



City of Hutto

Agenda

**Zoning Board of Adjustment Meeting
Wednesday, December 16, 2020 at 6:30 PM
City Council Chambers**

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

Page

1. CALL SESSION TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

- 3.1. Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Zoning Board of Adjustments on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on September 23, 2020.
[Agenda Item Report - AIR-20-444 - Pdf](#)

3 - 5

- 4.2. Consideration of a public hearing and possible action on a variance request #1.56 for the property located at 1311 Chris Kelley Boulevard, Benzer Pharmacy, from the Bufferyard and Building Setback Standards as outlined in Chapter 4, Sections 10.403.3 and 10.403.6 of the Unified Development Code (UDC), to allow a reduction in the landscape screening and building setbacks.

6 - 29

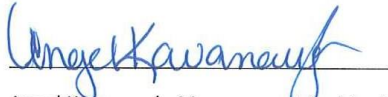
[Agenda Item Report - AIR-20-443 - Pdf](#)

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the **December 16, 2020** Zoning Board of Adjustment meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **December 11, 2020 at 3:00 P.M.**




Angel Kavanaugh, Management Assistant

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

Zoning Board of Adjustment

AGENDA ITEM REPORT



To: Zoning Board of Adjustment
Subject: Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on September 23, 2020.
Meeting: Zoning Board of Adjustment - 16 Dec 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

See attached for the minutes from September 23, 2020.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

[ZBA - 9-23-2020 Minutes \(DRAFT\)](#)



MINUTES

Zoning Board of Adjustment Meeting

7:00 PM – Wednesday, September 23, 2020

City Council Chambers

The Zoning Board of Adjustment of the City of Hutto was called to order on Wednesday, September 23, 2020, at 7:00 PM, in the City Council Chambers.

1. **CALL MEETING TO ORDER**

Chair Randal Clark called meeting to order at 7:00 pm

2. **ROLL CALL**

Members of the Zoning Board of Adjustment present were Chair Randal Clark, Commissioner Wendell Teltow and Commissioner David Meyer.

Member of the City of Hutto Staff present were Ashby Grundman, Director of Development Services.

3. **PUBLIC COMMENT**

1) Remarks from visitors. *(Three minute time limit.)*

4. AGENDA ITEMS

- 1) Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustment meeting held on June 24, 2020.

Commissioner Wendell Teltow made a motion to accept the meeting minutes from the regular scheduled Zoning Board of Adjustment meeting held on June 24, 2020 as written, Commissioner David Meyer seconded the motion. Motion passed 3 Ayes to 0 Nays.

- 2) Consideration of a public hearing and possible action on variance request #1.55 for the property located at 3250 Limmer Loop, Lot 1, Block 1 of the Christ the Rock Campus Subdivision, from the parking lot and vehicular screening standards, as outlined in Chapter 4, Section 10.407.5.2 of the Unified Development Code (UDC) to allow a reduction in the required landscape screening.

Commissioner David Meyer made a motion to approve the variance as presented, Commissioner Wendell Teltow seconded the motion. Motion failed 1 Aye to 2 Nays.

Commissioner Wendell Teltow made a motion to approve the variance with the condition that the landscaping being moved from the parking lot go at the front of the property in between the right of way and the LCRA easement. Commissioner David Meyer seconded the motion. Motion passed 3 Ayes to 0 Nays.

5. ADJOURNMENT

The meeting was adjourned at 7:24 pm.

Chair, Randal Clark

Zoning Board of Adjustment

AGENDA ITEM REPORT



To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action on a variance request #1.56 for the property located at 1311 Chris Kelley Boulevard, Benzer Pharmacy, from the Bufferyard and Building Setback Standards as outlined in Chapter 4, Sections 10.403.3 and 10.403.6 of the Unified Development Code (UDC), to allow a reduction in the landscape screening and building setbacks.

Meeting: Zoning Board of Adjustment - 16 Dec 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The applicant submitted a site plan permit application with the two variances requested shown on the site plan. The first round of comments indicated that the site plan would either have to be revised or variances would have to be requested. The applicant decided to seek variances for landscape bufferyard and building setbacks as outlined in Section 10.403.3 and 10.403.6 of the UDC.

The UDC sections are attached to the staff report.

The property is zoned B-2 and abuts SF-1 zoned property. The property adjacent to the subject property is floodplain so it will not be developed as single-family homes. The code requirement for the landscape buffer (10.403.6) for this property is the level c buffer, which states the following:

- a 30 ft. wide planting area; or a 25 ft. wide planting area plus a 6+ ft. tall masonry wall;
- Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard;
- For buffeyards where the optional 6+ ft tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.

For this section the applicant has proposed a retaining wall and no landscape buffer.

The second variance is tied to building setbacks (10.403.3). The code requirement for a building setback is 30 feet when adjacent to SF-1. They have proposed 14.5 feet for the rear setback.

As of the writing of this staff report, staff has received 2 responses to the public notice, both were opposed. If any more are submitted prior to the meeting, staff will provide those at the meeting.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends that the Zoning Board of Adjustment deny the variance request for lack of undue hardship.

ATTACHMENTS:

[FullPacket](#)

[1311ChrisKelleyBoulevard\(SiteMap\)](#)

[Unified Development Code \(10.403.3 and 10.403.6\)](#)



10/30/2020

To: Zoning Board of Adjustment
City Secretary
Attn: Ashby Grundman
500 W. Live Oak St.
Hutto, TX. 78634
(512) 759-4839

Request for Variance to Unified Development Code- Benzer Pharmacy

The Benzer Pharmacy site plan project received its first round of comments from the City of Hutto on September 16, 2020. Apart of those comments were two comments from the Planning Review department that we would like to request a variance on. The two comments are listed below and are number per the comment response given:

- 7. Landscape buffer required when abutting SF-1. Everything north and northwest abuts SF-1 per the zoning map See section 10.403.6
- 9. Per 10.403.3 rear and side setbacks are 30-feet when abutting SF-1.

At this time, we would like to provide our reasoning for a variance to comment # 7. In hopes of doing that we have provided several exhibits to help explain our case. Attached to this report is Exhibit A which is the current site plan with landscaping proposed for this project. This will give the board a better idea of what the comments are referring to, and what is proposed on site. Exhibit B attached to this report shows the current zoning map for the area, and lastly Exhibit C shows the measurements from the project location to the abutting properties. The Benzer Pharmacy site is currently zoned General Commercial (B-2) just for reference. First, I would like to discuss Exhibits B and C in more detail with the board. Exhibit B shows the zoning for the property and the surrounding area. Technically the property to the east is zoned SF-1 (Single Family), but there is a huge water way between the proposed property and the existing residential neighborhood the zoning is referring to. The water way is classified as an official



flood plain by FEMA (Federal Emergency Management Agency) on insurance map number #48491C0515F and can be viewed in Exhibit D. The floodplain is currently active and will never be altered or built upon. Thus, the separation between Benzer Pharmacy and the residential neighborhood will always exist and over time the tree line between the two properties will only get larger creating even less visibility. As shown in Exhibit C, you can see the tree line that currently exists between the two properties that will help to provide an answer to comment # 7 listed above. The comment does not identify the tree line nor does it give any credit to its existence. You can also see on Exhibit C that there is no existing residential structure within 400-ft or more of the property, and the tree line between the structures is significant for blocking visibility. We believe that the existing tree line, along with the landscaping proposed for the site, which is shown on Exhibit A; will provide substantial landscape screening and buffering from all residents and thus should be a good candidate for a variance to section 10.403.6 of the Unified Development Code.

