



City of Hutto

Agenda

Zoning Board of Adjustments

Tuesday, August 25, 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 August 25, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. MINUTES

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustment meeting held on July 28, 2026.

5. AGENDA ITEMS

- 5.1. Villages at Brooklands: Relief from Hutto UDC 10.407.5.1.2 specifically for landscaping to be calculated by caliper inches instead of individual tree count.
- 5.2. 224 Brown Street: Relief from Hutto UDC Sec. 10.403.4.2 specifically to allow existing structure to encroach building setback lines
- 5.3. Consider an administrative appeal that alleges an error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the city development codes related to the development of the project known as 'Highlands of Hutto' located in the 3000-block of Limmer Loop.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the August 25, 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 August 19, 2026 before 5:00 P.M.



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



City of Hutto

Minutes

Zoning Board of Adjustments Tuesday, July 28, 2026 at 7:00 PM City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:03 PM

2. ROLL CALL

Members that were in attendance were:

Susan Caulfield Yes

Ed Pride Yes

Brandy McCool No

Keith Burris Yes

Joelle Dan No

Jason Paul Ramirez Yes

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 July 28, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No public comment

4. MINUTES

- 4.1. Consideration and possible action on the meeting minutes from the regularly scheduled Zoning Board of Adjustment meeting held on April 28, 2026.

A motion was made by Board member Keith Burris to approve the meeting minutes from the regular scheduled Zoning Board of Adjustment meeting held on April 28, 2026, seconded by Board member Susan Caulfield.

Motion passed 4Ayes to 0 Nays

5. AGENDA ITEMS

- 5.1. 216 FM 1660: Relief from Hutto UDC Sec. 10.614.2 specifically to permit a reduction in Public Utility Easement width from 10 ft to 5 ft.

Staff presented the applicants' agenda item. Luis Garcia and Gary Cosso were in attendance for any questions.

No motion just voted

3 Ayes to 1 Nay

- 5.2. 216 FM 1660: Relief from Hutto UDC Sec. 10.403.8.7 to reduce the 10-foot distance requirement from building walls to drive aisles and parking areas to 7 feet 4 inches.

A motion was made by Board member Susan Caulfield to approve agenda item 5.2 with the exception that 10.103.8.7 reduce 10' between parking and building, seconded by Board member Jason Paul Ramirez.

Motion passed 4 Ayes to 0 Nays

- 5.3. 216 FM 1660: Relief from Hutto UDC Sec. 10.407.5.2 to eliminate the requirement of an 8-foot deep landscaped area to screen vehicle areas from adjacent private property.

A motion was made by Board member Jason Paul Ramirez to approve agenda item 5.3 with the exception of 10.407.5.2 eliminate parking, screening, privacy fencing in lieu of 8' landscaping strip, seconded by Board member Keith Burris.

Motion passed 4 Ayes to 0 Nays

6. OTHER DISCUSSION ITEMS NOT ADDRESSED BY THIS AGENDA

- 6.1. Discussion following the Diversity, Equity, Inclusion & Belonging training held Thursday, July 23rd.

Board member Keith Burris and Jason Paul Ramirez asked for training

7. REQUESTS FOR FUTURE AGENDA ITEMS

- 7.1. Discussion and possible requests from any Board member appropriate for future agenda(s).

8. DEVELOPMENT SERVICES DIRECTOR REPORT

9. ADJOURNMENT

The meeting was adjourned at 7:51 PM

10. CERTIFICATION

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

Zoning Board of Adjustment Chair or Representative

AGENDA ITEM REPORT

5.1.



To: Zoning Board of Adjustment
Subject: Villages at Brooklands: Relief from Hutto UDC 10.407.5.1.2 specifically for landscaping to be calculated by caliper inches instead of individual tree count.
Meeting: Tuesday, August 25, 2026
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

This site is a 10-acre tract located along the east side County Road 137 just south of Farley Middle School, directly across the street from The Narrows apartments. The property is zoned T5, per the regulating plan set for the Brooklands. While the T5 zoning district is meant to be a mixed-use zone with the potential for the highest density out of all the transect zones, the actual overall development density is set by the developer.

The project name for this development is "The Villages at Brooklands". It comprises four total lots and is a multi-building mixed-use development. Lot 1 contains thirteen (13), three-story multifamily townhome buildings; Lot 2 contains two (2) large, two-story, eight-unit multifamily buildings and two (2) smaller, two-story four-unit buildings; finally, Lots 3 and 4 contain five (5) single-story retail and restaurant buildings and one (1) two-story office/retail building.

The zoning of the neighboring properties is as follows:

North: SF-1

East: T4 Smart Code

South: T5 Smart Code

West: Planned Unit Development

The site is flat and fairly regular in shape, measuring approximately 700' at the East and West property lines and 622' at the North and South property lines. The site has no structures on the property.

SUMMARY OF REQUEST:

The applicant's request is for a variance from the numeric tree-count standard of UDC § 10.407.5.1.2 to allow compliance to be measured, lot-by-lot and in the aggregate, by total caliper inches rather than by a fixed tree count. During the site plan review, the applicant found the code-mandated landscaping counts could not be accommodated while also meeting tree spacing and utility separation requirements. The applicant states that this variance would still meet shrub, screening and buffer yard requirements.

STAFF REVIEW:

AGENDA ITEM REPORT

5.1.



A variance may be granted if all the following findings are made:

Criterion 1: “There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.” The city's landscape and tree preservation requirements are derived for application to the most-commonly sized and scaled development parcels. The Villages at Brookland was entitled and designed at a building coverage and unit density substantially higher than the vast majority of development parcels permitted elsewhere within the city's Unified Development Code. The unique condition of the subject parcels isn't derived from their shapes, but from the application of the city's code for tree replacement.

From the applicant: *"Lot 2 in particular is developed with two large, 9,988-square-foot, two-story multifamily buildings whose footprints leave only narrow, largely linear perimeter strips available for landscaping between the buildings, the required parking, and the drive aisles — a site configuration not shared by the smaller, more spread-out, single-story buildings on adjacent, less densely built parcels. ... On Lot 2's narrow perimeter strips, satisfying [the] minimum spacing and planting-area standards for the full, 71-tree, code-calculated count is not physically achievable without crowding root zones and canopies to a degree that would shorten tree life and undermine the canopy goals of UDC § 10.407.1. This conflict between the numeric tree count and the site's necessarily dense, narrow-perimeter building and parking configuration is a condition peculiar to this parcel that does not exist on the larger, lower-coverage parcels nearby."*

Criterion 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 Brooklands project is the only project in Hutto zoned and developed under the city's Smart Code (SC) regulations. That said, the application of a profusely dense landscaping requirement onto a parcel of land which is permitted by right to build at that certain density is inherently conflicted, and can be argued as a "back-door" method on the part of the city to preclude the advertised density made allowable within the Smart Code language.

From the applicant: *"Strict, literal application of the numeric tree count in UDC § 10.407.5.1.2 to this site would require the applicant either to violate the mandatory tree spacing and planting-area standards of UDC §§ 10.407.3.3 and 10.407.5.4 in the same Article of the Code, or to reduce the parking, drive aisle, or building area otherwise required and reviewed for this development, in order to fit additional tree wells into an already fully programmed site. Less densely developed land in the same zoning district — land that can satisfy its landscaping obligation within conventional, generously proportioned planting strips — is not put to that choice, and can meet the tree count and the spacing standards simultaneously without conflict. Denying the requested alternative compliance would effectively deprive this applicant of the ability to develop at the density and site configuration the applicable zoning otherwise permits, and that other similarly zoned property in the area routinely achieves, solely because of an arithmetic conflict between two numeric standards within the same Article of the Code — not because of any use, height, or density limitation properly at issue in this request."*

AGENDA ITEM REPORT

5.1.



Criterion 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 variance in this case does not seek to remove a requirement of development, nor even reduce the tree canopy coverage requirement, per se. This request seeks alternative compliance with the city standard, because as applied, the actual number of individual canopy shade trees cannot be configured to exist safely on each individual site nor on all the sites together.

From the applicant: *"UDC § 10.407.1 states that the purpose of the landscaping standards is, among other things, to "Create a tree canopy over built-up areas of the city," "reduce the urban heat island effect," and "Provide shade and climate control" — an intent measured in canopy and caliper, not solely in the count of individual trees. As summarized above, the proposed alternative compliance plan provides 894 total caliper inches of trees across the four lots against a code-calculated requirement of 893 caliper inches, meeting the intent of UDC § 10.407.1 in the aggregate despite the reduced count on Lot 2 individually. Every parking lot and vehicular use screening standard in UDC § 10.407.5.2 and every shrub requirement in UDC § 10.407.5.1.2 is met or exceeded on all four lots, with no reduction requested anywhere in the project. Because the Lot 2 shortfall is fully offset within the same, commonly owned, integrated site plan by the surplus intentionally planted on Lot 3, no adjoining or nearby property will experience any reduction in canopy, buffering, or screening as a result of the variance."*

Criterion 4: "Conditions resulting in the request are not self-created by disregard or ignorance of this code." The applicant is keenly aware of the landscape requirement for the site, and the conflict inherent in the UDC language was not created by the applicant. They have sought out an alternative answer to the landscape requirement that is a close facsimile of the standard schedule of installation.

From the applicant: *"The applicant's design team calculated the full, literal tree count and caliper-inch requirement for each lot under UDC § 10.407.5.1.2 and disclosed that calculation, lot-by-lot, directly on the face of the City-submittal Landscape Plans (Sheets L0.01 and L0.02), together with the proposed alternative planting quantities and calipers — the opposite of disregarding or ignoring the code. The shortfall on Lot 2 results from the interaction of multiple mandatory standards within the same Article of the Code — the numeric tree count, the minimum tree spacing and utility separation standards, and the minimum planting-area standard — applied to a building and parking configuration required elsewhere in the Code and by the City's Fire Code, and is not the result of any design error, code violation, or oversight by the applicant."*

Criterion 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 special privilege would be to abandon the requirement for onsite landscaping entirely; the applicant's request is to comply with the need for an urban tree canopy by utilizing a different standard of measure, not by abandoning the standard entirely.

AGENDA ITEM REPORT

5.1.



From the applicant: *"The Code already recognizes caliper-based, rather than strictly count-based, equivalency as a valid measure of landscaping compliance: UDC §10.407.5.1.2 permits "Two (2) small ornamental trees" to "be substituted for one (1) required large tree," and UDC §10.407.5.4 sets only minimum calipers for large ("at least 3 in.") and small ornamental ("at least 2 in.") trees, without capping how large a compliant tree may be. The requested variance simply extends that same Code-recognized principle — that trees of different sizes may be equated for compliance purposes — from substituting between tree types to substituting a smaller number of larger, above-minimum caliper trees for a larger number of minimum caliper trees, while meeting or exceeding the total caliper inches the Code would otherwise require. Any other applicant facing the same physical conflict between the numeric tree count and the mandatory spacing, utility separation, and planting area standards on a densely developed parcel in this zoning district would be equally entitled to request the same alternative compliance methodology; the variance creates no benefit unavailable to similarly situated property."*

Criterion 6: **"The variance is the minimum necessary to grant relief."** There is no excess, or remaining area on the site for additional tree canopy coverage. The request is the least necessary.

From the applicant: *"The applicant does not request any reduction in the total canopy or caliper inches required by the Code — only a change in how that total is achieved on Lot 2. Lots 1 and 4 are proposed to meet the code-calculated caliper-inch requirement exactly (369 and 228 caliper inches, respectively), and Lot 3 is proposed to be planted at its full, code-required tree count of 28 trees, upsized in caliper to generate a 26 caliper-inch surplus. That surplus, together with minor rounding, fully offsets the 25 caliper-inch shortfall on Lot 2, so that the four-lot development as a whole provides 894 caliper inches against an 893 caliper-inch requirement — a net surplus of 1 caliper inch. No shrub count, screening standard, or bufferyard requirement is reduced anywhere in the project. The relief requested is therefore limited to the smallest deviation necessary to make the project work: a caliper-inch-equivalent substitution for the numeric tree count on a single lot, fully offset within the same overall, integrated site plan."*

FISCAL NOTES:

There is no appreciable effect on the city's finances from the issuance or denial of the requested variance.

POLICY IMPLICATIONS:

Variances are by their nature not policy statements; variances are not derived from prior actions, nor do they set any precedents for future requests of this or any other property. Variances are determined solely on the merits of the property in question.

