 | \$-4,711 |
| Depreciation Adj | | \$-23,752 | \$-5,278 | \$6,598 | \$-13,195 | \$-18,474 |
| Garage Adj | | \$0 | \$-5,609 | \$-7,853 | \$-8,246 | \$-8,657 |
| Open Porch Adj | | \$-2,007 | \$-1,177 | \$-2,897 | \$429 | \$830 |
| Deck Adj | | \$-2,838 | \$7,793 | \$7,793 | \$7,793 | \$7,793 |
| Patio Adj | | \$0 | \$0 | \$0 | \$-4,219 | \$-3,606 |
| Pool Adj | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fireplace Adj | | \$0 | \$0 | \$-14,865 | \$-14,865 | \$-14,865 |
| MISC. NonMA Adj | | \$-19,146 | \$0 | \$500 | \$-29,557 | \$500 |
| Adjusted Sale Price | | \$305,372 | \$258,161 | \$272,080 | \$254,976 | \$239,592 |
| Indicated Value | \$265,961 | | | | | |

The comparable sales report provided may be used as WCAD evidence during a value protest.

HOW TO READ A MARKET GRID

Your Notice of Appraised Value was determined using a direct comparison of your property to sales of other properties. This method, known as the sales comparison approach, mirrors the industry standard of appraisal that is commonly used by appraisers to establish value of residential property for sales and lending purposes. The *Comparable Sales Report* on the opposite side of this page shows the analysis that was used by WCAD to calculate your notice value. This report is also called a “market grid.” Your property is labeled as the “subject” property and the properties that were sold are shown as “comparable” properties. Below the address for each property is a list of property attributes. When the subject is not identical to the comparable property for any of those attributes, value adjustments are made to the sale prices to account for the differences. If the comparable is superior to the subject in an attribute, the adjustment is downward. Conversely, if the comparable property is inferior, the adjustment is upward. These adjustments are unique to your property due to its specific attributes and how they compare to the selected sales. Adjusted sales prices may vary between neighbors due to how their attributes compare to the sales. Chapter 552 of the Texas Government Code restricts the disclosure of sales prices in the included report; however, the information included conforms with Tax Code requirements. Adjustments are described below:

| | |
|---------------------------|--|
| Time Adjusted Sale Price* | Sale price adjusted to the January 1 appraisal date. For more data on the market changes that took place last year and detail on the sale price adjustment please visit WCAD.org/MarketData |
| Location Adj | Market value difference in the specific location of the comparable and subject |
| Land Value Adj | Difference in the land market value between comparable and subject |
| Size/Class Adj | Market value adjustment based on difference in size and quality of construction |
| Depreciation Adj | Market value adjustment due to difference in condition of subject and comparable as represented by effective age |
| Garage Adj | Market value difference between comparable and subject total garage value |
| Open Porch Adj | Market value difference between comparable and subject total porch value |
| Deck Adj | Market value difference between comparable and subject total deck value |
| Patio Adj | Market value difference between comparable and subject total patio value |
| Pool Adj | Market value difference between comparable and subject total pool value |
| Fireplace Adj | Market value difference between comparable and subject total fireplace value |
| MISC. nonMa Adj | Market value difference between comparable and subject for all other improvements |

*After adjustments have been added or subtracted to a comparable property’s sale, the result is an indication of what the subject may have sold for on 01/01/2025. This value is shown as “Adjusted Sale Price” on the grid. Depending on sales activity in your market area, there may be a range of indicated values from the comparable sales. The “Indicated Value” on the grid is derived from all the comparable sales and the market value of the subject property’s components; this value is the WCAD opinion of market value as of 01/01/2025.

For additional information on the sales comparable grid please visit WCAD.org/grids



Property Value – 2025 Notice of Protest
WILLIAMSON CENTRAL APPRAISAL DISTRICT

625 FM 1460 Georgetown, TX 78626-8050

(512) 930-3787 (Se Habla Espanol)

WCAD.org

GENERAL INSTRUCTIONS: Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the Appraisal District. This form is for use by a property owner or designated agent who would like the Appraisal Review Board (ARB) to hear and decide a protest.

