



City of Hutto

Agenda

**Zoning Board of Adjustment Meeting
Wednesday, September 23, 2020 at 7:00 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. Remarks from visitors. *(Three minute time limit.)*

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on June 24, 2020. 3 - 5

[Agenda Item Report - AIR-20-364 - Pdf](#)

- 4.2. 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. 6 - 16

[Agenda Item Report - AIR-20-344 - Pdf](#)

5. ADJOURNMENT
6. CERTIFICATION

I certify that this notice of the **September 23, 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 **September 18, 2020 at 1:00 P.M.**




Holly Nagy, City Secretary

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 June 24, 2020.
Meeting: Zoning Board of Adjustment - 23 Sep 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

See attached for the minutes from June 24, 2020.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

[ZBA - 6-24-2020 Minutes \(DRAFT\)](#)



MINUTES

Zoning Board of Adjustment Meeting

7:00 PM – Wednesday, June 24, 2020

City Council Chambers

The Zoning Board of Adjustment of the City of Hutto was called to order on Wednesday, June 24, 2020, at 7:00 PM, in the City Council Chambers, with the following members present:

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 Maureen Rooker, Commissioner Bryan Dempsey, 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. **PUBLIC HEARINGS**

5. **AGENDA ITEMS**

- 1) Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustment meeting held on October 23, 2019.

Commissioner Maureen Rooker made a motion to accept the meeting minutes from the regular scheduled Zoning Board of Adjustment meeting held on October 23, 2019 as written, Commissioner Bryan Dempsey seconded the motion. Motion passed 5 Ayes to 0 Nays.

- 2) Consideration of a public hearing and possible action on variance request #1.54 for the property located at 750 Carol Drive, Lot 14, Block S of the Hutto Highlands Section 2, Phase 1 Subdivision, to reduce the minimum side yard building setback standard from 5-feet to 3-feet and 3-inches, within the SF-1 (Single Family Residential) zoning district as outlined in Chapter 4, Section 10.403.4 of the Unified Development Code (UDC).

Commissioner Maureen Rooker made a motion to approve the variance as presented, Commissioner David Meyer seconded the motion. Motion passed 5 Ayes to 0 Nays.

5. **ADJOURNMENT**

The meeting was adjourned at 7:07 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 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.

Meeting: Zoning Board of Adjustment - 23 Sep 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Property Description:

Christ the Rock Campus, Lot 1 Block 1

Location:

3250 Limmer Loop

Current Land Use:

General Commercial (B-2) - Church

Background:

This is a variance request from the parking lot and vehicular screening requirement in section 10.407.5.2 of the UDC. Christ the Rock Lutheran Church was permitting and was nearing final inspections. They reached out to staff stating that the pipeline company would not allow them to plant the UDC required landscaping, and they would need a variance.

They are proposing to move the trees that were for the parking lot screening to the southeast side of the building. Staff recommends they plant an additional 10 large trees and shrubs at the front towards Limmer Loop to provide additional screening.

Please refer to the attached document for the UDC section.

Staff Analysis:

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

Staff finds that the requested variance does not constitute an undue hardship. However, there is an opportunity to provide additional screening beyond what the code requires at the front of the property to mitigate for the parking and vehicular screening request.

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.***

The strict application of the UDC does not deprive the applicant of the rights commonly enjoyed by other land owners in the area.

3. ***The variance is in harmony with the spirit of the UDC and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.***

Staff finds that the requested landscape variance is not in harmony with the UDC and if additional landscaping is installed it will not adversely affect nearby properties.

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

The conditions of the variance are self-created. The property was permitted and right as they are ready to open, the pipeline company says that they cannot plant landscaping adjacent to the easement. They could adjust the site layout including moving the parking as an option.

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.***

The requested variance does not confer any special privilege to the applicant that is not permitted on other similar properties. Any property owner can ask for any variance they would like to request.

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

Staff finds that the requested variance is the minimum needed to grant relief.

Public Response:

Notices were sent out. As of this staff report, staff received one response in opposition and one in favor. Those are included in the packet.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends that the Zoning Board of Adjustment approve the variance with the condition of adding additional landscaping at the front of the property to better screen the parking and drive aisles.