ATTACHMENTS:

1. Init(7-30-26)-VillagesAtBrooklandsFP(Recorded)
2. Init(7-30-26)-L0.01 CITY SUBMITTAL LANDSCAPE PLAN

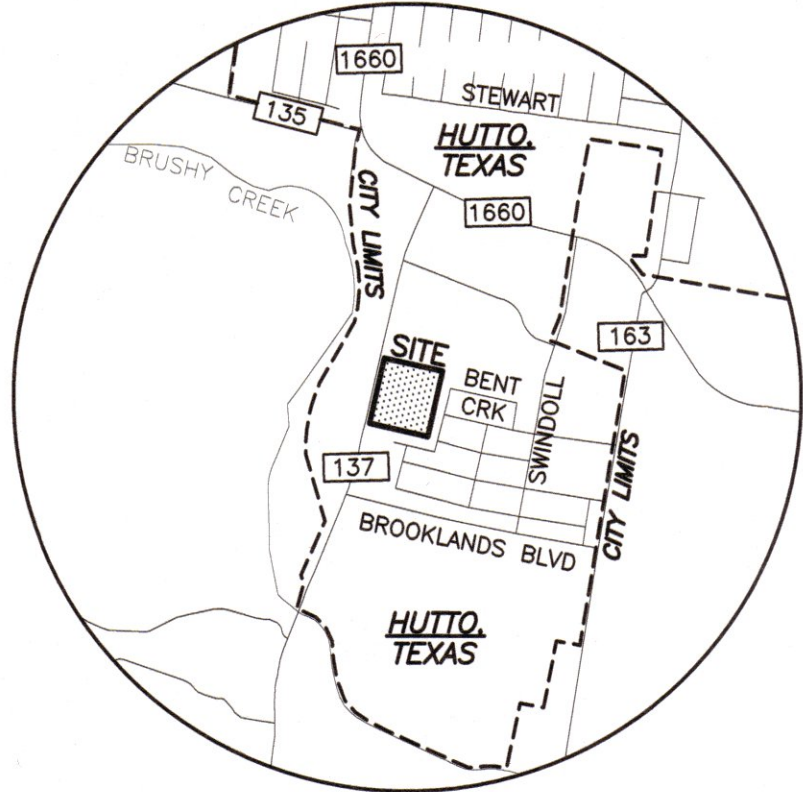
AGENDA ITEM REPORT

5.1.



-
3. Init(7-30-26)-L0.02 CITY SUBMITTAL LANDSCAPE PLAN
 4. Init(7-30-26)-260726 Villages at Brooklands BOA Letter of Intent

THE VILLAGES AT BROOKLANDS



LOCATION MAP
1" = 2000'

OWNER:

DCP HUTTO, LLC
4012 SEQUOIA TRAIL WEST
GEORGETOWN, TX 78628
ANTHONY R GARRANT
Managing Member
ENGINEERING BY:
DEVELOPMENT COLLABORATIVE, LLC
CONTACT: JAMES R. MCCANN, PE
105 SOUTH CANYONWOOD DR, STE E
DRIPPING SPRINGS, TX 78620
512-788-0909

SURVEYING BY:

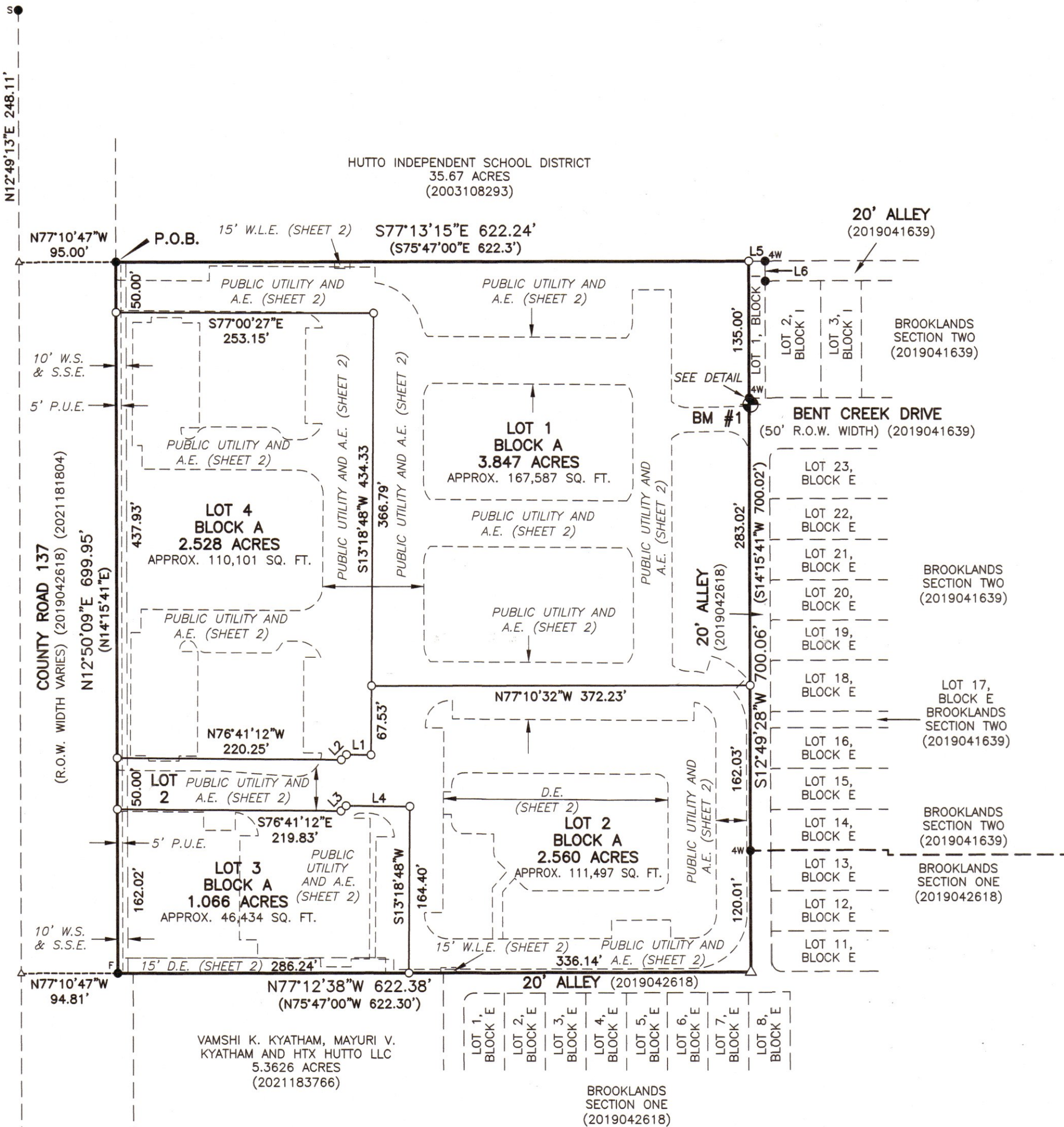
EARLY LAND SURVEYING, LLC
CONTACT: JOE BEN EARLY, JR. RPLS
P.O. BOX 92588
AUSTIN, TX 78709
FIRM NO. 10194487

LEGEND

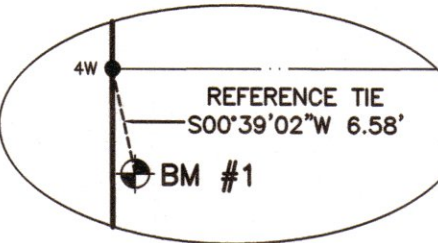
- 1/2" REBAR FOUND (OR AS NOTED)
- ^{4W} 1/2" REBAR WITH "4WARD 5811" CAP FOUND
- ^F 1/2" REBAR WITH "FOREST 1847" CAP FOUND
- ^S 1/2" REBAR WITH "STANTEC" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- △ MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- W.S.&S.S.E. WATER, SEWER & STORM SEWER EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- W.L.E. WATERLINE EASEMENT
- () RECORD INFORMATION

LOT SUMMARY:

LOT 1 = 3.847 ACRES - APPROX. 167,587 SQ. FT.
LOT 2 = 2.560 ACRES - APPROX. 111,497 SQ. FT.
LOT 3 = 1.066 ACRES - APPROX. 46,434 SQ. FT.
LOT 4 = 2.528 ACRES - APPROX. 110,101 SQ. FT.
TOTAL LOTS: 4
TOTAL BLOCKS: 1
RIGHT-OF-WAY: NONE
TOTAL ACREAGE: 10.000 ACRES - APPROX. 435,619 SQ. FT.
WILLIAM GATLIN HEIRS SURVEY, ABSTRACT NO. 271



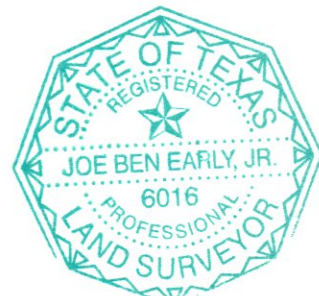
SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100



THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"
MAG NAIL WITH WASHER SET AT THE SOUTHWEST END OF A CONCRETE SIDEWALK AT THE NORTHWEST INTERSECTION OF BENT CREEK DRIVE AND A 20' ALLEY APPROX. 40' WEST OF A STORM SEWER INLET AND APPROX. 12' NORTH OF AN UNDERGROUND GAS MARKER.
SURFACE COORDINATES:
N 10162952.54
E 3175347.64
TEXAS STATE PLANE COORDINATES:
N 10161733.13
E 3174966.64
COMBINED SCALE FACTOR = 0.999880014 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000120 (FOR GRID TO SURFACE CONVERSION)
ELEVATION = 606.37'
VERTICAL DATUM: NAVD 88 (GEOID 12B)
SCALED ABOUT 0.0
THETA ANGLE: 1'26"12"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N76°41'12"W	24.25'
L2	S58°18'48"W	7.07'
L3	N58°18'48"E	7.07'
L4	S76°41'12"E	62.75'
L5	S77°13'15"E	15.98'
L6	S12°46'45"W	20.00'