In addressing comment# 9, you can see on Exhibit A of the site plan we are having a difficult time trying to fit all of the needed features for the proposed Pharmacy within only .82 acres. We are even needing to place a retaining wall around the drive-thru aisle as there is not enough room to grade the site back to existing ground. The building corner is currently 14.5-ft from the property line which veers from the east to the west. A better understand of this can be seen on Exhibit A. If the proposed building were needed to move a total of 30-ft from that veering property line it would completely ruin the proposed design for the site and most certainly make the plot of land undevelopable. Moving the building would not leave enough space for the drive-aisles to be wide enough to meet fire code and that of a fire lane. It would also cause the site to lose parking spaces and would not meet the parking requirements as outlined in the city code; and would thus make the site hard to place anything on it that would meet all of the city requirements. Our request for variance is on the basis that moving the building would destroy the entire design for the site, and any future design would probably not work either. Another point of supporting this variance is the same reasoning as the one given for comment# 7. The property to the east is all flood plain and waterway which can never be developed and thus will not cause any harm to anyone.



We really appreciate your understanding in this matter and we believe that if ever there was a good reason for a variance, our case would be a good candidate.

Please contact me with any questions or concerns, we look forward to the staff approval of this Site Plan. You may call me at 512-627-9671 or email me at daniel@fouraengineering.com and I will be available to answer any questions. Thank you!

Sincerely,



Daniel Arredondo, P.E.