ATTACHMENTS:

[FullPacket](#)
[10.407.5.2 UDC](#)



Blair Landscape Architecture, LLC
306 W Main St. Ste. 12
Round Rock Texas, 78664

Date: 08/07/2020

RE: **Variance Request**
Christ The Rock Church
Project #: 2019-17032

City of Hutto Planning & Zoning Commission
500 W. Live Oak St.
Hutto, Texas 78634

Whom it may concern,

A variance from 10.407.5.2 Parking Lot and Vehicular Use Screening is being requested due to Easement constraints located on the property. A 50.0' Enterprise Crude Oil easement and a 100.0' LCRA Electric Transmission easement prevent the placement of shrubs/trees and required irrigation within the interior parking islands to fully comply and meet the intent of the code. The trees required will be placed along the parking lot edge in a manner that will shade portions of the parking lot while the shrubs will be planted nearby in an aesthetic manner.

Thank you for your time and consideration.

Sincerely,

Will Blair
President, Blair Landscape Architecture, LLC



Blair Landscape Architecture, LLC
306 W Main St. Ste. 12
Round Rock Texas, 78664

Date: 08/07/2020

RE: Review Criteria (Findings) Response Letter
Christ the Rock Church
Project #: 2019-17032

City of Hutto Planning & Zoning Commission

500 W. Live Oak St.
Hutto, Texas 78634

Whom it may concern,

Please find responses to review criteria (findings) below.

1) The size of the parcel and the ratio of restricted land to buildable land due to easement conflicts present a unique condition not typically found on a normal parcel.

2) Strict application of the UDC would deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation. The parcel faces an uncommon obstacle in not only one but two easements (50' and 100') that prevent standard design practices from being used. High tension powerlines and a crude oil pipeline prevent the placement of many shrubs and trees along with irrigation that would typically be required.

3) The variances requested are in harmony with the UDC, community, neighborhood and other applicable land use and development plans for a couple of reasons. First, the building is set back deep in the parcel with plenty of space between ROW and adjacent property. Secondly, while parking lot island plantings cannot be achieved, enhanced plantings along the drive aisle provide an upgraded design to the UDC requirements.

4) The variances requested are not self-created by disregard or ignorance of the UDC. The easements prevent building at the front of the parcel and the parking lot is located within a portion of the easements to best utilize the land. While the islands cannot contain the required trees and shrubs, the trees are located near drop off locations that will benefit from the shade. The nature of the development as a Church also implies that the parking lot will only be at max capacity periodically throughout the week, alleviating high traffic concerns during the hottest times of the day.

5) The variances do not confer special privilege that the UDC does not permit on the other lands, structures or buildings in the same zoning district. The variance simply allows the parcel to be buildable as all other aspects of the development comply with the UDC.

6) The variances requested are the minimum necessary to grant relief. The parking island plantings are only relocated to where vegetation and irrigation can be installed per easement guidelines.

Thank you for your time and consideration.

Sincerely,

Will Blair
President, Blair Landscape Architecture, LLC



ENTERPRISE PRODUCTS PARTNERS L.P.
ENTERPRISE PRODUCTS HOLDINGS LLC
(General Partner)

ENTERPRISE PRODUCTS OPERATING LLC

August 4, 2020

Nathan Conrad
Pfluger Builders
nathan@pflugerbuiders.com

**RE: OBJECTION TO PROPOSED LANDSCAPING ENCROACHING THE MIDLAND TO SEALY PIPELINE
(TEPPCO SOUTH TEXAS CRUDE LINES; LID #C129; TRACT # 8232-TX-WM-0186.10000 DB#13227) WILLIAMSON COUNTY, TEXAS**

Dear Mr. Conrad:

This letter is in response to a request received July 17, 2020 to place landscaping inside of our Midland to Sealy, LID #C129 pipeline easement. Please be advised that after review and consideration by our Engineers, Land Manager, Analysts and Field Operations Personnel, we have concluded that given the nature and purpose of its active pipelines in the area, we are unable to accommodate your request.