PROTEST FILING DEADLINE: May 15, 2025

Depositing your protest in a USPS collection box does not guarantee a postmark by the protest deadline.

A different deadline may apply to you if:

- Your protest concerns a change in the use of agricultural, open-space, or timber land;
The Appraisal District or the ARB was required by law to send you notice about a property and did not; or
The ARB made a change to the appraisal records that adversely affects you and you received notice of the change;
In certain limited circumstances, you had good cause for missing the protest filing deadline.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. Penal Code 46.03 (14)

*FILE ONLINE:
Early scheduling may be available
if you protest online at WCAD.org

Quick Ref ID: R357739

Owner Name and Address: LEGENDARY ENDEAVORS B LLC, 8502 ANDES CV, AUSTIN TX 78759
Property Description: S3826 - Hutto City Of, BLOCK G, Lot 3(W/PT), ACRES 0.19
Reason(s) for Protest: [List of 18 reasons with checkboxes]
Submit Documentation: [Signature and contact information fields]
Scheduling Information: [Hearing options and dates]
ARB Hearing Notice: [Request for hearing delivery method]

I request my notice of hearing be delivered (check one box only):
[] By email to the electronic email address provided on this form (please check junk email or spam folders)
[] By certified mail and I agree to pay the cost (visit WCAD.org/postage for payment information and conditions)



R357739



Frequently Asked Questions

Si usted necesita asistencia en español, por favor llame al teléfono (512) 930-3787. Para más información visite nuestra página web: WCAD.org

January 2025

- Q Why was this appraisal necessary? I have no intention of selling my home.**
- A** The Texas Constitution mandates that all taxable property be appraised in accordance with its market value (what it would sell for on January 1), and that taxation be equal and uniform. If appraisals are not updated on a regular basis, these constitutional requirements will not be met.
- Q Why am I being taxed on an improvement when my house is not improved?**
- A** In this instance, an improvement does not always indicate an addition or a change. Per the Texas Property Tax Code Sec. 1.04(3) "Improvement" means: (A) a building, structure, fixture, or fence erected on or affixed to the land; (B) a transportable structure that is designed to be occupied for residential or business purposes whether or not it is affixed to the land.
- Q What kind of information is considered in appraising residential property?**
- A** The Appraisal District compares properties that recently sold with comparable properties in the same market area. Adjustments are made for the differences between sold and unsold properties. This adjustment results in the estimate of what the unsold properties would have been worth had they been on the market as of January 1. WCAD appraisal records contain property information collected during field inspections throughout the District. Our appraisal process is completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) applicable to the mass appraisal process.
- Q You appraised my home for more than I paid for it in a recent open market transaction. Do I have to file a protest to get a valuation review?**
- A** In lieu of filing a protest, you can go to WCAD.org/appeal and send a copy of your recent settlement statement through the Express Inquiry option. A staff member will review the sale documents you provide and send a response. Otherwise, you should file your protest on or before the indicated protest filing deadline or 30 days after the date your value notice was mailed, whichever is later. If the deadline date falls on a weekend or holiday, the deadline is the next business day.
- Q What documentation would be helpful to bring to my hearing?**
- A** Productive hearing tips, including examples of documentation to bring, are located on our website at the address below: WCAD.org/protest-procedures/
- Q Where is my notice of hearing letter; I haven't received it yet?**
- A** Letters are mailed at least 15 days prior to the hearing date. Hearings are not scheduled by protest submission date, so there may be a longer than expected wait time. To check hearing dates, please go to WCAD.org/online-protest-filing and follow the instructions provided there.
- Q Do jurisdictions like the county, cities, school districts, and MUDs put pressure on WCAD to raise values, so they will have more money?**
- A** No, the local taxing jurisdictions only ask that we do our work fairly and accurately. The amount of taxes that each of the entities levy for the year is determined by how much money is needed to fund local government services such as police and fire protection. The governing body of each jurisdiction adopts its own budget and then sets a tax rate which, when applied to the appraised value of all taxable property, will produce the necessary amount of property tax revenue. WCAD is not involved in this process or with property tax collections.
- Q Who reviews WCAD appraisals for accuracy?**
- A** The property tax system contains numerous checks and balances and one of the most important is the right of property owners to file a protest and receive a hearing if they believe our appraisals are inaccurate or inequitable. Additionally, the Texas Comptroller of Public Accounts conducts and publishes a Property Value Study of the level of appraisal of each category of property within Williamson County in even-numbered years, and a Methods and Procedures review of the WCAD office in odd-numbered years.
- Q Can I have a telephone conference call instead of appearing for my ARB hearing?**
- A** To appear by telephone conference call, you must provide the following to the ARB before the hearing: written notice at least 10 days before the hearing that you want a telephone conference call hearing; and a valid, written, notarized affidavit with your evidence. If you wish to invite individuals to participate in your telephone conference call hearing, you are responsible for providing them access to the call.
- Q How does a prorated homestead exemption work and how do I qualify?**
- A** Effective January 1, 2022 - A person who acquires property as their principal residence after January 1st and has a valid Texas ID or Texas Driver License matching the property address may immediately qualify for a general residence homestead exemption for the applicable portion of that tax year. Regarding the Homestead Cap, an owner who receives a prorated homestead exemption is considered to have qualified the property for the exemption as of January 1st of the tax year following the tax year in which the owner occupied the property.