Four A Engineering

512-627-9671

daniel@fouraengineering.com



Exhibit A

Current Site Plan layout with Landscaping



Exhibit B
Current Zoning Map

Hutto Official Zoning Map

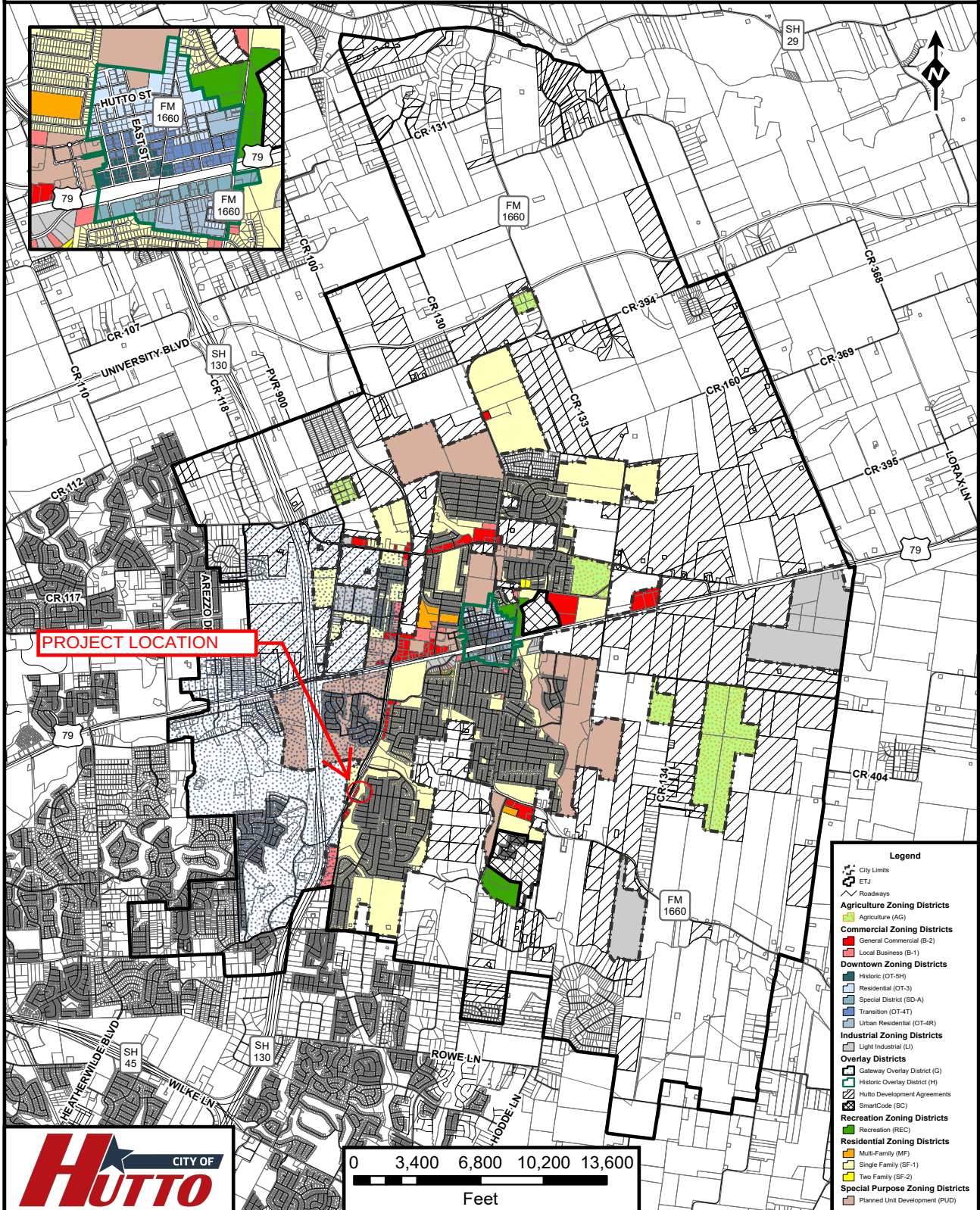




Exhibit C

Location Map

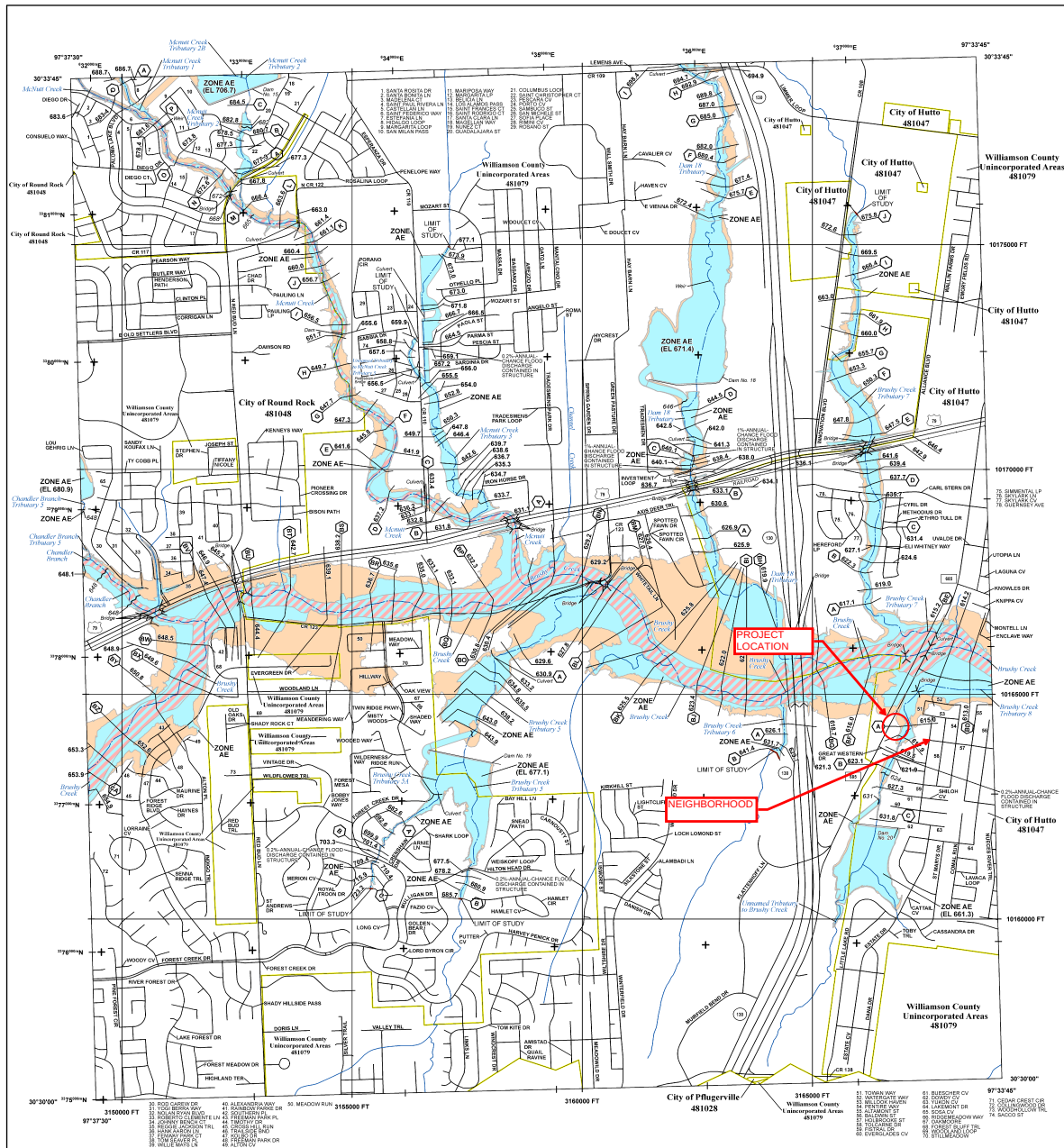


EXHIBIT C
LOCATION MAP
N.T.S.



Exhibit D

Flood Plain Map



FLOOD HAZARD INFORMATION

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LOCATIONS. THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
OTHER AREAS	Future Conditions 1% Annual Chance Flood Hazard. Zone X
GENERAL STRUCTURES	Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER FEATURES	Area of Minimal Flood Hazard. Zone X
	Area of Undetermined Flood Hazard. Zone D
	Channel, Culvert or Storm Sewer
	Levee, Dike or Floodwall
	Cross Section with 1% Annual Chance Water Surface Elevation (BFE)
	Coastal Transsect
	Coastal Transsect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including future versions, the current map data for each FIRM panel, from the FIRM products, at 1:877.FEMA.MAP (1-877-336-6271) or visit the FEMA Flood Map Service Center website at <https://www.fema.gov>. Available products may include previously issued editions of this Flood Insurance Study Report, and/or digital versions of this map. Any of these products can be ordered or obtained directly from the website.

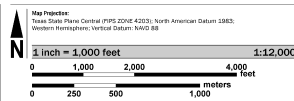
Communities averaging land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map data refer to the Flood Insurance Study Report for this jurisdiction.

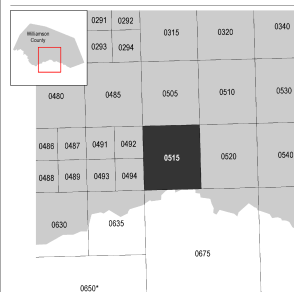
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-658-6620.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information System (TNRIS), dated 2000; United States Census Bureau, dated 2010; United States Geological Survey, dated 2003; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