Our Encroachment Guidelines define our minimum standards for safety and quality for addressing encroachments to our pipeline corridors and right-of-way. Said brochure (copy enclosed) specifically states that new planting of trees or shrubs over 18 inches tall are not permitted on Enterprise's rights-of-way.

Additionally, your request to place a concrete slab within our Right-of-Way violates the terms in Permanent Easement Agreement from Hutto Development, Ltd. to Enterprise Crude Pipeline LLC dated November 29, 2016 and recorded under 2016113220 of the Official Public Records of Williamson County, Texas. The said Permanent Easement Agreement (copy enclosed) specifically states: *Granter is not permitted to conduct any of the following activities on the Easements: (1) construct any temporary or permanent building or permanent site improvements; (2) drill or operate any well on the Easements but a well can be directionally drilled under the Easements provided the drill bit enters the Easements at a subsurface depth of twenty feet (20') or deeper; (3) remove soil or change the grade or slope; (4) impound surface water; or (5) plant trees or plants.*

As a safe alternative, we recommend placement of the new landscaping being outside Enterprises' easement area. If at a later date you decide to revise your plans please contact me at (281) 887-3395 or via e-mail at clair@eprod.com.

Regards,

Cameron Lair

Cameron Lair
Encroachment Analyst
Land-Encroachments

Enclosure: Permanent Easement Agreement from Hutto Development, Ltd. to Enterprise Crude Pipeline LLC dated November 29, 2016 and Enterprise Products Encroachment Guidelines Brochure

NOTES

- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Drip irrigation in all beds, & spray irrigation in all lawn areas.

TREE LIST

No trees onsite

ENT
O

60.91 ACRES
(164.266 ACRES)

No vegetation or irrigation allowed in Easement

ENTERPRISE

50' EASEMENT ENTERPRISE
CRUDE PIPELINE DOC. NO.
2016113220

Hydromulch disturbed areas out

SPACE BETWEEN EASEMENTS AVAILABLE

100' LICA POWERLINE
EASEMENT DOC. NO.
2012020149

No vegetation or irrigation allowed in Easement

Hydromulch disturbed areas out

"164.266 ACRES (RESIDUE)"
DAVENPORT, JR. INDIVIDUALLY AND INDEPENDENT
THE ESTATE OF HUGH S. DAVENPORT, SR.
TO
HUTTO DEVELOPMENT, LTD.
-2001 DOC.# 20101071798 OPRWC