Note: Directions to the Williamson Central Appraisal District are available on our website: WCAD.org
Revised: January 2025

AGENDA ITEM REPORT

5.2.



To: Zoning Board of Adjustment

Subject:

324 Ed Schmidt Blvd, two requests. Relief from Hutto UDC Sec. 10.403.4, specifically to eliminate the rear yard setback. Second request, use of Sec 10.405.9.2 , to exceed maximum parking requirements.

Meeting: Tuesday, April 28, 2026

Department: Development Services

Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

This site is located at 324 Ed Schmidt Boulevard, an interior lot within Shops at Hanson's Corner Addition. The property is Zoned General Commercial (B-2), a setting for development of a wide range of retail uses, offices and personal services.

The surrounding uses are as follows:

North – B-2 (Vacant)

East – PUD (Home Depot)

South – B-2 (Restaurant)

West - B-2 (Restaurant and Car wash)

The site is flat and regularly shaped, being nearly a perfect rectangular lot with the exception of a cut out in the southwest corner. Moreover, there is a 50' pipeline easement that runs east to west, diagonally across the center of the lot. The site is located on an internal lot and has no public frontages. The lot has a width of approximately 320 feet on the north side and 300 feet on the south side, it has a depth of roughly 422 feet with the exception of the cut out where it is about 350 feet.

The lot is currently vacant

SUMMARY OF REQUEST:

The applicant seeks two variances from the standards set in the Unified Development Code. The first request is in regards to section 10.405.9.2: the applicant finds that the current parking maximums are not sufficient for their day-to-day operations and desires to exceed the city's maximum allowance for off-street parking. The current maximum is 1 parking space per every 200 square feet of general floor area. Given their building footprint, this results in a maximum of 200 spaces. The applicant requests an additional 40 spaces, for a total of 240 spaces.

AGENDA ITEM REPORT

5.2.



The second request is for section 10.403.4, to eliminate rear yard setback standards on this lot and use side yard setback standards on all sides that are not the front. Effectively, the setback would be reduced from 25 feet to 15 feet. Due to the 50-foot pipeline easement, the buildable area has been limited and creates a conflict for the applicant when attempting to meet the 25-foot setback.