2/4/26

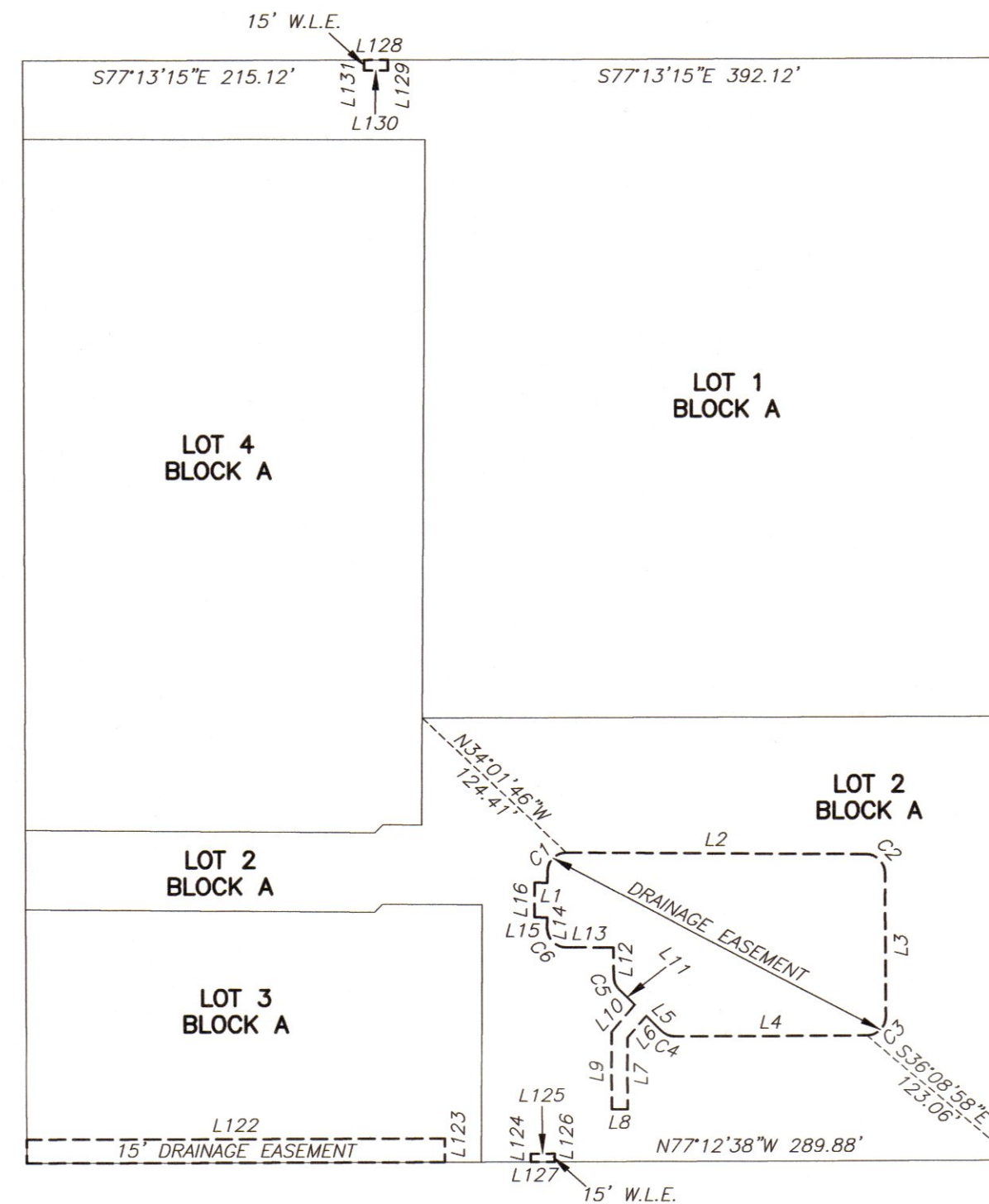
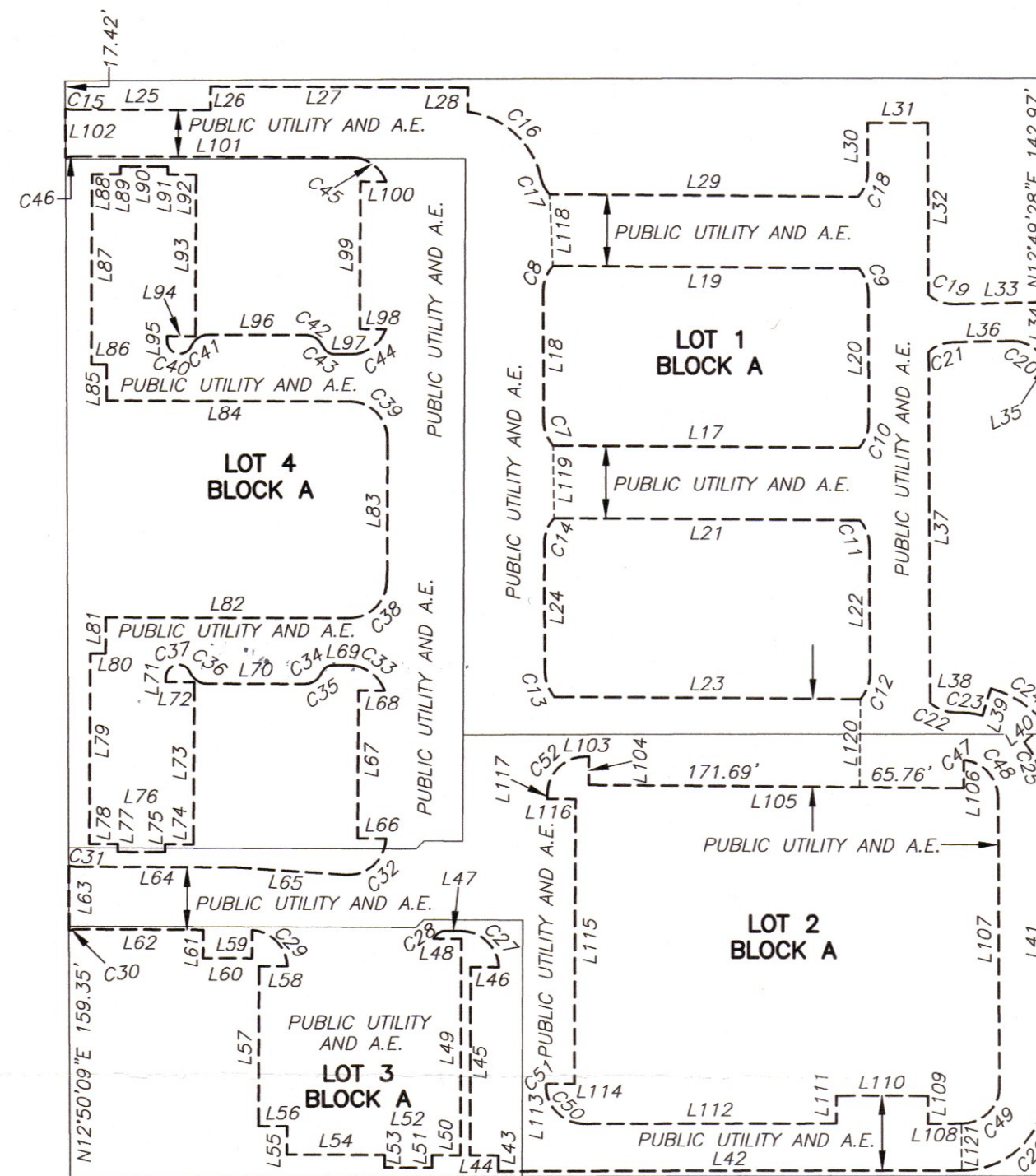


EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1106-005
DRAWING NO.: 1106-005-PL1
PLOT DATE: 2/4/26
PLOT SCALE: 1" = 100'
DRAWN BY: SAN-MAW-BBP
SHEET
01 OF 03

THE VILLAGES AT BROOKLANDS

EASEMENT DETAIL SHEET



LINE	BEARING	DISTANCE
L1	S76°41'12"E	8.00'
L2	S76°41'12"E	188.73'
L3	S12°49'34"W	90.58'
L4	N77°12'38"W	120.99'
L5	N32°18'39"W	13.39'
L6	S53°48'31"W	18.15'
L7	S12°47'22"W	46.59'
L8	N77°12'38"W	10.00'
L9	N12°47'22"E	50.33'
L10	N53°48'31"E	22.57'
L11	N32°18'39"W	13.66'
L12	N12°35'20"E	18.22'
L13	N76°46'28"W	29.77'
L14	N13°18'48"E	6.87'
L15	N76°41'12"W	8.00'
L16	N13°18'48"E	22.00'
L17	N76°41'12"W	193.78'
L18	N12°49'28"E	82.00'
L19	S76°41'12"E	193.78'
L20	S12°49'28"W	82.00'
L21	S76°41'12"E	193.78'
L22	S12°49'28"W	82.00'
L23	N76°41'12"W	193.78'
L24	N12°49'28"E	82.00'
L25	S76°41'12"E	86.78'
L26	N13°18'48"E	15.00'
L27	S76°41'12"E	163.00'
L28	S13°18'48"W	15.39'
L29	S76°41'12"E	195.51'
L30	N12°49'28"E	31.30'
L31	S77°10'32"E	38.00'
L32	S12°49'28"W	109.94'
L33	S78°32'40"E	59.69'
L34	S12°49'28"W	37.83'

LINE	BEARING	DISTANCE
L35	S79°54'41"W	2.00'
L36	N78°32'40"W	37.26'
L37	S12°49'28"W	223.69'
L38	S76°41'12"E	3.42'
L39	N30°15'29"E	18.01'
L40	S60°02'57"W	18.01'
L41	S12°49'28"W	184.23'
L42	N77°12'38"W	293.64'
L43	N13°18'48"E	10.04'
L44	N76°41'12"W	18.00'
L45	N13°18'48"E	121.00'
L46	S76°41'12"E	17.98'
L47	N76°41'12"W	10.00'
L48	S76°41'12"E	17.42'
L49	S13°18'48"W	139.00'
L50	N76°41'12"W	18.00'
L51	S13°18'48"W	8.00'
L52	N76°41'12"W	30.00'
L53	N13°18'48"E	8.00'
L54	N76°41'12"W	62.00'
L55	N13°18'48"E	18.00'
L56	N76°41'12"W	18.00'
L57	N13°18'48"E	103.00'
L58	S76°41'12"E	17.98'
L59	S13°18'48"W	17.95'
L60	N76°41'12"W	31.00'
L61	N13°18'48"E	18.00'
L62	N76°41'12"W	79.51'
L63	N12°50'09"E	41.25'
L64	S76°41'12"E	99.84'
L65	S73°00'19"E	70.54'
L66	N76°41'12"W	17.98'
L67	N13°18'48"E	94.00'
L68	S76°41'12"E	16.63'

LINE	BEARING	DISTANCE
L69	N76°41'12"W	10.00'
L70	N76°41'12"W	61.34'
L71	S13°18'48"W	3.00'
L72	S76°41'12"E	18.00'
L73	S13°18'48"W	103.00'
L74	N76°41'12"W	18.00'
L75	S13°18'48"W	5.00'
L76	N76°41'12"W	30.00'
L77	N13°18'48"E	5.00'
L78	N76°41'12"W	18.00'
L79	N13°18'48"E	121.00'
L80	S76°41'12"E	9.75'
L81	N13°18'48"E	23.00'
L82	S76°41'12"E	154.25'
L83	N13°18'48"E	90.00'
L84	N76°41'12"W	154.25'
L85	N13°18'48"E	23.00'
L86	N76°41'12"W	9.75'
L87	N13°18'48"E	121.00'
L88	S76°41'12"E	18.00'
L89	N13°18'48"E	5.00'
L90	S76°41'12"E	30.00'
L91	S13°18'48"W	5.00'
L92	S76°41'12"E	18.00'
L93	S13°18'48"W	103.00'
L94	N76°41'12"W	18.00'
L95	S13°18'48"W	3.00'
L96	S76°41'12"E	61.34'
L97	S76°41'12"E	10.00'
L98	N76°41'12"W	16.63'
L99	N13°18'48"E	94.00'
L100	S76°41'12"E	16.44'
L101	N76°41'12"W	174.13'
L102	N12°50'09"E	31.49'