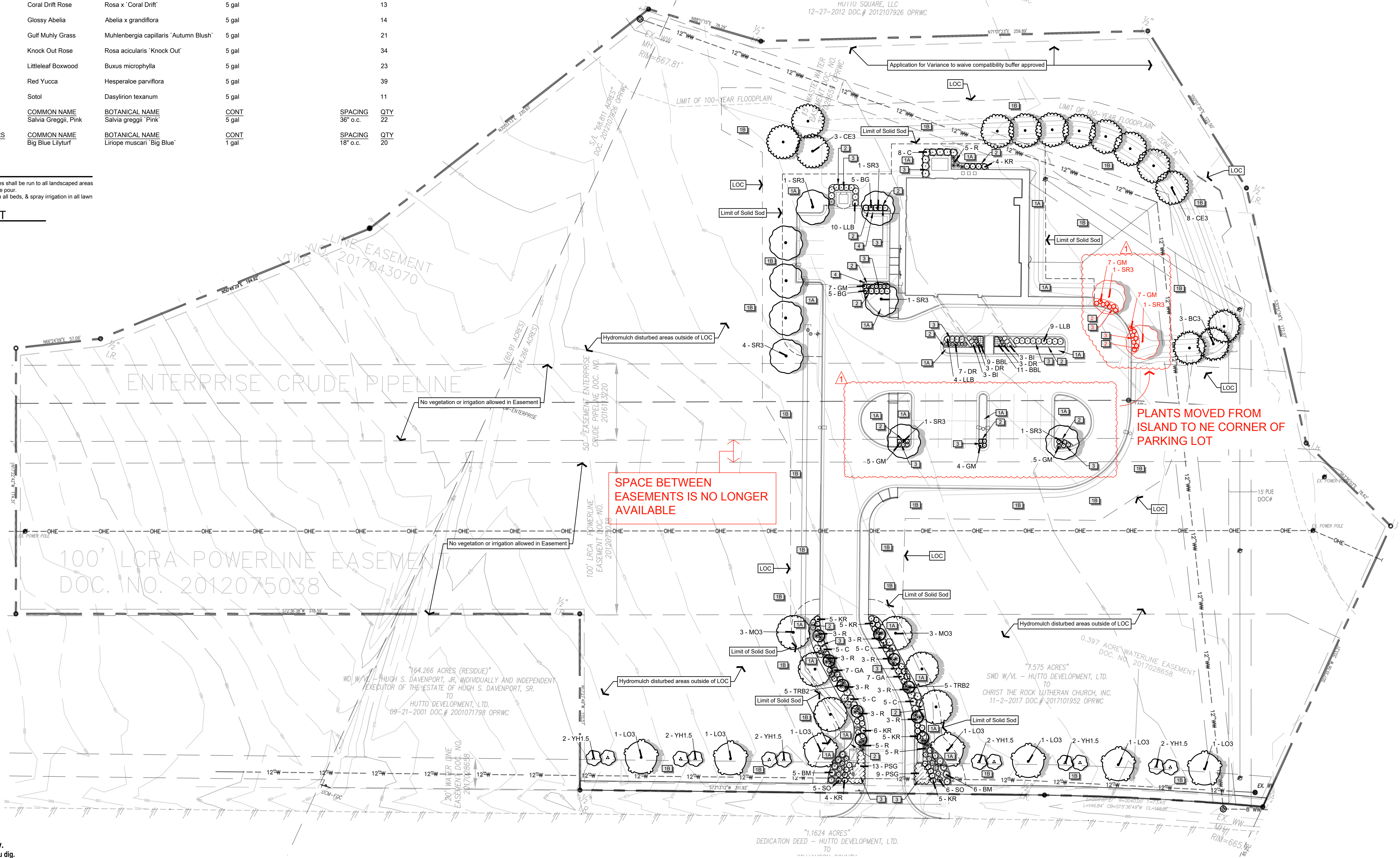
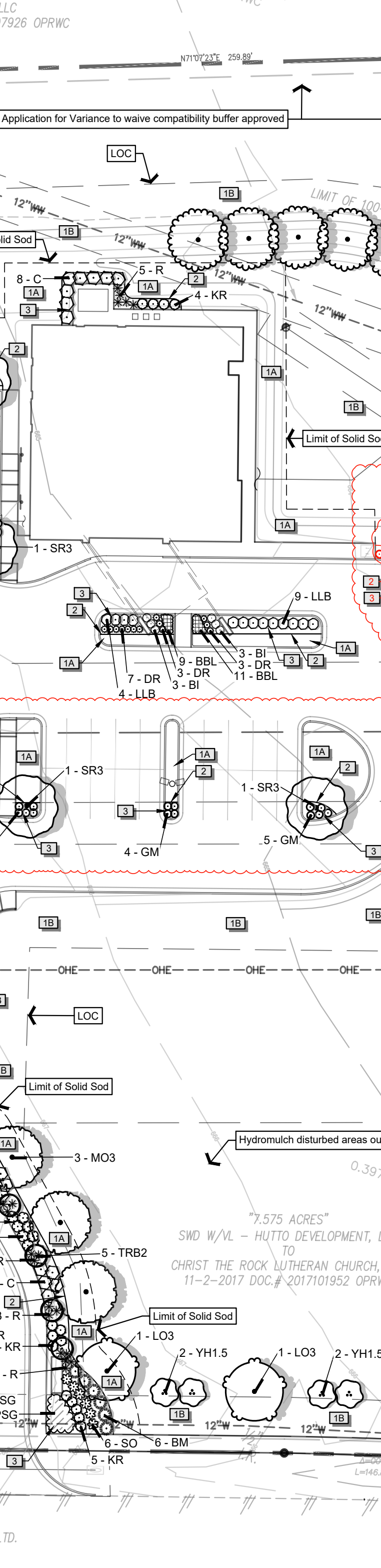
20' WATER LINE
EASEMENT DOC. NO.
2017126835