WILLIAMSON COUNTY, TEXAS
and Incorporated Areas
Panel 515 or 750

Panel Contains:	COMMUNITY	NUMBER	PANEL	SUFFIX
	HUTTO, CITY OF	48490	515	F
	PHUGERVILLE, CITY OF	48228	055	F
	ROUND ROCK, CITY OF	48248	055	F
	WILLIAMSON COUNTY	48209	055	F

VERSION NUMBER
2.3.3.3
MAP NUMBER
48490515F
MAP REVISED
DECEMBER 20, 2019

LOT 2, BLOCK A, THE PARK AT BRUSHY CREEK, PHASE 1, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET CC, SLIDES 69-72, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

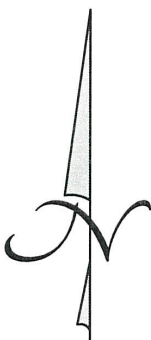
JOB NO: 180950

DRAWN: RJT

F.C.: EW

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT GF NO. 18-385554-WL, EFFECTIVE DATE OF OCTOBER 3, 2018 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

I.) RESTRICTIVE COVENANTS - CABINET CC, SLIDE 69, #2006041170, #2008054355, #2009076018, #2010060976, #2011078157, #2012001355, #2012059959, #2012082401, #2014015336, #2017031589, #2017059451 (SUBJECT TO)
IOG.) TERMS AND CONDITIONS OF THAT CERTAIN JOINT USE ACCESS EASEMENT - #2006058268, AMENDED IN #2011079297 (BLANKET)
IOH.) THE FOLLOWING EASEMENT(S) AND/OR BUILDING LINE(S) AFFECTING THE SUBJECT PORPERTY AS SHOWN ON THE PLAT:
-10' PUBLIC UTILITY EASEMENT ALONG STREET AND REAR PROPERTY LINES
-5' PUBLIC UTILITY EASEMENT ALONG SIDE PROPERTY LINES
-5' BUILDING SETBACK LINE ALONG SIDE PROPERTY LINES
-10' BUILDING SETBACK LINE ALONG REAR PROPERTY LINES
-25' BUILDING SETBACK LINE ALONG FRONT PROPERTY LINES
-15' PUBLIC UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE(S)
CABINET CC, SLIDE 69 (SUBJECT TO)
IOI.) TERMS, PROVISIONS, EASEMENTS, COVENANTS, RESTRICTIONS AND LIEN FOR ASSESSMENTS - #2006041170 (SUBJECT TO)



Scale: 1" = 40'

BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83 (93).