LINE	BEARING	DISTANCE
L103	S76°41'12"E	2.35'
L104	S13°18'48"W	18.00'
L105	S76°41'12"E	237.45'
L106	N13°18'48"E	16.77'
L107	S12°49'28"W	184.23'
L108	N77°12'38"W	21.32'
L109	N12°47'22"E	18.00'
L110	N77°12'38"W	58.00'
L111	S12°47'22"W	18.00'
L112	N77°12'38"W	159.83'
L113	N13°18'48"E	0.86'
L114	S76°41'12"E	17.00'
L115	N13°18'48"E	181.63'
L116	N76°41'12"W	18.00'
L117	N13°18'48"E	2.93'
L118	N10°20'15"E	46.06'
L119	N12°29'04"E	46.00'
L120	S13°18'48"W	56.00'
L121	S12°47'22"W	30.00'
L122	S77°12'38"E	263.36'
L123	S13°18'48"W	15.00'
L124	N12°50'12"E	5.19'
L125	S77°16'58"E	15.00'
L126	S12°50'12"W	5.21'
L127	N77°12'38"W	15.00'
L128	S77°13'15"E	15.00'
L129	S13°18'48"W	6.65'
L130	N76°41'12"W	15.00'
L131	N13°18'48"E	6.51'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	12.00'	90°00'00"	18.85'	N58°18'48"E	16.97'
C2	12.00'	89°30'46"	18.75'	S31°55'49"E	16.90'
C3	12.00'	89°57'48"	18.84'	S57°48'28"W	16.97'
C4	12.00'	44°53'59"	9.40'	N54°45'39"W	9.16'
C5	12.00'	44°53'59"	9.40'	N09°51'40"W	9.16'
C6	12.00'	90°05'17"	18.87'	N31°43'50"W	16.98'
C7	24.00'	41°19'17"	17.31'	N07°50'10"W	16.94'
C8	24.00'	42°17'57"	17.72'	N33°58'27"E	17.32'
C9	24.00'	41°19'17"	17.31'	S07°50'10"E	16.94'
C10	24.00'	42°17'57"	17.72'	S33°58'27"W	17.32'
C11	24.00'	41°19'17"	17.31'	S07°50'10"E	16.94'
C12	24.00'	42°17'57"	17.72'	S33°58'27"W	17.32'
C13	24.00'	41°19'17"	17.31'	N07°50'10"W	16.94'
C14	24.00'	42°17'57"	17.72'	N33°58'27"E	17.32'
C15	23.00'	12°54'43"	5.18'	S70°13'50"E	5.17'
C16	54.00'	70°34'46"	66.52'	S34°32'22"E	62.39'
C17	24.00'	29°14'50"	12.25'	S13°52'24"E	12.12'
C18	24.00'	42°17'57"	17.72'	N33°58'27"E	17.32'
C19	24.00'	43°10'45"	18.09'	S56°57'17"E	17.66'
C20	23.00'	68°27'21"	27.48'	N44°19'00"W	25.87'
C21	24.00'	40°26'29"	16.94'	S81°14'06"W	16.59'
C22	24.00'	41°19'17"	17.31'	S56°01'33"E	16.94'
C23	54.00'	14°49'19"	13.97'	S69°16'32"E	13.93'
C24	72.00'	32°58'29"	41.44'	S44°50'47"E	40.87'
C25	54.00'	40°39'10"	38.31'	S07°30'07"E	37.52'
C26	54.00'	89°57'54"	84.79'	S57°48'25"W	76.34'
C27	24.00'	87°36'26"	36.70'	N32°52'59"W	33.23'
C28	8.00'	67°57'38"	9.49'	S69°19'59"W	8.94'
C29	24.00'	84°03'55"	35.21'	N31°06'43"W	32.14'
C30	23.00'	13°54'15"	5.58'	N83°38'19"W	5.57'
C31	23.00'	12°52'46"	5.17'	S70°14'49"E	5.16'
C32	24.00'	91°16'58"	38.24'	N61°21'12"E	34.32'
C33	24.00'	70°31'44"	29.54'	N41°25'20"W	27.71'
C34	8.00'	66°25'19"	9.27'	S70°06'09"W	8.76'
C35	12.00'	66°25'19"	13.91'	S70°06'09"W	13.15'
C36	12.00'	66°25'19"	13.91'	N43°28'32"W	13.15'
C37	8.00'	156°25'19"	21.84'	N88°28'32"W	15.66'
C38	24.00'	90°00'00"	37.70'	N58°18'48"E	33.94'
C39	24.00'	90°00'00"	37.70'	N31°41'12"W	33.94'
C40	8.00'	156°25'19"	21.84'	S64°53'51"E	15.66'
C41	12.00'	66°25'19"	13.91'	N70°06'09"E	13.15'
C42	12.00'	66°25'19"	13.91'	S43°28'32"E	13.15'
C43	8.00'	66°25'19"	9.27'	S43°28'32"E	8.76'
C44	24.00'	70°31'44"	29.54'	N68°02'56"E	27.71'
C45	24.00'	69°14'17"	29.00'	N42°04'03"W	27.27'
C46	24.00'	15°45'56"	6.60'	N84°34'09"W	6.58'
C47	1.00'	98°04'14"	1.71'	N62°20'55"E	1.51'
C48	24.00'	81°26'26"	34.11'	S27°53'45"E	31.31'
C49	24.00'	89°57'54"	37.68'	S57°48'25"W	33.93'
C50	24.00'	90°31'26"	37.92'	N31°56'55"W	34.10'
C51	1.00'	90°00'00"	1.57'	N58°18'48"E	1.41'
C52	24.00'	90°00'00"	37.70'	N58°18'48"E	33.94'

2/4/26



EARLY

LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1106-005
DRAWING NO.:
1106-005-PL1
PLOT DATE:
2/4/26
PLOT SCALE:
1" = 100'
DRAWN BY:
SAN-MAW-BBP
SHEET
02 OF 03

THE VILLAGES AT BROOKLANDS

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

I, DCP HUTTO, LLC, OWNER OF THAT CERTAIN 10.00 ACRE TRACT, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022128701 AND CORRECTED IN DOCUMENT NO. 2022140432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.000 ACRES 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 PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "THE VILLAGES AT BROOKLANDS"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 6 DAY OF February 2026

BY: ANTHONY R GARRANT
ITS: MANAGING MEMBER
DCP HUTTO, LLC
4012 SEQUOIA TRAIL WEST
GEORGETOWN, TX 78628

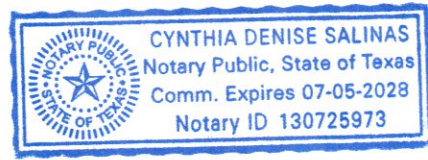
STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTHONY R GARRANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 6 DAY OF February, 2024 AD.

Cynthia Denise Salinas
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES 07-05-2028



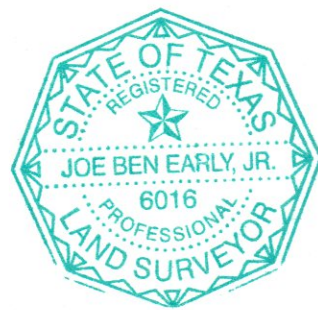
STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, JOE BEN EARLY, JR., 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 SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 4TH DAY OF FEBRUARY, 2026

JOE BEN EARLY, JR., RPLS NO. 6016
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
FIRM NO. 10194487



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

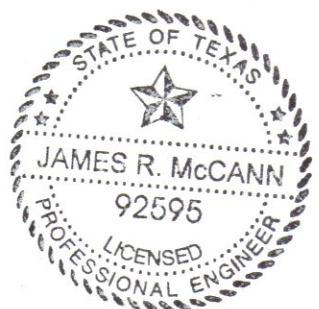
NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0520F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, JAMES R. MCCANN, 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 THIS DAY OF February 4 2026

JAMES R. MCCANN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 92595
STATE OF TEXAS

DEVELOPMENT COLLABORATIVE, LLC
105 SOUTH CANYONWOOD DR, STE E
DRIPPING SPRINGS, TX 78620
512-788-0909 | FIRM NO. 17191



GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. A 10' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, & STORM SEWER.
4. A 5' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, & STORM SEWER LINES.
5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
6. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
9. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS 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. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT (2%) FOR A DISTANCE OF AT LEAST 10 FEET.
11. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY (NATURAL)

12. 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.
13. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY 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 #48491C0520F, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
14. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 75%. THERE ARE NO RESIDENTIAL LOTS PROPOSED.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. 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.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. THIS SUBDIVISION IS ZONED SMARTCODE.
19. ON-SITE STORMWATER DETENTION FACILITIES WILL BE MAINTAINED BY THE VILLAGES AT BROOKLAND MAINTENANCE CORPORATION, A TEXAS NONPROFIT ORGANIZATION.

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE 2nd DAY OF

December 2025.

RICHARD HUDSON, PLANNING AND ZONING COMMISSION CHAIR

2-9-2026

DATE

CITY DEVELOPMENT SERVICES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO ON THIS THE 9th DAY OF

February 2026.

HOWARD J. KOONTZ, AICP, DIRECTOR

02/09/26

DATE

METES AND BOUNDS DESCRIPTION:

BEGINNING AT A 1/2" REBAR FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 137 (RIGHT-OF-WAY WIDTH VARIES) AS SHOWN ON BROOKLANDS SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2019042618 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE FINAL PLAT OF HUTTO NARROWS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021181804 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF THE SAID 10.00 ACRE TRACT, BEING ALSO THE SOUTHWEST CORNER OF A 35.67 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2003108293 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 77°13'15" EAST, WITH THE NORTH LINE OF THE SAID 10.00 ACRE TRACT AND THE SOUTH LINE OF THE SAID 35.67 ACRE TRACT, A DISTANCE OF 622.24 FEET TO A 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET FOR THE NORTHEAST CORNER OF THE SAID 10.00 ACRE TRACT, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, BROOKLANDS SECTION TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2019041639 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" REBAR WITH "4WARD 5811" CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BEING THE NORTHWEST TERMINUS OF AN ALLEY (20' RIGHT-OF-WAY WIDTH) AS SHOWN ON SAID BROOKLANDS SECTION TWO, BEING ALSO IN THE SOUTH LINE OF THE SAID 35.67 ACRE TRACT, BEARS SOUTH 77°13'15" EAST, A DISTANCE OF 15.98 FEET;

THENCE SOUTH 12°49'28" WEST, WITH THE EAST LINE OF THE SAID 10.00 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 135.00 FEET TO A 1/2" REBAR WITH "4WARD 5811" CAP FOUND AT THE NORTHWEST INTERSECTION OF BENT CREEK DRIVE (50' RIGHT-OF-WAY WIDTH) AND AN ALLEY (20' RIGHT-OF-WAY WIDTH) AS SHOWN ON SAID BROOKLANDS SECTION TWO, BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 12°49'28" WEST, WITH THE WEST RIGHT-OF-WAY LINE OF THE ALLEY AND THE EAST LINE OF THE SAID 10.00 ACRE TRACT, A DISTANCE OF 445.05 FEET TO A 1/2" REBAR WITH "4WARD 5811" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID BROOKLANDS SECTION TWO, BEING A NORTHWEST CORNER OF SAID BROOKLANDS SECTION ONE;

THENCE SOUTH 12°49'28" WEST, WITH THE WEST RIGHT-OF-WAY LINE OF THE ALLEY AND THE EAST LINE OF THE SAID 10.00 ACRE TRACT, A DISTANCE OF 120.01 FEET TO A MAG NAIL WITH "EARLY BOUNDARY" WASHER SET FOR AN ANGLE POINT AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ALLEY AND THE NORTH RIGHT-OF-WAY LINE OF THE ALLEY, BEING THE SOUTHEAST CORNER OF THE SAID 10.00 ACRE TRACT;

THENCE NORTH 77°12'38" WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF THE ALLEY, THE SOUTH LINE OF THE SAID 10.00 ACRE TRACT, AND THE NORTH LINE OF A 5.3626 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2021183766 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 622.38 FEET TO A 1/2" REBAR WITH "FOREST 1847" CAP FOUND FOR AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 137, BEING THE SOUTHWEST CORNER OF THE SAID 10.00 ACRE TRACT;

THENCE NORTH 12°50'09" EAST, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 137 AND THE WEST LINE OF THE SAID 10.00 ACRE TRACT, A DISTANCE OF 699.95 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

18th DAY OF February 2026, A.D., AT 8:00 O'CLOCK, A.M., AND DULY RECORDED THIS THE 18th DAY

OF February 2026, A.D., AT 8:18 O'CLOCK, A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

2026012305.

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: ASHLEY MARX, DEPUTY

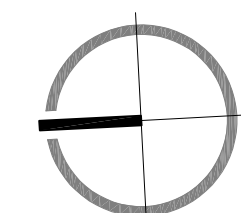


EARLY LAND SURVEYING A LIMITED LIABILITY COMPANY P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBPELS FIRM NO. 10194487	PROJECT NO.: 1106-005 DRAWING NO.: 1106-005-PL1 PLOT DATE: 2/4/26 PLOT SCALE: 1" = 100' DRAWN BY: SAN-MAW-BBP
	SHEET 03 OF 03