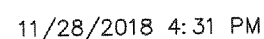
12"W 12"W 12"W

2 - YH1.5 1 - LO3 2 - YH1.5

12"W 12"W

1B

[illegible][illegible]



VICINITY MAP
1:2000
PROJECT LOCATION
HOUSTON CITY LIMITS (TYP)



PROJECT NO. 18-482 DATE: JUNE 25, 2018

Doc # 2019005618

CHRIST THE ROCK CAMPUS SUBDIVISION

NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSEDLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS AS AMENDED.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE OF ALL REAR LOT LINES.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A 3' P.U.E. IS HERBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE CITY OF HUTTO UDC REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH JONAH WATER SPECIAL UTILITY DISTRICT AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. JONAH WATER SPECIAL UTILITY DISTRICT ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 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 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS SITE ARE WATER: JONAH WATER SPECIAL UTILITY DISTRICT; WASTEWATER: JONAH WATER SPECIAL UTILITY DISTRICT; ELECTRIC: ONCOR; NATURAL GAS: ATMOS
- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY F.I.R.M. MAP NO. 48491C0520E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- THIS SUBDIVISION WILL BE ZONED B-2 (GENERAL COMMERCIAL)
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 85%
- ALL CITY EASEMENTS WILL BE MAINTAINED BY PROPERTY OWNER.
- 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, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

LIEN HOLDER CERTIFICATION

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, RORY VROCKS, LIEN HOLDER OF THE CERTAIN 7.575 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017101952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND 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 CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS CHRIST THE ROCK CAMPUS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 13th DAY OF December, 2018.

RORY VROCKS, CPA
WELS CHURCH EXTENSION FUND
N16 W23377 STONE RIDGE DRIVE, WAUKESHA, WI. 53188

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §
WILLIAMSON

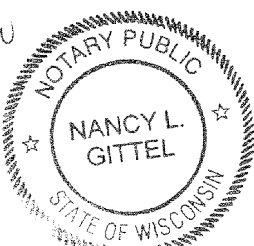
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rory Vrocks, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 13th DAY OF December, 2018

Nancy L. Gittel
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Nancy L. Gittel
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: 7-22-2022



OWNER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, CHRIST THE ROCK LUTHERAN CHURCH, INC., OWNER OF THE CERTAIN 7.575 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017101952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS CHRIST THE ROCK CAMPUS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3rd DAY OF January, 2019.

Christ the Rock Lutheran Church, Inc.
3160 LIMMER LOOP, HUTTO, TX. 78634

Ryan Kister
PRINTED NAME:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

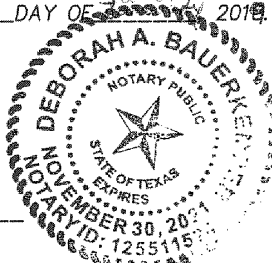
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryan Kister, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF January, 2019.

Deborah A. Bauer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deborah A. Bauer
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: November 30, 2021



CITY MAYOR AND CITY SECRETARY SIGNATURES:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 15th DAY OF November, 2018.

Doug Paul 1/11/19
DOUG PAUL, MAYOR DATE

Lisa L. Brown 1/14/19
LISA L. BROWN, CITY SECRETARY DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS THE 9th DAY OF January, 2019.

Ashley Lumpkin 1/9/19
ASHLEY LUMPKIN, AICP, DIRECTOR DATE

COUNTY CLERK

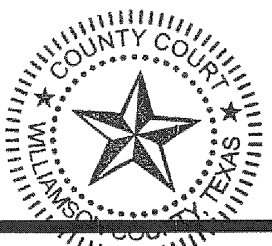
STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON

I, NANCY 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 28th DAY OF November, 2018, A.D., AT 3:05 O'CLOCK, P. M., AND DULY RECORDED THIS THE DAY OF January, 2019, A.D., AT 3:30 O'CLOCK, P. M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2019005618

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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS BY: Brenda McKenzie DEPUTY