STAFF REVIEW:

Per the terms of the city's UDC, a variance may be granted if all the following findings are made:

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

This lot has not been found to have any unusual or unique shapes. A feature of this lot that is unusual is the pipeline easement that runs diagonally across the lot. This limits the buildable space on the lot to areas outside of the easement, it should be noted that parking is acceptable over the easement. Given this information staff evaluates the two requests as follows:

Request 1 – Staff does not find that this lot shape or the unique conditions of this lot impact the ability to comply with parking maximums.

Request 2 - Staff finds that the unique condition of the pipeline is a significant constraint on the site although it does exist on adjacent properties.

2. 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 the code requirement does not deprive the applicant of rights enjoyed by surrounding properties or other properties zoned as B-2 General commercial when relating to the parking maximums.

Shops at Hansons Corner, the commercial property housing MOD Pizza, Tiffs Treats and others has its property line within the private drive. While their setback requirements technically comply in practice, the rear setback is reduced. This request for a reduced setback by the applicant would grant them access to similar rights enjoyed by other properties within the same development.

3. 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 request for a variance to parking maximums is not in harmony with the spirit of the city's code. According to the city code, parking requirements are intended to ensure vehicles are accommodated in the built environment, but their presence does not dominate. The reality is that most shopping centers are over parked. Additionally, every additional parking space provided consumes available

AGENDA ITEM REPORT

5.2.



land that could otherwise provide environmental services. Services include but are not limited to native habitats, permeable surfaces and aesthetic value.

The request for a setback variance is in harmony with the city code. As this lot does not have any frontage on a public arterial such as Ed Schmidt or US 79, reducing the rear setback can work towards the feeling of a retail village without posing any risk. Retail village is the preferred scenario for commercial development and outlined at 10.403.8. While this development will not front the private drive, the reduced setback can increase walkability and produce human-scaled development.

4. Conditions resulting in the request are not self-created by disregard or ignorance of this code. This development is taking place on a vacant lot. There are no existing conditions on this lot. This means that both are self-created. The applicant is responsible for developing within the existing conditions, but the pipeline easement decreases the buildable area and reducing the setback will help alleviate that constraint.

5. The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.

The variance request for exceeding parking maximums would result in a special privilege, no other development within this commercial center or zoning district is currently allowed to exceed the cities parking requirements.

The variance request to reduce the setback requirements does not confer a special privilege. If this variance is granted, the final built product will be inline with other developments within the commercial center.

6. The variance is the minimum necessary to grant relief.
Due to the nature of the request, staff cannot determine the "minimum necessary to grant relief". This lot is a vacant lot and the applicant is responsible for designing a product that fits within the restraints of the site. The pipeline easement is a significant constraint but surrounding properties have developed around it. Neither the easement or the lacking public frontages have an impact on the ability to meet parking requirements.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

5.2.



1. 324 EDS Blvd- Var Pictures
2. Initial(3-31-26)-Williamson Tax _ Property Detail
3. Initial(4-1-26)-Letter of Intent 04.01.2026
4. Initial(4-1-26)-Site Plan Exhibit 03.31.2026
5. Initial(3-31-26)-Alta Survey 03.10.2026



North looking south



North looking west



North looking east



Western property line



West Looking North



Western curb cut – accessed via car wash



View of the Pipeline Easement from the West



Southern Curb Cut Accessed Via Panera



South Looking North



Eastern Property Line



View of Pipeline easement from the east

Property: R668977 Owner: HIPPO PARTNERS 04 LTD Property Address: ED SCHMIDT BLVD HUTTO 78634 Tax Year: 2025 2025 Assessed Value: CERTIFIED \$1,283,712

Page: Property Details

2025 GENERAL INFORMATION

Property Status: **Active**
 Property Type: **Real**
 Legal Description: **S13641 - SHOPS AT HANSONS CORNER ADD (BLK A LT 3B-2 REPLAT), BLOCK A, Lot 3C-1, ACRES 3.205**
 Neighborhood: -
 Account: **R-14-2465-000A-03C1**
 Map Number: -
 Effective Acres: -