NOTE:

-ACCORDING TO THE ENGINEER'S CERTIFICATION ON THE RECORDED PLAT, A PORTION OF THIS TRACT (SUBDIVISION) IS WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PER FEMA FIRM PANEL 48491C0515E, EFFECTIVE ON SEPTEMBER 26, 2008. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THE RECORDED PLAT (FOR VERIFICATION SEE ENGINEER'S CERTIFICATION ON PAGE 4 OF 4 OF PLAT RECORDED IN CABINET CC, SLIDES 69-72, IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS).

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊗	"X" IN CONCRETE (AS NOTED)
///	PAVEMENT
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
()	RECORD INFORMATION
⊠	SIGN (BURIED CABLE)
⊙	TELEPHONE
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY

NOTE:

-ALL BUILDING SETBACK LINES, LANDSCAPE AND PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE PER THE PLAT OF RECORD - CABINET 'CC', SLIDES 69-72

-SURVEY REVISED 10-17-18 TO CLARIFY THE FLOOD PLAIN LOCATION.

CERTIFY TO: SELF DIRECTED IRA SERVICES, INC., FBO STEVE D. BARTHOLOMEW / FIRST NATIONAL TITLE INSURANCE COMPANY / GF NO. 18-385554-WL

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

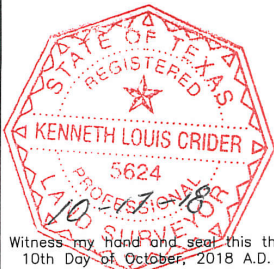
-A Land Surveying and Geoscience Firm-

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628

(512) 930-1600/(512) 930-9389 fax www.texas-ls.com

TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

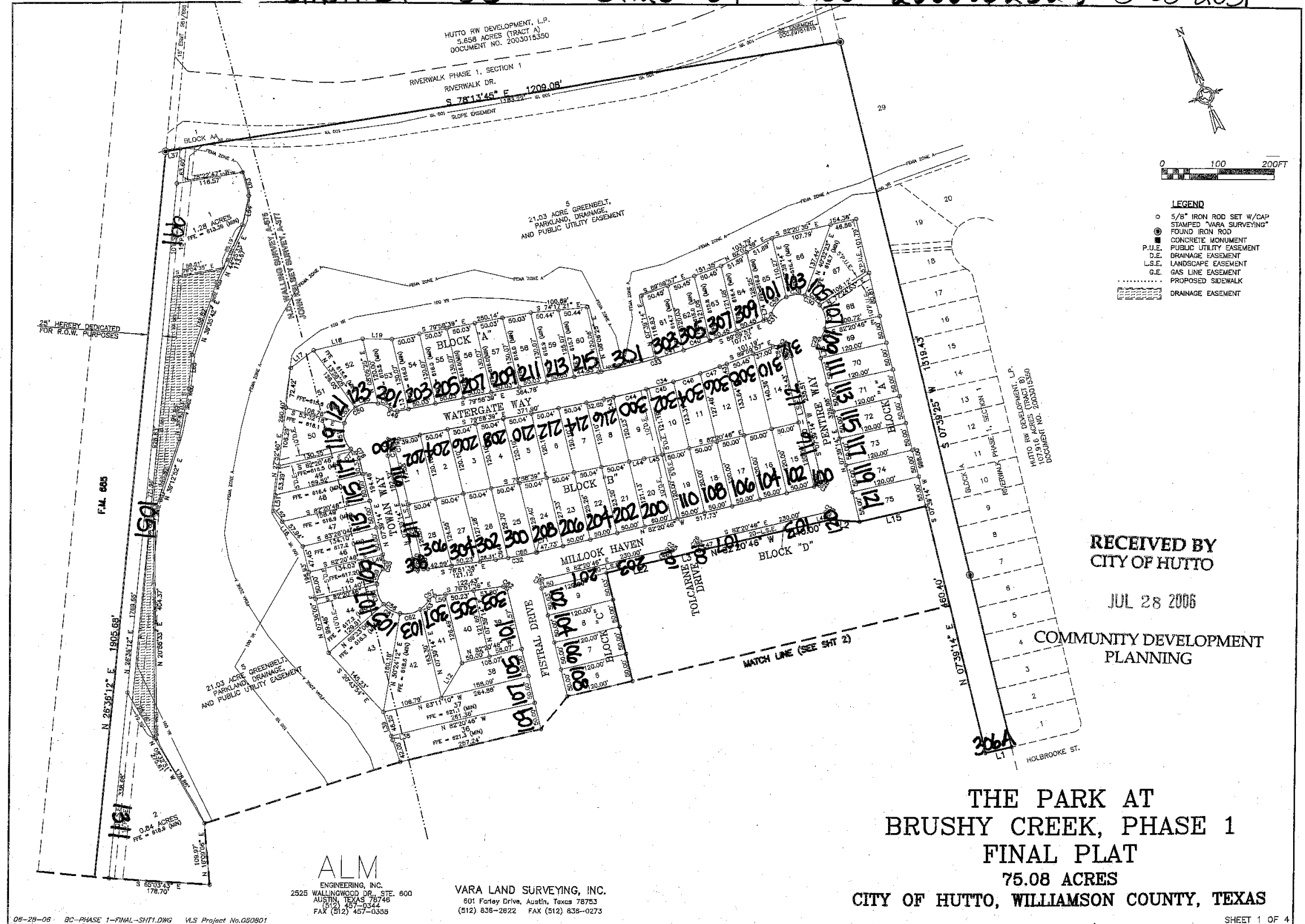


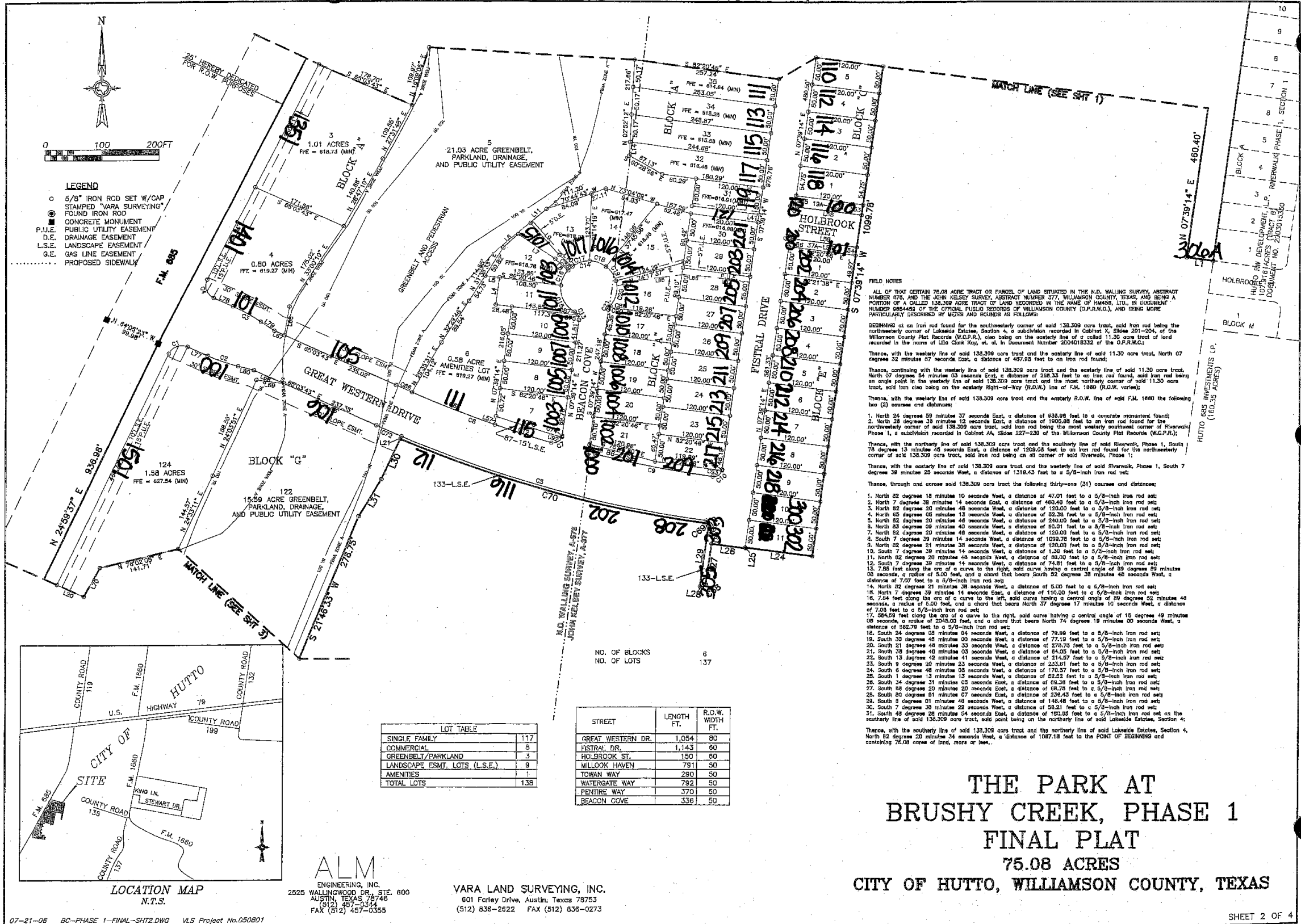
Witness my hand and seal this the 10th Day of October, 2018 A.D.