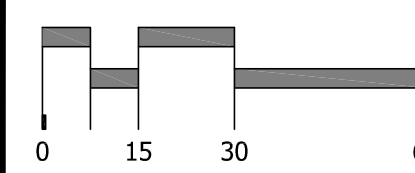
THE VILLAGES AT BROOKLAND

HUTTO, TEXAS
CITY SUBMITTAL LANDSCAPE PLAN

NORTH

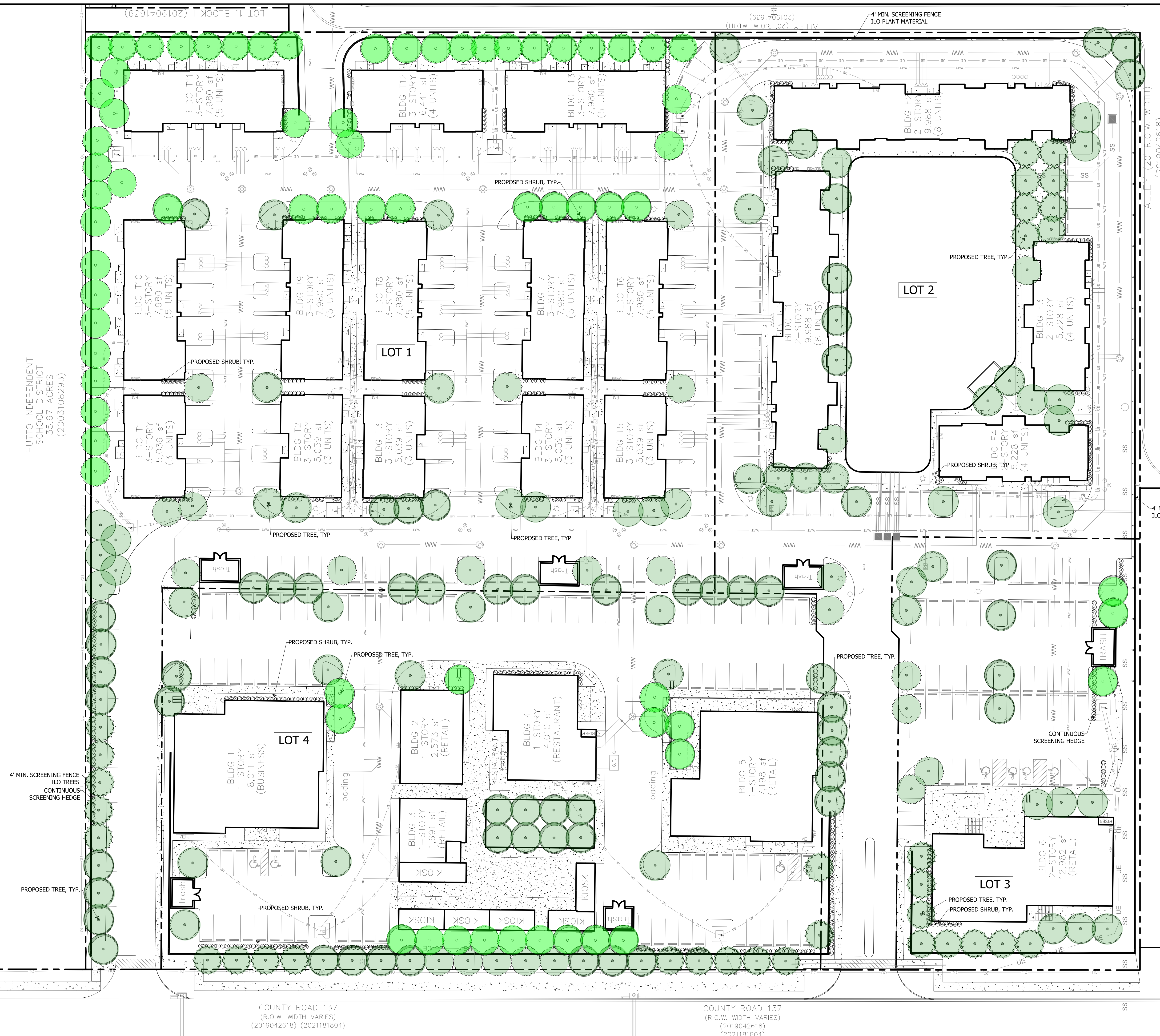


SCALE:



PROJECT #	270-
SHEET #	

L0.01



L:\270\01\City Submittal\L0.01.dwg modified by Nathan on Jul 22, 2026 - 4:26pm
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FOR THE CITY OF HUTTO USE ONLY

LANDSCAPE REQUIREMENTS

ZONING: SC

LANDSCAPE CALCULATIONS (LOT 1 - 3.52 ACRES)		
REQUIRED LANDSCAPING	Required	Provided
Total Site Area	N/A	<u>153,331 sf.</u>
Multifamily dwellings (20%)	<u>30,666 sf.</u>	≥ <u>30,666 sf.</u>
TREE AND SHRUB REQUIREMENT		
For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.		
Large Trees (30,666 / 500) x 2 =	123 (369")	51 at 3" caliper (153") 54 at 4" caliper (216") * 105 trees are proposed of the 123 required. As an alternative compliance due to the constraints, 4" caliper trees are proposed to be used for the deficit of 60 trees to the full count requirement.
Shrubs (30,666 / 500) x 4 =	245	≥ 245
PARKING LOT AND VEHICULAR SCREENING	Required	Provided
For every Landscape shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft in height.		
North Drive Aisle (158 l.f.)		
Large Trees (158 / 30)	<u>5.3</u>	4' min. screening fence in lieu of planting due to retaining wall
Continuous Hedge	Yes	Yes

LANDSCAPE CALCULATIONS (LOT 2 - 2.50 ACRES)		
REQUIRED LANDSCAPING	Required	Provided
Total Site Area	N/A	108,900 sf. - (20,666 pond sf.)
Multifamily dwellings (20%)	17,647 sf.	≥ 17,647sf.
TREE AND SHRUB REQUIREMENT		
For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.		
Large Trees (17,647 / 500) x 2 =	71 (213")	47 at 4" caliper (188") *47 trees are proposed of the 71 required. An arborvitae compliance due to site constraints, all other trees are proposed to be used for the remainder of caliper to meet the 47 total arborvitae.
Shrubs (17,647 / 500) x 4 =	141.1	142
PARKING LOT AND VEHICULAR SCREENING		
For every Landscape shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft in height.		
East Drive Aisle (282 l.f.)		
Large Trees (282 / 30)	9.4	2 trees (see below)
Continuous Screening	Yes	4' min. screening fence in lieu of planting due to retaining wall
South Drive Aisle (336 l.f.)		
Large Trees (336 / 30)	11.2	2 trees (see below)
Continuous Screening	Yes	4' min. screening fence in lieu of planting due to retaining wall

LANDSCAPE CALCULATIONS (LOT 3 ~ 1.07 ACRES)		
REQUIRED LANDSCAPING	Required	Provided
Total Site Area	N/A	46,609 sf.
Office and professional uses (15%)	6,991 sf.	≥ 6,991 sf.
TREE AND SHRUB REQUIREMENT		
For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.		
Large Trees (6,991 / 500) x 2 =	28 (84")	<u>3 at 3" caliper (9")</u> <u>25 at 4" caliper (100")</u> *28 trees are proposed of the 28 required. As an alternative compliance due to constraints on M.T.C. 4" caliper trees are proposed to be used for the 25M.T.C. caliper for the 25 Caliper trees.
Shrubs (6,991 / 500) x 4 =	55.9 (56)	56
PARKING LOT AND VEHICULAR SCREENING	Required	Provided
	N/A	N/A

LANDSCAPE CALCULATIONS (LOT 4 - 2.91 ACRES)		
REQUIRED LANDSCAPING	Required	Provided
Total Site Area	N/A	126,760 sf.
Commercial Uses (15%)	19,014 sf.	≥ 19,014 sf.
TREE AND SHRUB REQUIREMENT		
For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.		
Large Trees (19,014 / 500) x 2 =	76 (228")	16 at 3" caliper (48") 45 at 4" caliper (180") *55 trees are proposed of the 76 required. An alternate compliance due to site constraints, 4" caliper trees are proposed to be used for the deficit of caliper for the full amount recommended.
Shrubs (19,014 / 500) x 4 =	152.2	153
PARKING LOT AND VEHICULAR SCREENING	Required	Provided
For every Landscape shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft in height.		
West Parking Area (207 I.f.)		
Large Trees (207 / 30)	6.9 (7)	7
Continuous Hedge	Yes	Yes

PLANT SCHEDULE LOT 1						
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREES						
	7	Burr Oak	Quercus macrocarpa	B & B or Container	3"	12' Ht./ 5' Sprd.
	6	Burr Oak	Quercus macrocarpa	B & B or Container	4"	14' Ht./ 6' Sprd.
	8	Shumard Red Oak	Quercus shumardii	B & B or Container	3"	12' Ht./ 5' Sprd.
	10	Shumard Red Oak	Quercus shumardii	B & B or Container	4"	14' Ht./ 6' Sprd.
	6	Live Oak	Quercus virginiana	B & B or Container	3"	12' Ht./ 5' Sprd.
	22	Live Oak	Quercus virginiana	B & B or Container	4"	14' Ht./ 6' Sprd.
	17	Bald Cypress	Taxodium distichum	B & B or Container	3"	12' Ht./ 5' Sprd.
	5	Bald Cypress	Taxodium distichum	B & B or Container	4"	14' Ht./ 6' Sprd.
	13	Cedar Elm	Ulmus crassifolia	B & B or Container	3"	12' Ht./ 5' Sprd.
	11	Cedar Elm	Ulmus crassifolia	B & B or Container	4"	14' Ht./ 6' Sprd.
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	-	SIZE
SHRUBS						
	44	Pineapple Guava	Felippa sellowiana	#3		24" Ht./ 20" Sprd.
	34	Green Cloud Sage	Leucophyllum frutescens 'Green Cloud TM	#3		24" Ht./ 20" Sprd.
	46	Dwarf Southern Wax Myrtle	Myrica pusilla	#3		20" Ht./ 18" Sprd.
	56	Dwarf Japanese Yew	Podocarpus macrophyllus 'Pringle's Dwarf'	#3		24" Ht./ 12" Sprd.
	65	Pink Knock Out Rose	Rosa x 'Radcon' TM	#3		24" Ht./ 24" Sprd.

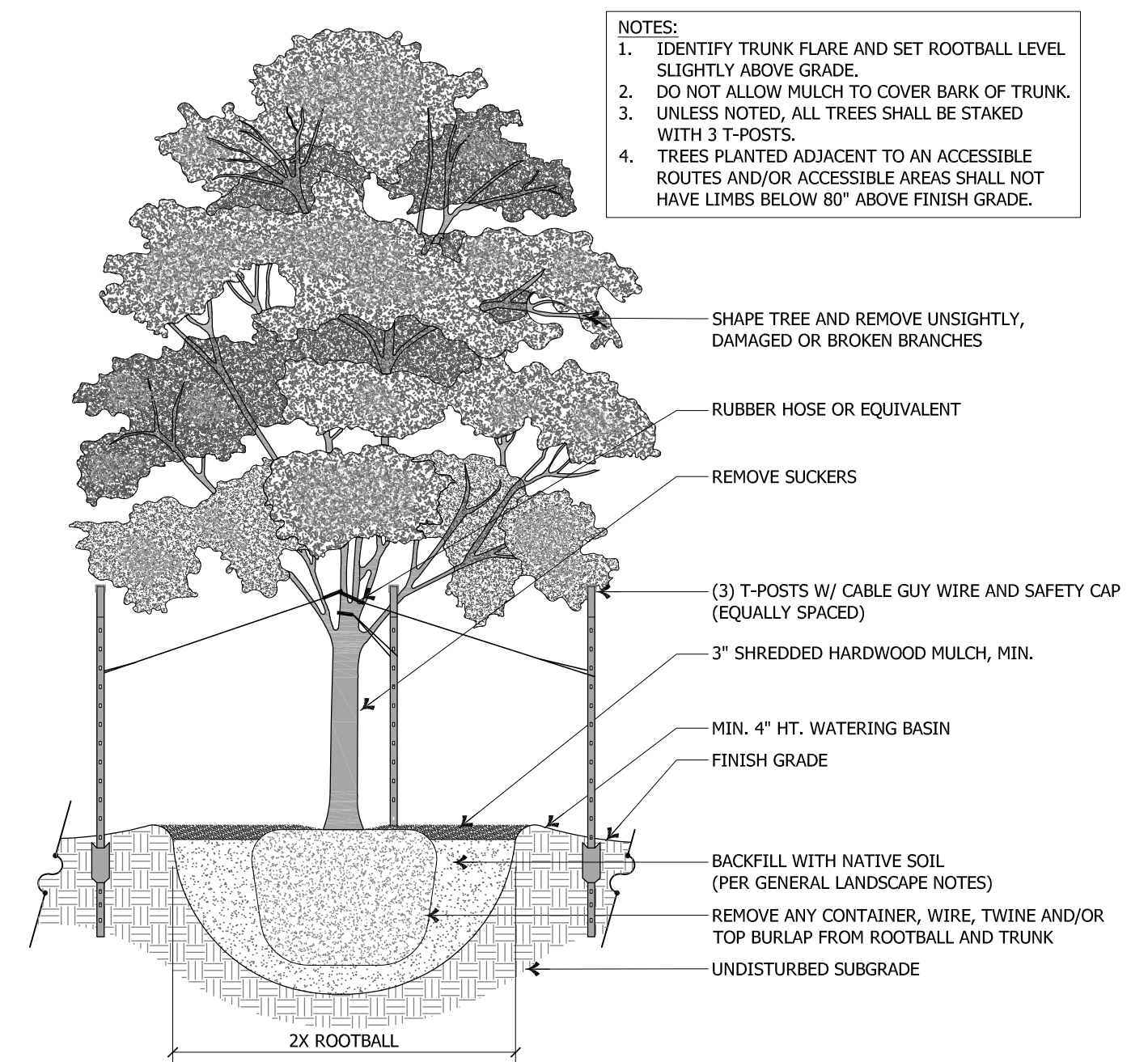
PLANT SCHEDULE LOT 3						
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREES						
	3	Burr Oak	<i>Quercus macrocarpa</i>	B & B or Container	4"	14" Ht./ 6" Spd.
	3	Chinkapin Oak	<i>Quercus muehlenbergii</i>	B & B or Container	4"	14" Ht./ 6" Spd.
	3	Shumard Red Oak	<i>Quercus shumardii</i>	B & B or Container	4"	14" Ht./ 6" Spd.
	3	Live Oak	<i>Quercus virginiana</i>	B & B or Container	3"	12" Ht./ 5" Spd.
	4	Live Oak	<i>Quercus virginiana</i>	B & B or Container	4"	14" Ht./ 6" Spd.
	8	Bald Cypress	<i>Taxodium distichum</i>	B & B or Container	4"	14" Ht./ 6" Spd.
	4	Cedar Elm	<i>Ulmus crassifolia</i>	B & B or Container	4"	14" Ht./ 6" Spd.
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	-	SIZE
SHRUBS						
	30	Green Cloud Sage	<i>Leucophyllum frutescens</i> 'Green Cloud' TM	#3		24" Ht./ 20" Spd.
	26	Dwarf Southern Wax Myrtle	<i>Myrica pauciflora</i>	#3		20" Ht./ 18" Spd.