2025 OWNER INFORMATION

Owner Name: **HIPPO PARTNERS 04 LTD**
 Owner ID:
 Exemptions:
 Percent Ownership: **100%**
 Mailing Address: **500 W 5TH ST STE 700 AUSTIN, TX 78701**
 Agent: **Ryan LLC - Formerly Morrison & Head LP (A1630)**

| | |
|---------------------------|---------------------------|
| TOTAL TAXES DUE | Effective Date: 3/30/2026 |
| Current Amount Due | \$0.00 |
| Past Years Due | \$0.00 |
| Total Due | \$0.00 |

2025

2025 Tax Statement Details

| TAXING ENTITY | TOTAL TAXES DUE | DATE PAID | AMOUNT PAID | BALANCE |
|-------------------------|--------------------|-----------|--------------------|---------------|
| City of Hutto | \$4,954.21 | 1-27-2026 | \$4,954.21 | \$0.00 |
| EWC Higher Ed Center | \$524.67 | 1-27-2026 | \$524.67 | \$0.00 |
| Hutto ISD | \$15,471.29 | 1-27-2026 | \$15,471.29 | \$0.00 |
| Upper Brshy Cr WC&ID 1A | \$218.23 | 1-27-2026 | \$218.23 | \$0.00 |
| Williamson CO | \$4,742.63 | 1-27-2026 | \$4,742.63 | \$0.00 |
| Wmsn Co ESD #3 | \$1,283.72 | 1-27-2026 | \$1,283.72 | \$0.00 |
| Wmsn CO FM/RD | \$569.06 | 1-27-2026 | \$569.06 | \$0.00 |
| TOTALS | \$27,763.81 | | \$27,763.81 | \$0.00 |

DISCLAIMER

When using the online property tax payment option, there are no fees for e-checks, and a 2.15% fee for all Credit/Debit card transactions, with a minimum of \$2.50. The vendor fees associated with credit card transactions and e-checks are passed along to the credit card or e-check users and are not paid by the Williamson County budget. Payments made using this service may take approximately 5-7 business days to post in our system and will show the date paid as the original payment date. If you received a tax bill and you have an escrow account, proper notification may not have been received from your mortgage company's tax service. Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Williamson County Tax Office makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Williamson County Tax Office reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Williamson County Tax Office shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

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April 1, 2026

**City of Hutto
Planning Department
Zoning Board of Adjustments**

**RE: Letter of Intent - Request for Maximum Parking & Rear Yard Setback Variance: Ed Schmidt Blvd, Hutto TX
Site Location: 3.2 acres, Lot 3C-1, Block A of The Shops at Hansons Corner**

To whom it may concern,

We would like to request the approval of a variance from the maximum parking (UDC: 10.405.9.2) allowance and a UDC variance for the rear yard setback (UDC: 10.403.4) for property located within the Shops at Hanson Corner development. We are intending to develop this remaining parcel as a future Crunch Fitness location. This Crunch Fitness location would be operated by Undeafated Tribe, one of the leading Crunch Fitness franchisees operating approx. 45 clubs within the Austin and San Antonio, TX region. Clubs operated by Undeafated Tribe are very successful in memberships achieved and provide a number of luxuries and amenities to their members including 24-hour access, group fitness classes, personal training, rest and recovery zones.

Parking Variance:

With this success and large number of clubs, data shows that in peak hours M-F our parking lots will fill out around 230-240 parking spaces with the number of check in by members per day reaching over 1,400 for locations of this size. With this data, we anticipate this club will require a greater number of parking spaces than is currently allowed by the development code which limits this site to 200 parking spaces based on the development's square footage. With the implementation of the latest 3.0 design from Crunch, there is not an option to reduce the building square footage, and many clubs are already facing parking overflows in order to accommodate increased member counts.





In this variance, we would like to request an additional 40 parking spaces be allowed on this tract to better accommodate anticipated parking needs of our member in hopes to not disrupt parking on neighboring businesses. When parking needs are not met on site, overflow parking onto other tracts and within the City ROWs create major inconveniences and potentially hazardous conditions (peak hours are M-Friday at the 6am and 6pm hour+/-). The above photos show Crunch sites with people parking off-site and in the common drives.