CABINET CC

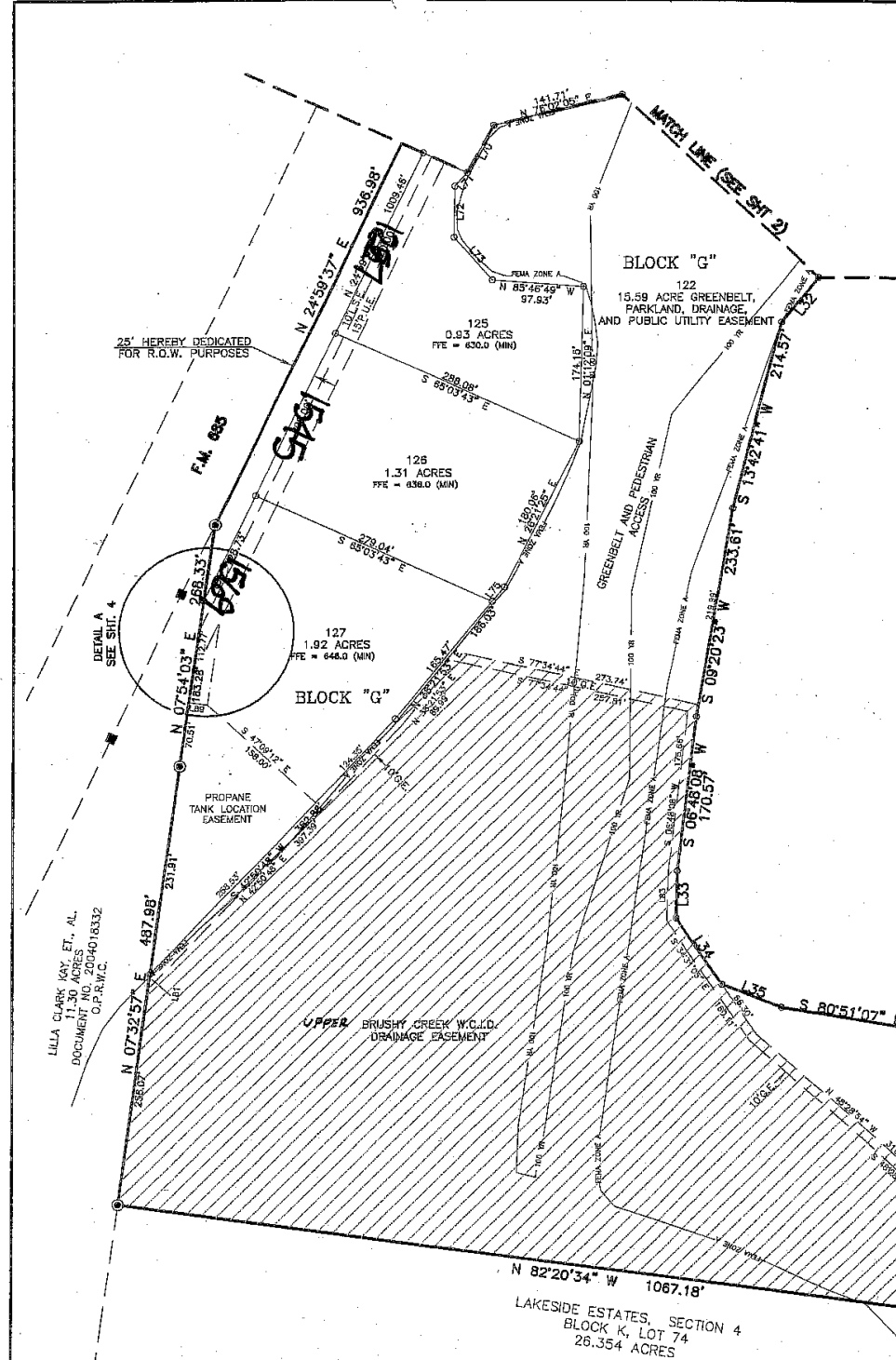
Slide 69

Doc # 2006062323 S-05-205F



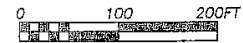


CABINET CC Slide 71



CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	89°56'40"	39.25	S 89°57'57" W	35.34
C2	328.50	09°39'41"	56.86	S 70°03'33" E	58.88
C3	328.50	10°00'00"	56.98	N 80°03'43" W	56.91
C4	25.00	91°39'54"	40.00	N 19°13'48" W	35.87
C5	2040.00	17°09'52"	611.13	S 73°38'39" E	608.85
C6	1960.00	08°34'53"	293.55	S 86°21'09" E	293.28
C7	15.00	98°42'11"	25.84	S 57°00'19" W	22.76
C8	15.00	83°40'27"	21.91	N 34°11'00" W	20.01
C9	1960.00	06°11'55"	212.06	S 79°07'12" E	211.96
C10	15.00	90°07'36"	23.80	S 52°43'02" W	21.24
C11	15.00	89°52'48"	23.53	S 37°17'10" E	21.19
C12	1960.00	03°03'07"	104.40	N 72°07'02" W	104.39
C13	15.00	67°22'48"	17.64	N 28°02'10" W	16.64
C14	50.00	279°35'04"	243.98	S 80°03'57" W	84.56
C15	50.00	55°38'44"	57.29	N 26°54'13" W	54.20
C16	50.00	35°52'49"	31.31	S 23°51'34" W	30.80
C17	50.00	37°54'07"	33.08	S 72°17'15" W	32.48
C18	50.00	36°31'39"	31.88	S 70°29'52" E	31.34
C19	50.00	36°31'39"	31.88	S 33°58'13" E	31.34
C20	50.00	55°33'52"	48.49	S 12°04'33" W	46.61
C21	15.00	32°12'15"	8.43	N 23°45'22" E	8.32
C22	5.00	90°00'00"	7.85	N 52°39'14" E	7.07
C23	5.00	90°00'00"	7.85	N 37°20'46" W	7.07
C24	5.00	90°00'00"	7.85	S 52°39'14" W	7.07
C25	5.00	90°00'00"	7.85	N 37°20'46" W	7.07
C26	5.00	90°00'00"	7.85	S 52°39'14" W	7.07
C27	5.00	90°00'00"	7.85	N 37°20'46" W	7.07
C28	5.00	90°00'00"	7.85	N 52°39'14" E	7.07
C29	15.00	52°01'12"	13.62	N 33°39'50" E	13.16
C30	50.00	201°41'38"	176.01	N 41°10'22" W	98.21
C31	15.00	52°01'12"	13.62	N 63°59'27" E	13.16
C32	775.00	05°29'10"	74.21	N 79°38'11" W	74.18
C33	1175.00	10°01'18"	205.52	N 84°59'18" W	205.26
C34	1225.00	10°01'18"	214.27	N 84°59'18" W	213.99
C35	50.00	24°21'21"	21.25	S 47°29'46" W	21.09
C36	50.00	52°21'04"	45.89	S 08°08'34" W	44.11
C37	50.00	36°52'30"	32.18	N 35°28'14" W	31.63
C38	50.00	39°13'25"	34.23	N 73°31'11" W	33.56
C39	50.00	48°53'16"	42.86	S 62°25'59" W	41.38
C40	1175.00	02°24'31"	49.40	S 88°47'41" E	49.39
C41	1175.00	02°26'40"	50.13	N 88°22'08" W	50.12
C42	1175.00	04°54'55"	100.80	S 82°41'19" E	100.77
C43	1225.00	00°48'49"	17.39	N 80°23'03" W	17.39
C44	1225.00	02°48'24"	60.01	N 82°11'40" W	60.00
C45	1225.00	02°20'27"	50.05	N 84°46'05" W	50.04
C46	1225.00	02°20'49"	50.18	N 87°06'43" W	50.17
C47	1225.00	01°42'50"	36.64	N 89°08'32" W	36.64
C48	25.00	92°22'07"	40.30	N 53°50'17" E	36.08
C49	15.00	52°01'12"	13.62	N 53°58'03" W	13.16
C50	50.00	186°47'39"	183.01	S 58°38'44" W	99.82
C51	50.00	57°43'26"	50.40	S 07°34'59" W	48.30
C52	50.00	39°33'52"	34.53	S 56°14'38" W	33.84
C53	50.00	47°59'17"	41.83	N 80°00'19" W	40.82
C54	50.00	28°04'42"	24.50	S 41°59'48" E	24.26
C55	15.00	52°01'12"	13.62	S 33°38'50" W	13.16
C56	50.00	185°33'14"	184.54	S 34°38'11" E	99.72

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C57	15.00	52°01'12"	13.62	N 77°07'48" E	13.16
C58	25.00	84°30'50"	38.88	S 34°36'11" E	33.62
C59	50.00	34°09'55"	29.51	S 42°36'29" W	29.38
C60	50.00	44°48'51"	39.11	S 03°06'06" W	38.12
C61	50.00	39°14'43"	34.25	S 38°55'40" E	33.68
C62	50.00	43°35'05"	38.03	N 80°20'34" W	37.12
C63	50.00	26°44'41"	23.34	N 84°29'33" E	23.13
C64	775.00	01°37'07"	21.90	N 77°40'09" W	21.88
C65	775.00	03°41'58"	50.04	N 80°19'42" W	50.03
C66	1960.00	00°55'43"	31.76	N 68°31'34" W	31.76
C67	1960.00	04°36'03"	157.39	S 68°17'27" E	157.35
C68	5.00	89°59'08"	7.85	N 52°38'48" E	7.07
C69	5.00	89°52'46"	7.84	N 37°17'10" W	7.06
C70	2045.00	15°49'08"	564.59	N 74°19'00" W	562.79
C71	775.00	00°10'08"	2.27	S 82°15'43" E	2.27
C72	2040.00	01°20'49"	47.96	N 65°44'07" W	47.96
C73	1945.00	03°38'09"	121.72	S 72°17'32" E	121.70
C74	15.00	08°28'55"	2.22	N 11°53'42" E	2.22
C75	15.00	34°27'20"	9.02	N 09°34'26" W	8.89
C76	15.00	42°24'20"	11.10	S 13°32'56" E	10.85
C77	50.00	13°27'22"	11.74	S 28°01'25" E	11.72
C78	25.00	66°25'19"	28.98	S 40°51'53" W	27.39
C79	25.00	28°56'48"	11.32	N 87°02'57" E	11.22
C80	25.00	66°25'19"	28.98	N 25°33'25" W	27.39
C81	25.00	18°05'31"	7.89	N 67°48'50" W	7.86
C82	5.00	84°30'50"	7.38	N 34°36'11" W	6.72
C83	25.00	97°39'11"	42.61	N 41°10'22" W	37.64
C84	25.00	31°13'53"	13.63	S 74°23'01" E	13.46
C85	25.00	66°25'19"	28.98	S 25°33'25" E	27.39
C86	1175.00	00°15'12"	2.60	N 80°06'15" W	5.19
C87	15.00	32°55'29"	8.62	N 43°15'50" W	8.50
C88	50.00	11°32'13"	10.07	N 47°34'05" E	10.05
C89	15.00	14°10'12"	3.71	N 32°46'23" E	3.70
C90	15.00	18°02'03"	4.72	S 16°40'15" W	4.70
C91	15.00	08°56'00"	1.82	N 11°07'14" E	1.81
C92	15.00	90°13'15"	23.62	S 61°14'47" W	21.25
C93	15.00	83°11'36"	21.78	S 56°11'02" W	19.92