Brenda McKenzie



7.568 ACRES

These notes describe that certain tract of land located in the J. DYKES SURVEY, ABSTRACT NO. 186 and the J. SHELTON SURVEY, ABSTRACT NO. 560, situated in Williamson County, Texas; subject tract being all of a called "7.575 Acres" conveyed in a Special Warranty from Hutto Development, LTD. to Christ the Rock Lutheran Church dated 11-2-2017 and recorded in Document No. 2017101952, Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of August, 2018 and being more fully described as follows:

BEGINNING at the Southeast corner of subject tract in the North right-of-way line of Limmer Loop, a public roadway, same being described as a called "1.1624 Acres" conveyed in a Dedication Deed from Hutto Development, LTD. To Williamson County dated 12-5-2002 and recorded in Document No. 2003091488, OPRWC, same being a corner of the residual portion of a called "201.06 Acres" (residual portion) titled to Hugh S. Davenport, Individually and as Independent Executor of the Estate of Hugh S. Davenport, Sr. as recorded in Volume 1079, Page 938, Official Records of Williamson County (ORWC); found a 1/2" iron rod at same corner;

THENCE with said North right-of-way line of Limmer Loop and the South line of said "7.575 Acres" as follows:

A curve to the left, having a central angle of 04° 07' 27", a radius of 2040.00 feet, a chord bearing of South 75° 36' 49" West, a chord length of 146.81 feet and an arc length of 146.84 feet to a found 1/2" iron rod at the termination of same and South 73° 13' 12" West 311.92 feet to a found 1/2" iron rod at the lower Southwest corner of said "7.575 Acres" and an exterior corner of the residual portion of a called "60.91 Acres" conveyed in a Correction Warranty Deed from SBJV Investments, LTD. To Hutto Development, LTD. Dated 01-30-2012 of record in Document No. 20120068784, OPRWC;

THENCE North 17° 27' 49" West with the lower West line of said "7.575 Acres", also being a line of said residual portion of "60.91 Acres", a distance of 115.57 feet to a found 1/2" iron rod at an interior corner of said "7.575 Acres" and an exterior corner of said residual portion of "60.91 Acres";

THENCE South 72° 36' 38" West with the upper South line of said "7.575 Acres", also being a line of said residual portion of "60.91 Acres", a distance of 378.59 feet to a found 1/2" iron rod at the upper Southwest corner of said "7.575 Acres" and an interior corner of said residual portion of "60.91 Acres";

THENCE North 17° 22' 42" West with the upper West line of said "7.575 Acres", also being a line of said residual portion of "60.91 Acres", a distance of 174.31 feet to a set 1/2" iron rod (orange cap "Bryan Tech Services") at the Northwest corner of same, also an interior corner of said residual portion of "60.91 Acres";

THENCE with a series of lines common to both "7.575 Acres" and said residual portion of "60.91 Acres" as follows:

North 66° 24' 09" East 57.09 feet to a set 1/2" iron rod (orange cap "Bryan Tech Services")
North 50° 45' 34" East 194.72 feet to a set 1/2" iron rod (orange cap "Bryan Tech Services")
North 35° 06' 21" East 236.08 feet to a found 1/2" iron rod,
North 88° 11' 15" East, passing the approximate common line of aforementioned residual portion of "60.91 Acres" and a called "68.811 Acres" (residual portion) conveyed in a Special Warranty Deed from Hutto Development, LTD. To Hutto Square, LLC dated 12-27-2012 and recorded in Document No. 2012107926, OPRWC and continuing with the common line of "7.575 Acres" and said "68.811 Acres" (residual portion) a total distance of 78.29 feet to a found 1/2" iron rod, and continuing with said line,
North 71° 07' 23" East 259.89 feet to a found 1/2" iron rod,
South 50° 07' 35" East 122.50 feet to a found 1/2" iron rod,
South 30° 51' 58" East 172.07 feet to a set 1/2" iron rod (orange cap "Bryan Tech Services") and
South 63° 35' 03" East 78.62 feet to a set 1/2" iron rod (orange cap "Bryan Tech Services") in the common line of said "68.811 Acres" (residual portion) and aforementioned "201.06 Acres" (residual portion);

THENCE South 07° 35' 56" West with the common line of said "7.575 Acres" and "201.06 Acres" (residual portion), a distance of 203.21 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of approximately 2.554 acres in the J. DYKES SURVEY, ABSTRACT NO. 186 and 5.014 Acres in the J. SHELTON SURVEY, ABSTRACT NO. 560 for a total of 7.568 Acres of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone)
NAD 83/93 adjustment and are grid values. Attention is invited to accompanying plat for further information.