NOTES:

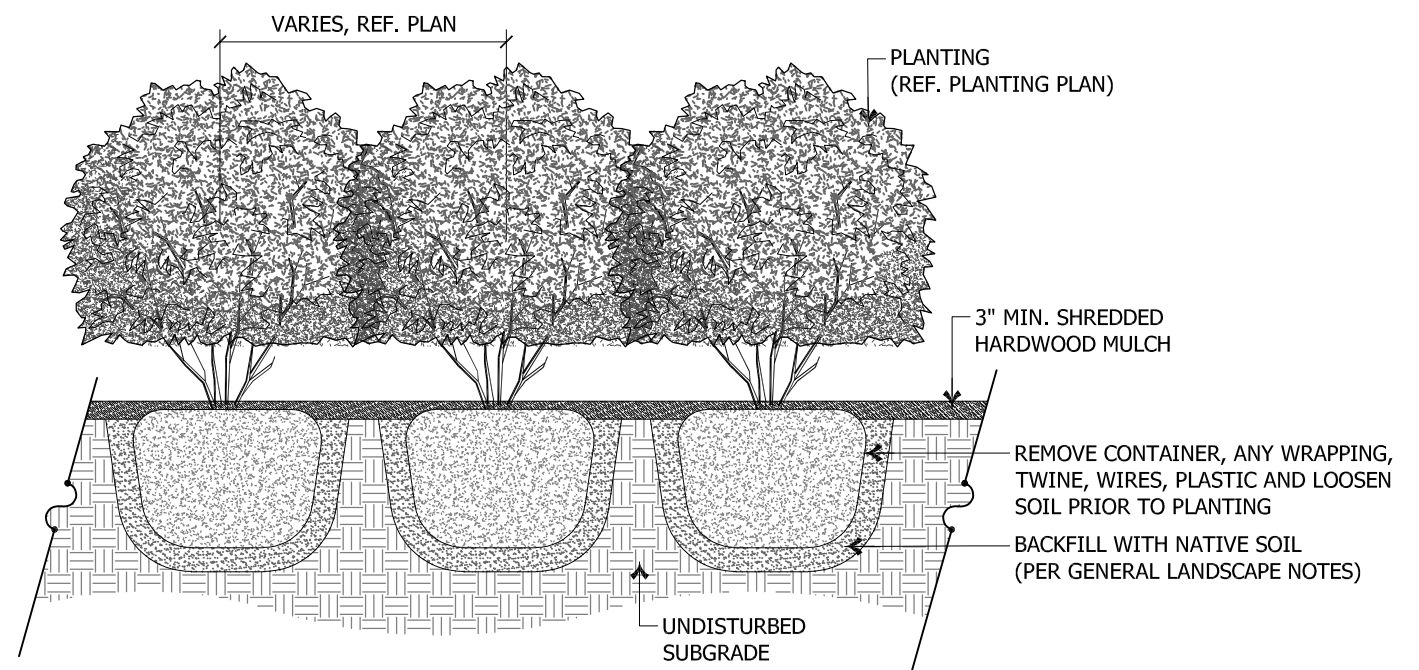
- Trees and vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of all landscaping elements in good condition. Landscaping must be maintained free from disease, pests, weeds and litter.
- Landscape elements that are removed or dead must be promptly replaced.
- All plants on newly developed parcels, except those developed for single household and two household dwellings, must be irrigated, with these exceptions:
 - Plants that do not require irrigation for establishment.
 - Mature xeriscape areas, with established plants that do not require irrigation for survival.
 - Trees established for two years or more.

PLANT SCHEDULE LOT 2						
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREES						
	8	Burr Oak	Quercus macrocarpa	B & B or Container	4"	14' Ht./ 6' Sprd.
	7	Chinkapin Oak	Quercus muehlenbergii	B & B or Container	4"	14' Ht./ 6' Sprd.
	7	Shumard Red Oak	Quercus shumardii	B & B or Container	4"	14' Ht./ 6' Sprd.
	13	Live Oak	Quercus virginiana	B & B or Container	4"	14' Ht./ 6' Sprd.
	8	Bald Cypress	Taxodium distichum	B & B or Container	4"	14' Ht./ 6' Sprd.
	4	Cedar Elm	Ulmus crassifolia	B & B or Container	4"	14' Ht./ 6' Sprd.
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	-	SIZE
SHRUBS						
	38	Green Cloud Sage	Leucophyllum frutescens 'Green Cloud' TM	#3		24" Ht./ 20" Sprd.
	18	Dwarf Southern Wax Myrtle	Myrica pusilla	#3		20" Ht./ 18" Sprd.
	29	Dwarf Japanese Yew	Podocarpus macrophyllus 'Pringle's Dwarf'	#3		24" Ht./ 12" Sprd.
	57	Pink Knock Out Rose	Rosa x 'Radcon' TM	#3		24" Ht./ 24" Sprd.

PLANT SCHEDULE LOT 4						
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREES						
	4	Burr Oak	Quercus macrocarpa	B & B or Container	3"	12' Ht./ 5' Sprd.
	2	Burr Oak	Quercus macrocarpa	B & B or Container	4"	14' Ht./ 6' Sprd.
	1	Chinquapin Oak	Quercus muehlenbergii	B & B or Container	3"	12' Ht./ 5' Sprd.
	10	Chinquapin Oak	Quercus muehlenbergii	B & B or Container	4"	14' Ht./ 6' Sprd.
	6	Live Oak	Quercus virginiana	B & B or Container	3"	12' Ht./ 5' Sprd.
	17	Live Oak	Quercus virginiana	B & B or Container	4"	14' Ht./ 6' Sprd.
	11	Bald Cypress	Taxodium distichum	B & B or Container	4"	14' Ht./ 6' Sprd.
	5	Cedar Elm	Ulmus crassifolia	B & B or Container	3"	12' Ht./ 5' Sprd.
	5	Cedar Elm	Ulmus crassifolia	B & B or Container	4"	14' Ht./ 6' Sprd.
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	-	SIZE
SHRUBS						
	10	Pineapple Guava	Fetpaia sellowiana	#3		24" Ht./ 20" Sprd.
	24	Green Cloud Sage	Leucophyllum frutescens 'Green Cloud' TM	#3		24" Ht./ 20" Sprd.
	29	Dwarf Southern Wax Myrtle	Myrica pusilla	#3		20" Ht./ 18" Sprd.
	44	Dwarf Japanese Yew	Podocarpus macrophyllum 'Pringle's Dwarf'	#3		24" Ht./ 12" Sprd.
	46	Pink Knock Out Rose	Rosa x Radcon' TM	#3		24" Ht./ 24" Sprd.



CANOPY TREE PLANTING



SHRUB "POCKET PLANTING"

SECTION

SCALE: 3/8" = 1'-0"



BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Rd. Suite P P 512 366 5259
Austin, TX 75231

ISSUED SETS

03/19/26 - SDP SET
06/09/26 - SDP SET
08/25/26 - P&Z SET

REVISIONS

[illegible]

THE VILLAGES AT BROOKLAND

**HUTTO, TEXAS
CITY SUBMITTAL LANDSCAPE PLAN**

NORTH

SCALE:

REFERENCE DETAIL

PROJECT #	270-0
SHEET #	

L0.02
Page 14 of 33



July 26, 2026

City of Hutto Board of Adjustments
500 W Live Oak Street
Hutto, TX 78634

RE: Villages at Brookland – Variance from Tree Planting Requirements
Unified Development Code § 10.407.5
Site Development Permit No. SP-25-0017

To Whom It May Concern:

My name is James R. McCann, P.E. I was previously the engineer of record for this project and am now a member of the ownership team. This Letter of Intent incorporates and supplements the tree planting calculations as found in the landscape plans submitted under this application and adds the detailed findings required for each of the six criteria under UDC § 10.203.24.3.

The Villages at Brookland is a four-lot, multi-building mixed-use development on County Road 137 in Hutto, currently under staff review under Site Development Permit No. SP-25-0017. Lot 1 contains thirteen three-story multifamily townhome buildings; Lot 2 contains two large, two-story, eight-unit multifamily buildings and two smaller two story four-unit buildings; and Lots 3 and 4 contain five single-story retail and restaurant buildings and a two story office/retail building, together with the associated parking, drive aisles, utilities and required landscape screening shown on the City-submittal Landscape Plans, Sheets L0.01 and L0.02, attached to and incorporated into this letter by reference.

UDC § 10.407.5.1.2 provides: *“For every 500 square feet of landscaping required, or portion thereof, at least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.”* Applying this formula together with the minimum caliper standard of UDC § 10.407.5.4 (large trees “must have a caliper of at least 3 in.”) across the four lots yields the following literal, code-calculated tree and caliper-inch requirements, and the alternative planting quantities proposed in their place:

Lot	Acreage	Req'd Trees	Req'd Cal. In.	Proposed Trees	Proposed Cal. In.	Net Cal. In.
Lot 1	1.52 ac.	123	369	105	369	0
Lot 2	2.50 ac.	71	213	47	188	(25)
Lot 3	1.07 ac.	28	83	28	109	+26
Lot 4	2.01 ac.	76	228	61	228	0
Total	7.10 ac.	298	893	241	894	+1

Source: City-submittal Landscape Plans, Sheets L0.01 and L0.02 (required quantities per UDC § 10.407.5.1.2 and § 10.407.5.4; proposed quantities as designed).

Development
321 Barton Meadow Drive
Dripping Springs, TX 78920

Construction Management
(512) 788-0909

Engineering
Firm Registration No. 17191
jmccann@318Group.com

As shown on Sheets L0.01 and L0.02 and summarized above, the site cannot physically accommodate the full, code-calculated count of 298 trees while also meeting the minimum tree spacing and utility separation standards of UDC §§ 10.407.3.3–10.407.3.4 and the 100-square-foot minimum undisturbed planting area required by UDC § 10.407.5.4 (see Criterion 1, below). The applicant therefore requests a variance from the numeric tree-count standard of UDC § 10.407.5.1.2 to allow compliance to be measured, lot-by-lot and in the aggregate, by total caliper inches rather than by a fixed tree count, using the planting quantities and calipers shown on Sheets L0.01 and L0.02. Project-wide, the alternative compliance plan provides 894 total caliper inches against a code-calculated requirement of 893 caliper inches — a net surplus — while every shrub, screening and bufferyard standard in UDC § 10.407.5 is met or exceeded on every lot, with no reduction requested.

Findings Required for Approval — UDC § 10.203.24.3

UDC § 10.203.24.3 provides that *“A variance may be granted if all the following findings are made.”* Each of the six findings is addressed in turn below.

Criterion 1: Unique Conditions Peculiar to the Parcel

“There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.” (UDC § 10.203.24.3)

The Villages at Brookland is designed at a building coverage and unit density substantially higher than the surrounding, less intensively developed parcels along County Road 137, in order to meet the parking, drive aisle, fire access, and utility separation standards that the UDC and the City's Fire Code separately require for a development of this scale. Lot 2 in particular is developed with two large, 9,988-square-foot, two-story multifamily buildings whose footprints leave only narrow, largely linear perimeter strips available for landscaping between the buildings, the required parking, and the drive aisles — a site configuration not shared by the smaller, more spread-out, single-story buildings on adjacent, less densely built parcels.