UDC Setback Variance:

Additionally, we request a variance for the 25-foot rear yard setback (UDC: 10.403.4) to 15-foot. Our tract is located within the Hanson's Corner and does not have traditional frontage, as access is provided via easements. The development includes a shared drive on the adjacent lot with single-loaded parking located at the rear of the proposed building, which functionally creates the appearance and separation typically associated with a rear setback.

Further, a 50-foot Seminole Pipeline easement traverses the property at an angle, significantly constraining the buildable area as seen in the Exhibit. This condition makes compliance with the standard 25-foot rear yard setback challenging and creates conflicts with achieving an efficient layout for this smaller-format Crunch Fitness building (approximately 150' x 200').

Given these unique site constraints—specifically the non-traditional frontage within a unified development and the presence of a high-pressure gas line easement—we respectfully request consideration of this variance.

**1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- This lot within Hanson's Corner does not have frontage to a Public Right of Way or a Private Street. It is an internal lot, without a minimum of 50-foot frontage along a public right-of-way as per UDC 10.403.3.**



- A 50-foot Seminole Pipeline easement traverses the property at an angle, significantly constraining the buildable area.

2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation. This lot within Hanson's Corner does not have frontage to a Public Right of Way or a Private Street. It is an internal lot, without a minimum of 50-foot frontage along a public right-of way as per UDC 10.403.3.

3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site. This is an internal lot within a master development. Building front/rear should be considered within the context of the overall development which should include the rear shared drive giving this an effective 80' setback from neighboring development. Proposed variance would not adversely affect neighboring parcels and is consistent with the overall Hanson's Corner development.

4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC. - A 50-foot Seminole Pipeline easement traverses the property at an skewed angle, significantly constraining the buildable area.

5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district. This is an internal lot within a master development. Building front/rear should be considered within the context of the overall development which should include the rear shared drive giving this an effective 80' setback from neighboring development.

6. The variance is the minimum necessary to grant relief. Building layout is constricted by existing Seminole Pipeline easement traversing the lot.

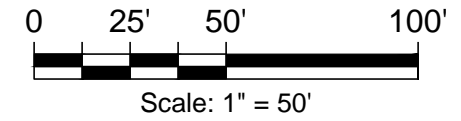
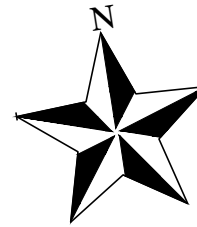
We appreciate your consideration in this matter,

Thank you!

Barry Brown
Project Manager
Goode Faith Engineering, LLC
barry@goodefaitheng.com



CIVIL ENGINEERING AND PLANNING
TBPE FIRM REGISTRATION NO. F-22664



LEGEND

| | |
|--|------------------------|
| | PROPERTY LINE |
| | EXISTING EASEMENT LINE |
| | FIRE LANE |
| | ADA PARKING |

PROJECT INFORMATION

SITE AREA

±3.20 ACRES

BUILDING AREA

± 40,000 SF

PARKING SUMMARY

MINIMUM SPACES = 4 / 1000 SF (per Restrictions Agreement and Grants of Easements between HIPP Partners 04, LTD & Home Depot USA Inc - 04/22/2004)

MAXIMUM SPACES = 1 / 200 SF (per City of Hutto UDC, Revised March 2024)