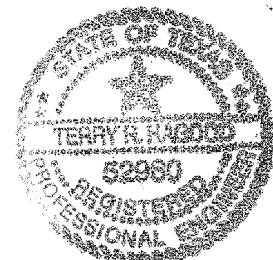
ENGINEER'S CERTIFICATE

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

I, TERRY R. HAGOOD, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN COMPLIANCE WITH THE CODES OF AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS, THIS 14th DAY OF DECEMBER, 2018.

Terry R. Hagood SEAL:
TERRY R. HAGOOD, P.E., LICENSED PROFESSIONAL ENGINEER
HAGOOD ENGINEERING ASSOCIATES, INC.
900 EAST MAIN STREET
ROUND ROCK, TX 78664
(512) 244-1546



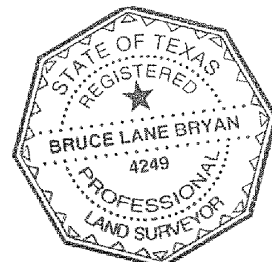
PAGE 2 OF 2

SURVEYOR'S CERTIFICATE

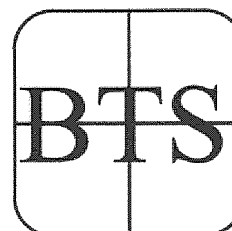
I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON August, 2018.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS THIS 28th DAY OF November, 2018.

Bruce Lane Bryan SEAL:
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
STATE OF TEXAS
911 N. MAIN STREET, TAYLOR TX 76754
512-352-9090



BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76754

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BM	CHECKED BY: BLB
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 18-482	DATE: JUNE 25, 2018



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

PUBLIC HEARING DATE: SEPTEMBER 23, 2020
PUBLIC HEARING TIME: 7:00 PM
MEETING LOCATION: 500 W. Live Oak St. – City Hall

Notice is hereby given to all interested persons that the **HUTTO ZONING BOARD OF ADJUSTMENT** will hold a public hearing regarding a variance request for the property located at **3250 Limmer Loop** from the parking lot and vehicular use 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

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

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

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

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: a variance request for the property located at **3250 Limmer Loop** from the parking lot and vehicular use 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

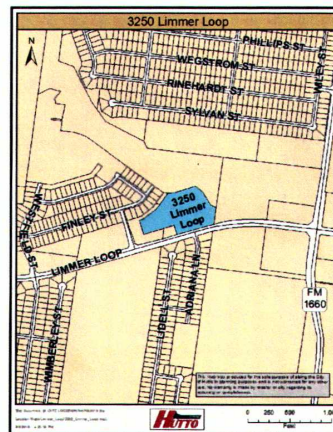
Name: Celina E Thomas, Hutto ISD

Address: 200 College St

☒ **I AM IN FAVOR**

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

LOCATION MAP:



From: [Angel Kavanaugh](#)
To: [Ashby Grundman](#); [Ashley Lumpkin](#)
Subject: Fwd: Hutto Zoning Board of Adjustment for 3250 Limmer Loop
Date: Thursday, September 17, 2020 10:43:12 AM

Sent from my iPhone

Begin forwarded message:

From: James Moody
Date: September 17, 2020 at 10:35:17 AM CDT
To: Planning <Planning@HuttoTX.gov>
Subject: Hutto Zoning Board of Adjustment for 3250 Limmer Loop

Case Name: 3250 Limmer Loop Variance Request #1.55/ZBA

Public Hearing Date: September 23, 2020 7:00PM

Name: James Moody

Address: 215 Adriana Ln, Hutto, TX 78634

I Object, These rules are to help keep some green remaining after development. Asking for exemption after most of the build is complete implies they never intended or cared to comply.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

10.407.5.2 Parking lot and vehicular use screening

The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft. deep.
- Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
- Landscape screening 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.
- In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.
- Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.
- Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.
- Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.
- Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.
- Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 10.407.5.1.