UDC § 10.407.5.4 requires that *“planting areas for each tree provided shall have a minimum undisturbed pervious area of at least 100 square feet,”* and UDC § 10.407.3.3 requires that trees *“be placed at least 10 ft. from streetlights and 5 ft. from wet utilities”* and *“at least 4 ft. from gas lines.”* On Lot 2's narrow perimeter strips, satisfying these minimum spacing and planting-area standards for the full, 71-tree, code-calculated count is not physically achievable without crowding root zones and canopies to a degree that would shorten tree life and undermine the canopy goals of UDC § 10.407.1. This conflict between the numeric tree count and the site's necessarily dense, narrow-perimeter building and parking configuration is a condition peculiar to this parcel that does not exist on the larger, lower-coverage parcels nearby.

Criterion 2: Strict Application Deprives the Applicant of Rights Commonly Enjoyed by Other Land

“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.” (UDC § 10.203.24.3)

Strict, literal application of the numeric tree count in UDC § 10.407.5.1.2 to this site would require the applicant either to violate the mandatory tree spacing and planting-area standards of UDC §§ 10.407.3.3 and 10.407.5.4 in the same Article of the Code, or to reduce the parking, drive aisle, or building area otherwise required and reviewed for this development, in order to fit additional tree wells into an already fully programmed site. Less densely developed land in the same zoning district — land that can satisfy its landscaping obligation within conventional, generously proportioned planting strips — is not put to that choice, and can meet the tree count and the spacing standards simultaneously without conflict.

Denying the requested alternative compliance would effectively deprive this applicant of the ability to develop at the density and site configuration the applicable zoning otherwise permits, and that other similarly zoned property in the area routinely achieves, solely because of an arithmetic conflict between two numeric standards within the same Article of the Code — not because of any use, height, or density limitation properly at issue in this request.

Criterion 3: Harmony With the Spirit of the Code; No Adverse Effect on Nearby Property

“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.” (UDC § 10.203.24.3)

UDC § 10.407.1 states that the purpose of the landscaping standards is, among other things, to “Create a tree canopy over built up areas of the city,” “reduce the urban heat island effect,” and “Provide shade and climate control” — an intent measured in canopy and caliper, not solely in the count of individual trees. As summarized above, the proposed alternative compliance plan provides 894 total caliper inches of trees across the four lots against a code-calculated requirement of 893 caliper inches, meeting the intent of UDC § 10.407.1 in the aggregate despite the reduced count on Lot 2 individually.

Every parking lot and vehicular use screening standard in UDC § 10.407.5.2 and every shrub requirement in UDC § 10.407.5.1.2 is met or exceeded on all four lots, with no reduction requested anywhere in the project. Because the Lot 2 shortfall is fully offset within the same, commonly owned, integrated site plan by the surplus intentionally planted on Lot 3, no adjoining or nearby property will experience any reduction in canopy, buffering, or screening as a result of the variance.

Criterion 4: Not Self-Created

“Conditions resulting in the request are not self-created by disregard or ignorance of this code.” (UDC § 10.203.24.3)

The applicant's design team calculated the full, literal tree count and caliper-inch requirement for each lot under UDC § 10.407.5.1.2 and disclosed that calculation, lot-by-lot, directly on the face of the City-submittal Landscape Plans (Sheets L0.01 and L0.02), together with the proposed alternative planting quantities and calipers — the opposite of disregarding or ignoring the code. The shortfall on Lot 2 results from the interaction of multiple mandatory standards within the same Article of the Code — the numeric tree count, the minimum tree spacing and utility separation standards, and the minimum planting-area standard — applied to a building and parking configuration required elsewhere in the Code and by the City's Fire Code, and is not the result of any design error, code violation, or oversight by the applicant.

Criterion 5: No Special Privilege

“The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.” (UDC § 10.203.24.3)

The Code already recognizes caliper-based, rather than strictly count-based, equivalency as a valid measure of landscaping compliance: UDC § 10.407.5.1.2 permits “Two (2) small ornamental trees” to “be substituted for one (1) required large tree,” and UDC § 10.407.5.4 sets only *minimum* calipers for large (“at least 3 in.”) and small ornamental (“at least 2 in.”) trees, without capping how large a compliant tree may be. The requested variance simply extends that same, Code-recognized principle — that trees of different sizes may be equated for compliance purposes — from substituting between tree types to substituting a smaller number of larger, above-minimum-caliper trees for a larger number of minimum-caliper trees, while meeting or exceeding the total caliper inches the Code would otherwise require.

Any other applicant facing the same physical conflict between the numeric tree count and the mandatory spacing, utility-separation, and planting-area standards on a densely developed parcel in this zoning district would be equally entitled to request the same alternative compliance methodology; the variance creates no benefit unavailable to similarly situated property.

Criterion 6: Minimum Necessary

“The variance is the minimum necessary to grant relief.” (UDC § 10.203.24.3)

The applicant does not request any reduction in the total canopy or caliper inches required by the Code — only a change in how that total is achieved on Lot 2. Lots 1 and 4 are proposed to meet the code-calculated caliper-inch requirement exactly (369 and 228 caliper inches, respectively), and Lot 3 is proposed to be planted at its full, code-required tree count of 28 trees, upsized in caliper to generate a 26 caliper-inch surplus. That surplus, together with minor rounding, fully offsets the 25 caliper-inch shortfall on Lot 2, so that the four-lot development as a whole provides

894 caliper inches against an 893 caliper-inch requirement — a net surplus of 1 caliper inch. No shrub count, screening standard, or bufferyard requirement is reduced anywhere in the project.

The relief requested is therefore limited to the smallest deviation necessary to make the project work: a caliper-inch-equivalent substitution for the numeric tree count on a single lot, fully offset within the same overall, integrated site plan.

Additional Findings

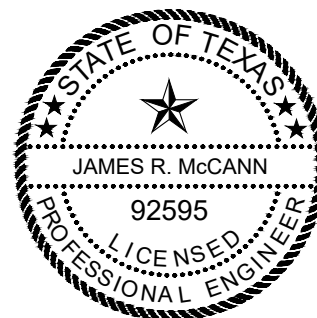
This request is not based on the cost of compliance, on convenience, or on any of the grounds UDC § 10.203.24.3 identifies as insufficient to support a variance, including *“Additional expense needed to comply with this code”* or *“Lowering site development costs.”* Nor does this request seek to modify a standard *“approved as [a] condition of an approved site plan,”* within the meaning of UDC § 10.203.24.3, because Site Development Permit No. SP-25-0017 remains under staff review and has not yet been approved.

For the reasons set forth above, the applicant respectfully requests that the Board of Adjustment grant a variance from the numeric tree-count standard of UDC § 10.407.5.1.2, to permit compliance to be measured by total caliper inches, lot-by-lot and in the aggregate, in accordance with the planting quantities, species and calipers shown on the City-submittal Landscape Plans, Sheets L0.01 and L0.02, submitted with this application.

Thank you for your consideration of this matter.

Please call or email with any questions.

Sincerely,
318 Group, LLC



AGENDA ITEM REPORT

5.2.



To: Zoning Board of Adjustment
Subject: 224 Brown Street: Relief from Hutto UDC Sec. 10.403.4.2 specifically to allow existing structure to encroach building setback lines
Meeting: Tuesday, August 25, 2026
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

This site is located at 224 Brown Street, on the north side of Brown between its intersections with Roznovak and Pierce Streets. The site is a residential property located within the Hutto Parke subdivision. The property is zoned Single Family (SF-1), a setting for single household residential development and support facilities/services that are compatible.

The zoning for neighboring properties is as follows:

North: SF-1
East: SF-1
South: SF-1
West: SF-1

The site is flat and regular in shape with a 60' front and rear property line and 130' side yard property lines. The site contains a two-story primary structure, and in the rear yard a pergola and an accessory structure. The variance seeks to allow the existing accessory structure to encroach both the rear and side yard building setback lines.

The property owner of 224 Brown Street hired a contractor to draft the design and construction of the accessory structure in 2010. This structure was originally erected as an accessory dwelling unit (ADU) to provide lodging for the property owner's family when visiting. Per the property owner, this structure was approved by the Hutto Parke Homeowners Association. 224 Brown received a code violation for work conducted without permits in 2023. ADU's are subject to specific use permit in the SF-1 zoning district, and this item was ultimately denied by City Council at the February 2025 meeting. The applicant now seeks to remove the plumbing and water connections to the building with the intent to maintain the structure for usual residential storage. Currently, this building encroaches on building setback lines, ultimately the reasoning for the request. Denial of this request would require the demolition of the property.

SUMMARY OF REQUEST:

The subject property currently has an existing accessory structure that encroaches one inch on the east side yard (of 5-feet required), and 24 inches on the north rear yard (of 10-feet required). Previously, the owner received a notice of code violation for construction without permits. In the

AGENDA ITEM REPORT

5.2.



adjudication of that infraction, it was determined that not just the use of the property wasn't allowed, but its permanent location was also out of compliance. This request is to allow the building to legally encroach on those two required yards, therefore allowing the property to come into compliance. Denial of this request would require the demolition of the accessory structure.

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 property is a usual and customary residential lot, there are no unique conditions or unusual shapes.

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.

Building setback lines are enforced equally across all zoning districts. Staff does not have the administrative capability to override or waive the placement of structures in building setbacks. Under the city of Hutto development code, no other property is allowed the right to encroach. When code enforcement observes such a violation, a citation is issued and corrective action is required.

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.

Per section 10.403.1 of the Unified Development Code setback standards regulate building placement so adequate light and air can be provided to building occupants, and to slow the spread of fires from building to building. The variance to encroach upon building setback lines is not in harmony with the spirit of code and community.

4. Conditions resulting in the request are not self-created by disregard or ignorance of this code.

The property owner failed to acquire building permits with the City of Hutto at the time of construction. The conditions are self-created.

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.

Granting this variance *would* confer special privilege as no other property with the same zoning district is lawfully permitted to encroach on building setback lines.

6. The variance is the minimum necessary to grant relief.

This variance is the minimum to grant relief. There is no excess request for relief, the variance request meets the existing conditions on the lot today.

AGENDA ITEM REPORT

5.2.



An inability to encroach on the setback lines would result in the demolition of the structure.

Were the Board to grant approval of the variance, the structure would be required to remove key elements that make it functional as a residence, such as wastewater connections, the kitchen, and similar improvements.

FISCAL NOTES:

There would be no appreciable effect on the city's finances by the issuance of this request.