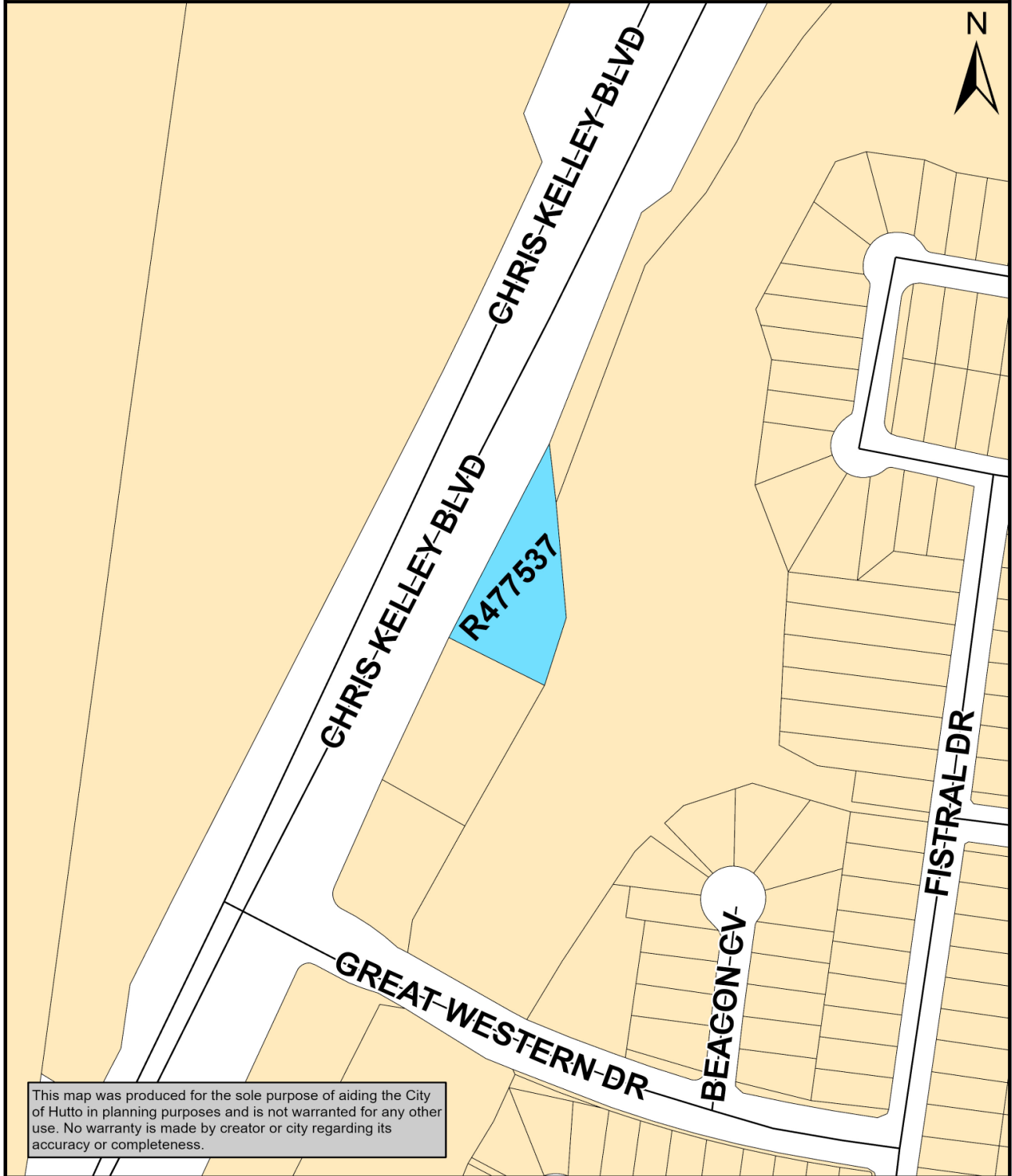
- LEGEND
- 5/8" IRON ROD SET W/CAP
 - STAMPED "VARA SURVEYING" FOUND IRON ROD
 - CONCRETE MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - G.E. GAS LINE EASEMENT
 - PROPOSED SIDEWALK
 - /// BRUSHY CREEK W.C.L.D. DRAINAGE EASEMENT

THE PARK AT
BRUSHY CREEK, PHASE 1
FINAL PLAT
75.08 ACRES
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

ALM
ENGINEERING, INC.
2025 WALLINGWOOD DR., STE. 600
AUSTIN, TEXAS 78746
(512) 457-0344
FAX (512) 457-0355

VARA LAND SURVEYING, INC.
601 Farley Drive, Austin, Texas 78753
(512) 838-2822 FAX (512) 838-0273

1311 Chris Kelley Boulevard



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

Map Document: (K:\Site_Location_Maps\2020_Site_Location_Maps\1311_Chris_Kelley_Boulevard.mxd)

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0 100 200 400
Feet

10.403.3 Lot dimensions and area

Required lot dimensions and area are:

	Zoning district										
	SF-R	SF-1	SF-1 alley load, cul-de-sac or detached garage	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	L/I
Lot area (min)	87,120 sq. ft. (2 ac)	7,800 sq. ft.	5,500 sq. ft.	5,000 sq. ft.	4,500 sq. ft.	4,500 sq. ft.	20,000 sq. ft.	217,800 sq. ft. (5 ac)	43,560 sq. ft. (1 ac)	43,560 sq. ft. (1 ac)	87,120 sq. ft. (2 ac)
Lot width at building line (min)	200 ft.	60 ft.	50 ft.	45 ft.	45 ft.	45 ft.	100 ft.	200 ft.	100 ft.	100 ft.	200 ft.

- Flag lots must have at least 50 ft. frontage along a public right-of-way.
- Width to depth ratio of lots for single household and two household dwelling developments shall be at least 1:3, as determined by the smallest rectangle enclosing the extreme limits of the lot.
- Within a townhouse development, internal lots for the purpose of individual ownership of dwellings with undivided interest in the common areas and facilities may be less than 4,500 square feet in area and have a lot width less than 45 feet.

Lot configuration standards, governing the arrangement of lots in a subdivision, are in Section 10.202.2.

10.403.4 Building envelope**10.403.4.1 General**

If there is a conflict among the setback and landscape/bufferyard standards in this code when applied to a certain site, the more restrictive standards will apply.

10.403.4.2 Primary and accessory structures

Default bulk standards for primary and accessory structures are as follows:

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	L/I
Front yard (min)	50 ft.	25 ft.	15 ft.	15 ft.	20 ft.	25 ft.	25 ft. MH site	5 ft.	10 ft.	25 ft.
Front yard on loop lane (min)	n/a	15 ft.	10 ft.	10 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Front yard: garage door (min)	50 ft.; 40 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.	25 ft.	n/a	20 ft.	25 ft.	25 ft.

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Side yard (min)	20 ft.	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	0 ft. for common walls or 10 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft. or building height
Rear yard (min)	50 ft.	20 ft.	10 ft.	20 ft. (house and garage)	20 ft.	25 ft.	25 ft. MH site	25 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft.
Side and rear yard for accessory building (min)	20 ft.	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	n/a	n/a	n/a	n/a	n/a	20 ft.	15 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.
Building height (max)	45 ft. / 3 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	35 feet; 45 feet along Freeways, Arterials, and Major Non- Residential Collectors	1 story	35 feet	45 feet	45 feet
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	1 story	15 ft.	15 ft.	15 ft.