SPACES PROVIDED

STANDARD - 229

ADA - 7

MOTORCYCLE - 4

TOTAL = 240

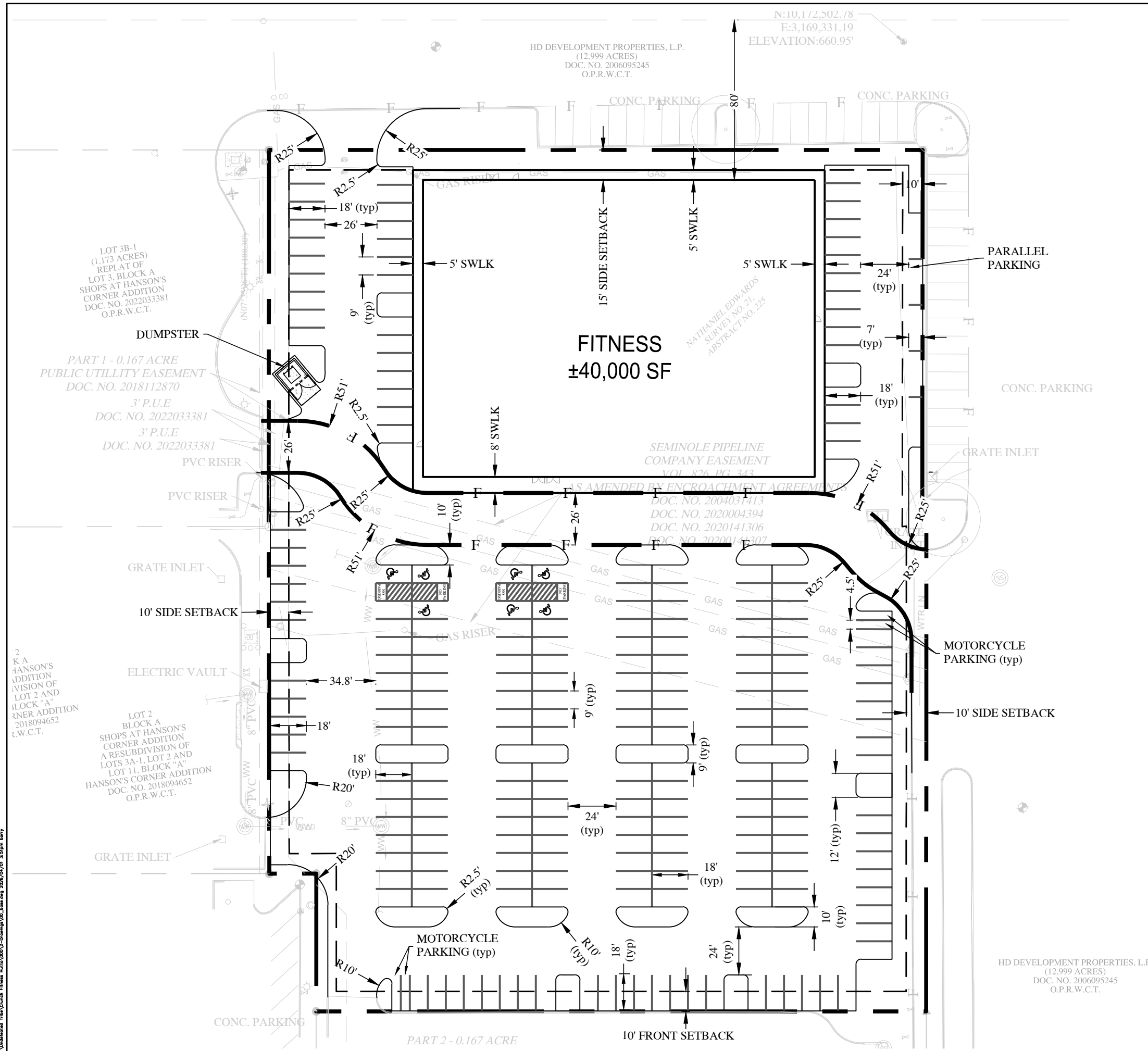
ZONING CLASSIFICATION

JURISDICTION = CITY OF HUTTO

EXISTING ZONING = B-2

REQUIRED ZONING = B-2

**CRUNCH FITNESS - HUTTO
PARKING LAYOUT**



HD DEVELOPMENT PROPERTIES, L.P.
(12.999 ACRES)
DOC. NO. 2006095245
O.P.R.W.C.T.

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