POLICY IMPLICATIONS:

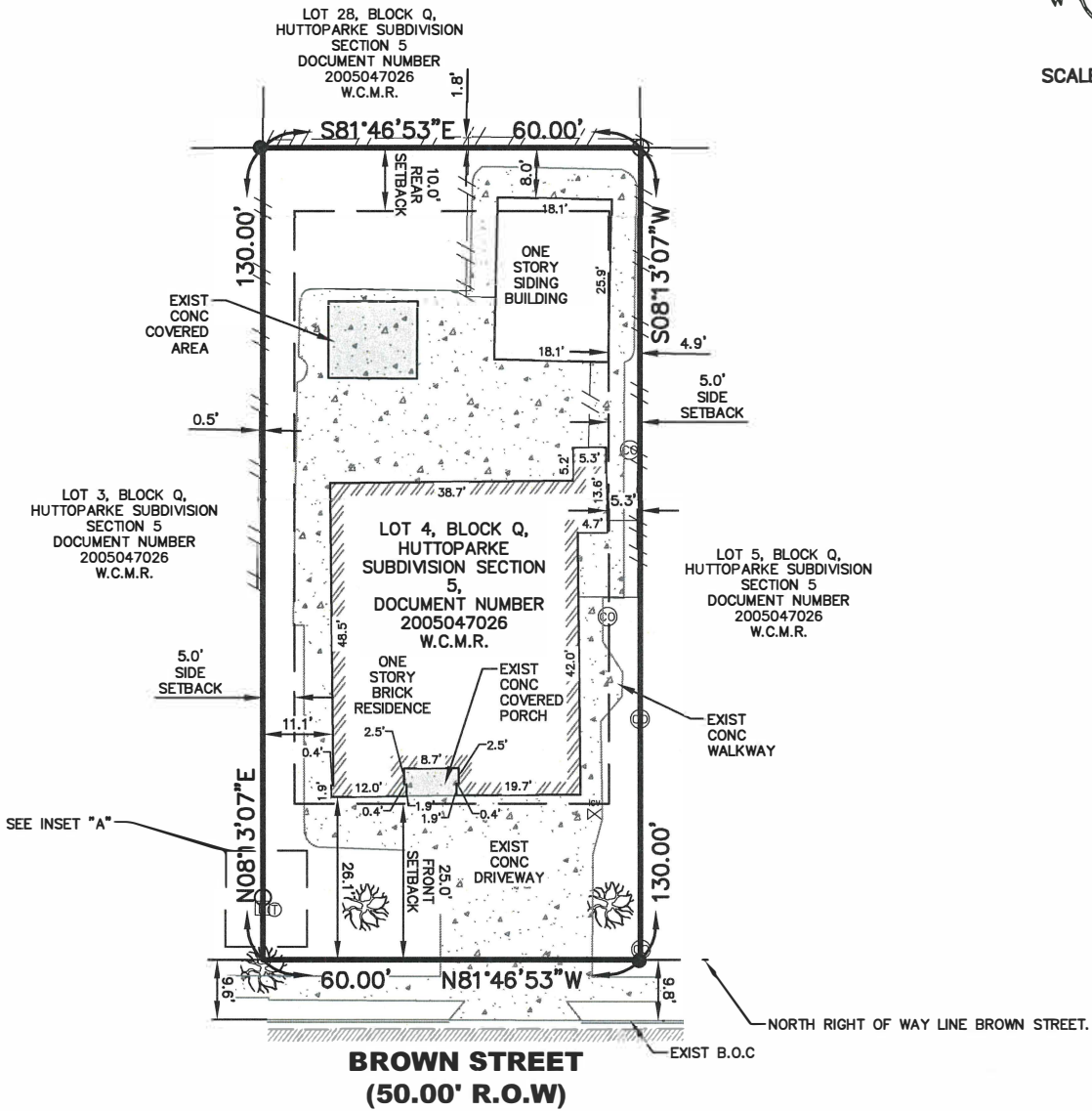
Variances are by their nature not policy statements; variances are not derived from prior actions, nor do they set any precedents for future requests -of this or any other property. Variances are determined solely on the merits of the property in question.

ATTACHMENTS:

1. Initial(7-27-26)Site Plan
2. Initial(7-27-26)SUR 23.698 SURVEY PLAT (SIGNED AND SEALED)
3. Initial(7-27-26)Pics
4. Initial(7-27-26)Variance Request Letter
5. Initial(7-27-26)Master Application
6. Initial(7-27-26)Review Criteria
7. Initial(7-27-26)Variance Request Application - 224 Brown St
8. OBJECT(Thomas)
9. OBJECT(Swanbeck)



SCALE: 1" = 30'



LEGEND

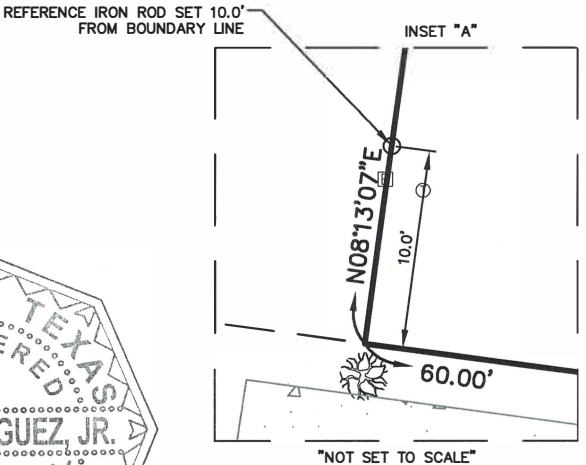
- - FND. 1/2" IRON ROD W/ NO CAP
- - SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
- ① - TELEPHONE PEDESTAL
- ⊙ - CLEAN OUT
- ⊞ - ELECTRICAL BOX
- ⊞ - IRRIGATION CONTROL VALVE
- 🌳 - TREE
- //— - CEDAR FENCE LINE
- EXIST. - EXISTING
- CONC. - CONCRETE
- ASPH. - ASPHALT
- CONC. - CONCRETE
- W.C.M.R. - WILLIAMSON COUNTY MAP RECORDS
- W.C.D.R. - WILLIAMSON COUNTY DEED RECORDS
- O.R.W.C. - OFFICIAL RECORDS OF WILLIAMSON COUNTY
- R.O.W. - RIGHT OF WAY
- FND. - FOUND

GENERAL NOTES:

ADDRESS: 224 BROWN STREET HUTTO, TEXAS 78634
SURVEYED: NOVEMBER 20, 2023
PRIVATE CLIENT: YOEL RIVERO

FLOOD ZONE DESIGNATION: X - AREA OF MINIMAL FLOOD HAZARD
COMMUNITY-PANEL NUMBER: 48491C0510F
MAP REVISED: 12/20/2019

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.



PLAT SHOWING

LOT 4, BLOCK Q, HUTTOPARKE SECTION 5, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET AA, SLIDE 178, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEO L. RODRIGUEZ, JR. DATE 11/28/23
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUR 23.698	JN	LLR.	11/28/2023

SHEET 1 OF 1: SURVEY PLAT

SAMES
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00
MCALLEN TX. | BARLINGHAM TX. | SANTA FE NM. | LOS ALAMOS NM.





July 23, 2026.

**City of Hutto, Texas
Development Services Department
500 W. Live Oak Street
Hutto, TX 78634**

**RE: Variance Request Letter
Yoel Rivero
224 Brown Street, Hutto, TX 78634**

With our extended family living out of state and visiting frequently, we constructed a 450-square-foot guest house in our backyard to accommodate them comfortably. During the building process, the structure unintentionally encroached into the required setback. We are requesting a variance to allow the guest house to remain in its current location as built.

Respectfully,

A handwritten signature in black ink, appearing to read 'Yoel Rivero', enclosed within a large, loopy oval shape.

Yoel Rivero



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

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

PROJECT NAME YOEL RIVERO

APPLICATION TYPE VARIANCE REQUEST APPLICATION

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

Name YOEL RIVERO

Company Name N/A

Address 224 BROWN ST. HUTTO, TX 78634

Phone 512 633 6223 Email niurkayael@yahoo.com

PROPERTY INFORMATION

Address 224 BROWN ST

Legal Description: Deed Lot(s) 4 Block Q Subdivision HUTTO PARKE SECTION 5

Reference Volume _____ Page(s) _____ or Document No 2005047026

City Limits ☒ ETJ ☐ Current Zoning District SINGLE FAMILY (SF-1)

PROPERTY OWNER INFORMATION

Name YOEL RIVERO

Company Name N/A

Address 224 BROWN ST. HUTTO, TX 78634

Phone 512 633 6223 Email niurkayael@yahoo.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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


Property Owner Signature

YOEL RIVERO

Property Owner Printed Name

July 24, 2026

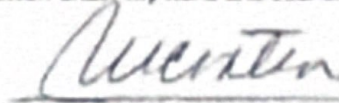
Date

THE STATE OF TEXAS

COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Yoel Rivero, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 24th day of July, 2026


Notary Public Signature

Miriam Cintron
Notary Public Printed Name



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

July 23, 2026.

City of Hutto, Texas
Development Services Department
500 W. Live Oak Street
Hutto, TX 78634

RE: Response to the Review Criteria
Yoel Rivero
224 Brown Street, Hutto, TX 78634

1. Unique Conditions

This property does not have any peculiar unique conditions. The property has a uniform rectangular shape and has all the usual utility connections.

2. Application to UDC, community, and neighborhood

Strict application of the UDC would prevent this guest house from remaining because it appears that at least a couple of neighboring properties have similar secondary structures

3. Harmony with the spirit of UDC

The requested variance is in harmony with the UDC. The property remains a single-family lot (SF) and the accessory dwelling unit is an accessory structure to the main house. The intended use of this structure is as a guest house for relatives visiting the family temporarily. The guest house shall remain under the same ownership and control. It will not be leased or rented

4. Conditions

The applicant acknowledges the procedural error in failing to secure a prior building permit and is seeking to fully legitimize the structure through this process. Under established zoning variance evaluation standards, the request should be weighed based on whether a variance would be granted on this specific piece of land prior to construction.

5. No special privileges by UDC

Doing an aerial view on Google Maps, it is observable that most of the properties on the subdivisions have accessory structures (storage buildings) set on piers. But at least two properties appear to have concrete foundations and are too close to the fence.

6. Minimum necessary granted relief

The requested variance represents the absolute minimum relief required to allow a functional, habitable secondary dwelling on the property. The guest house features a highly modest footprint of just 450 square feet, which represents the baseline square footage required to accommodate essential living, sleeping, and sanitation facilities under standard building codes. Furthermore, the encroachment is strictly limited to just two (2) feet into the required setback, meaning the vast majority of the structure rests entirely within the legally permitted buildable area. Therefore, a two-foot variance is the narrowest possible exception that grants reasonable use of the property while preserving the intent of the UDC.



Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
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Planning: 512-759-3479
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planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: YOEL RIVERO

PROPERTY ADDRESS: 224 BROWN STREET

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

Variance Type (Check One)

☒ **Site Design Standards** ☐ **Subdivision Standards** ☐ **Sign Standards** ☐ _____

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

REQUIRED FOR SUBMITTAL

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

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

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

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 ½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

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

PROCESSING:

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

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date

From: thomakyle@gmail.com
To: [Planning](#)
Subject: 224 Brown St
Date: Tuesday, August 11, 2026 6:47:26 AM

Case Name: 224 Brown St
Public Hearing Date: August 25, 2026
Kyle Thomas
229 Almquist St, Hutto, TX 78634

I object to this structure encroaching over rear and side yard building setbacks. There are privacy and safety concerns with regards to this matter. I do not want someone to be able to look upon my private property or have the possibility of a safety issue coming up even further such as a fire hazard, zoning issues, etc.

Additionally, if there are additional people in this structure, this creates a further parking issue on the streets in this neighborhood. EMS vehicles will have a difficult time getting through, trash pick up will have even more on their hands and a difficult time driving through, other people that reside in the community will have a hard time driving through.

These homes were not built for multi family. These are single family dwellings. This structure is an eyesore and makes things feel even more cramped with the building and additional fence & awning in the yard already there.



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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: a variance request for the proposed project known as 224 Brown Street, Lot 4, Block Q, HuttoParke Subdivision Section 5, from the requirements, as outlined in Chapter 10, Sections 10.403.4.2 of the Unified Development Code (UDC), to allow for the existing accessory structure to encroach over rear and side yard building setbacks.

Name: LYNNE SWANBECK
Address: 228 ALMQUIST ST HUTTO

☐ I AM IN FAVOR

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

LOCATION MAP:



SEE ATTACHED
OBJECTION
I AM UNABLE TO
ATTEND MEETING

224 Brown Street Variance Request #1.83/ZBA 08-25-2026

August 10, 2026

Case Name: 224 Brown Street, Hutto - Proposed variance
Public Hearing Date: August 25, 2026
From: Lynne Swanbeck
228 Almquist, Hutto

To whom it may concern,

I own the nearby property at 228 Almquist Street and object to the variance requested for an accessory dwelling unit at 224 Brown Street.

A variance should protect the general welfare of the neighborhood and should not be used to grant a special privilege to one property owner. No other property would have this special privilege available to them. Because this request arose from a code enforcement action, the circumstances are self-created rather than being the result of a unique physical hardship affecting the property.

This variance may impact the values of surrounding properties, detract from aesthetics of homes adjacent to property and create more noise.

I do not believe that the request satisfies the standards required for am variance and I respectfully ask that i be denied.

Sincerely,

Lynne Swanbeck
almieprop@gmail.com

AGENDA ITEM REPORT

5.3.



To: Zoning Board of Adjustment
Subject: Consider an administrative appeal that alleges an error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the city development codes related to the development of the project known as 'Highlands of Hutto' located in the 3000-block of Limmer Loop.
Meeting: Tuesday, August 25, 2026
Department: Development Services
Staff Contact: Howard Koontz

BACKGROUND INFORMATION:

****THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT****

SUMMARY OF REQUEST:

****THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT****

STAFF REVIEW:

****THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT**** Staff recommends that the Board accept the applicant's withdrawal without prejudice.

FISCAL NOTES:

N/A

POLICY IMPLICATIONS:

N/A

ATTACHMENTS:

None