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
- Accessory structures are prohibited between the front building line of the primary building and the public right-of-way. - The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located. - Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser. - Building permitting and setback standards do not apply to accessory structures no more than 200 sq. ft. * Bufferyard standards (Section 10.403.6) may affect setbacks.										

Illustrations of setbacks and yards for various lot and building configurations are included in Section 10.202.2.

10.403.4.3 Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands) are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100 year flood plains, and Category 3 wetlands: 25 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 75 ft.
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 125 ft.

10.403.4.4 Swimming pools and spas

Bulk standards for swimming pools and spas are:

- Edge of in-ground or above ground pool, and in-ground spas:
 - Must be located at least 3 ft. from any freestanding structure, and at least 5 ft. from all side and rear lot lines;
 - May not be located within a utility easement; and
 - Must be placed in a rear or side yard.
- Edge of concrete deck:
 - Must be located at least 5 ft. from all side and rear lot lines;
 - May not be located within a utility easement; and
 - Must be placed in a rear or side yard.
- Edge of wood pool deck:
 - Same as for accessory structure in underlying zoning district.

General standards for pools are in Section 10.311.9.

10.403.5 Setback encroachments and exceptions

These uses and structures may encroach into a yard or required setback as follows.

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL	
Awnings	no more than 3 ft. into front, side or rear setback; may hang over easements	no more than 6 ft. into front, side or rear setback; may hang over easements; may hang over public ROW with approval of City Council
Backflow prevention devices	Any part of the side and rear yard	Any yard on the site
Bay windows, chimneys, entry vestibules less than 8 ft. wide and less than 33% of the wall length, overhanging eaves	no more than 3 ft. into any setback	
Newspaper vending boxes, pay telephones	n/a	Any yard on the site; property must be occupied by a principal building
Open deck greater than 5 ft. above grade	at least 5 ft. into rear setback, if area underneath is left unscreened/unenclosed	n/a
Open deck no more than 5 ft. above grade	Into rear setback, at least 10 ft. from PL	n/a
Ramps and other access devices required by the ADA.	Any yard on the site	
Retaining walls	Any yard on the site	
Satellite dishes at least 1m in diameter	Side and rear yard, at least 10 ft. from PL	

Encroachments across property lines, or into the public right-of-way are prohibited. Aerial encroachments into utility, drainage, access, conservation or riparian easements are allowed at the discretion of the Chief Building Official.

10.403.6 Bufferyard**10.403.6.1 Bufferyards between lots**

Bufferyards are required between certain land uses to prevent or minimize potential nuisances such as noise or light, and to provide a transition between uses that may not be compatible with each other.

10.403.6.2 Bufferyard standards

- Bufferyards shall be landscaped in accordance with the tree and shrub standards found in Section 10.407.5.4.
- No site development shall be permitted within a required bufferyard. This includes, but not limited to, parking, drive aisles, alleys, accessory buildings, dumpsters, storage, or light fixtures. Passive recreation, including pedestrian trails and seating areas, may be permitted within required bufferyards, provided that the required depth of the bufferyard and all required plantings are provided.
- A non-residential use developed in a residential zoning district will be required to provide a low level bufferyard adjacent to residential development, as defined in Section 10.403.6.3(a).
- Detention or retention ponds may be permitted within up to 25% of the required bufferyard if it is determined by the City Engineer that there is no other feasible option for the detention of stormwater. If detention or retention is located within the required bufferyard, the requirements of this section shall be met in full within the remaining bufferyard area, and additional screening or aesthetic treatment of the pond may be required depending on the location and circumstances of the site.
- The Development Services Director may approve up to a 50% bufferyard reduction for properties abutting a drainage easement or other designated open space.
- Development within or adjacent to PUD, FBC, or OT districts shall be subject to the bufferyard requirements for the most appropriate zoning district based on the use of the property.
- Notwithstanding Section 10.403.6.3, Development Services staff may require a masonry wall within a required bufferyard in order to mitigate nuisances caused by light, noise, odor, or any other source.

10.403.6.3 Required bufferyards

The table below indicates the level of bufferyard required between each zoning district or land use. Letters "a" to "c" correspond to the type of bufferyard required and the specific situations in which the bufferyard is required. A box with "--" indicates that a bufferyard is not required between those development types.

		Adjacent district									
		REC	SF-R	SF-1	SF-2	MH	MF	B-1	B-2	LI	I
Development providing bufferyard	REC	--	--	--	--	--	--	--	--	--	--
	SF-R	--	--	--	--	--	--	--	--	--	--
	SF-1	a	a	--	--	--	--	--	--	--	--
	SF-2	a	a	a	--	--	--	--	--	--	--
	MH	b	b	b	b	--	--	--	--	--	--
	MF	b	b	b	b	b	--	--	--	--	--
	B-1	b	b	b	a	a	a	--	--	--	--
	B-2	c	c	c	b	b	b	--	--	--	--
	LI	c	c	c	c	c	c	b	a	--	--
	I	c	c	c	c	c	c	c	b	a	--

- a. A low level bufferyard ("a") shall consist of the following:
 - A 10 ft. wide planting area; or a 5 ft. wide planting area plus a 6+ ft. tall masonry wall;
 - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
 - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.
- b. A medium level bufferyard ("b") shall consist of the following:
 - A 20 ft. wide planting area; or a 15 ft. wide planting area plus a 6+ ft. tall masonry wall;
 - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
 - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.
- c. A high level bufferyard ("c") shall consist of the following:
 - A 30 ft. wide planting area; or a 25 ft. wide planting area plus a 6+ ft. tall masonry wall;
 - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
 - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.

10.403.6.4 Bufferyards adjacent to development perimeter walls

Where a development perimeter wall is provided, a bufferyard consisting of the following shall be provided between the wall and the street:

- A 10 ft. wide planting area;
- Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard, and;
- A continuous landscape hedge not less than 3 ft. in height.

10.403.7 Residential adjacency

10.403.7.1 Loading area screening

Off-street loading areas must be fully screened from view of residential districts. Wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to buffer loading docks no more than 150 ft. from a residential district or area, lodging establishment, nursing home or assisted living facility.

10.403.7.2 Vehicle intensive use screening

Wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to buffer drive-through aisles and mechanical commercial uses when they are no more than 150 ft. from a residential district or area, lodging establishment, nursing home or assisted living facility.

10.403.7.3 Vehicle service bays

Vehicle service bays and loading area garage doors must face away from residential districts, unless separated by a building or permanent architectural feature at least the height of the service bays. Walls separating service bays from a residential district must be masonry (stone, brick, decorative CMU, similar materials) with no openings.

10.403.7.4 Dumpster enclosures

Dumpster enclosures in nonresidential zoning districts must be at least 25 ft. from a residential zoning district.