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Prepared For: Perry Sanford

Date Prepared: Fri Dec 06 2024

Subject Address: 801 ED SCHMIDT BLVD, HUTTO, TX 78634

Subject Property ID: R624598

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
- Private deed restrictions and restrictive covenants may supersede local zoning as long as the restrictions or covenants are not written to be less restrictive. For example, if a deed restriction or restrictive covenant limits a lot to 1 dwelling unit while local zoning permits 2 or more dwelling units, deed restrictions prevail and only 1 dwelling unit may be built.
- HOA's are governed by covenants, conditions and restrictions (CCR's) and are considered private deed restrictions.
- Private deed restrictions, restrictive covenants and CCR's are governed and enforced pursuant to civil law and not by local governments.
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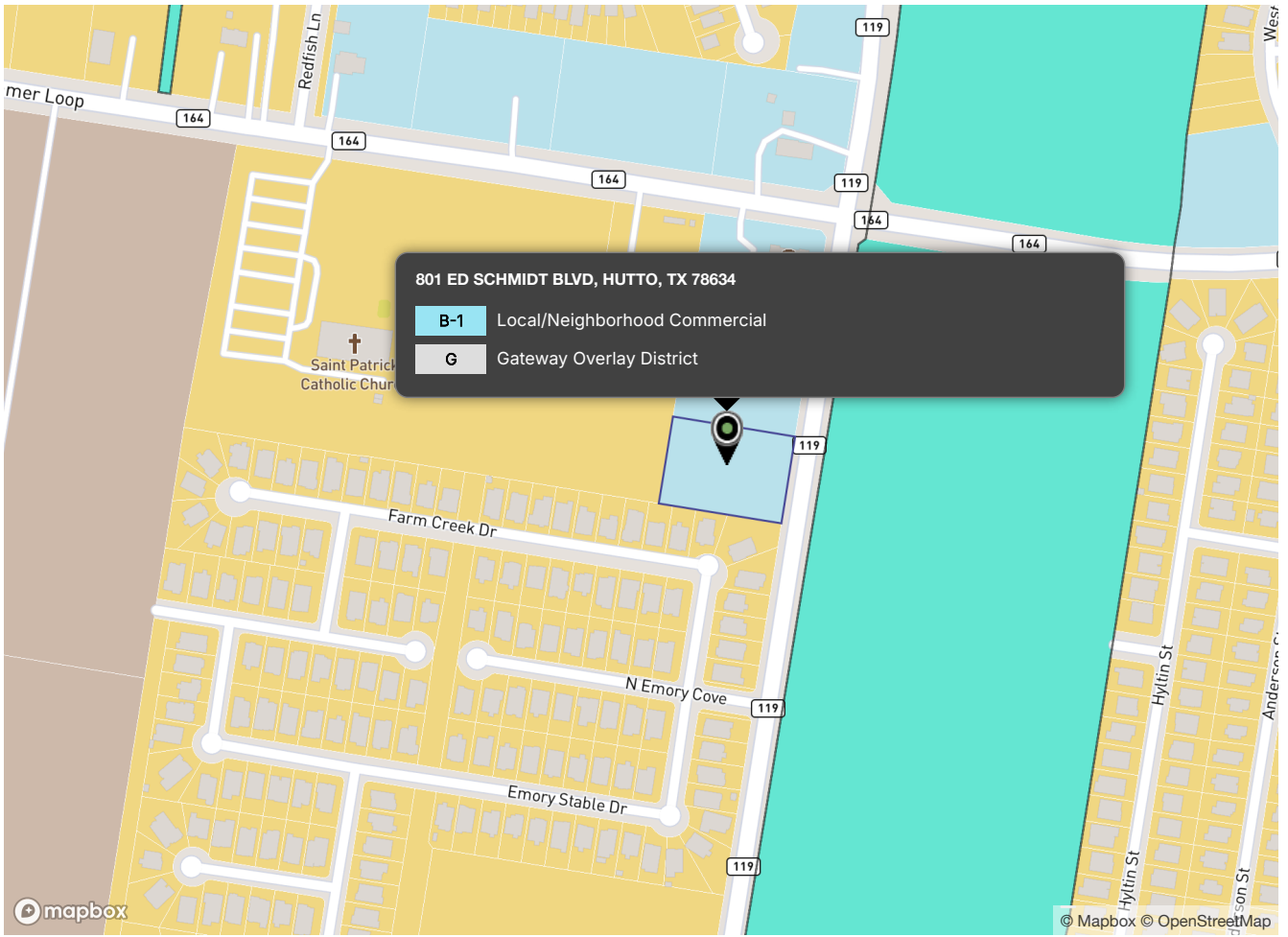
Please see www.zonability.com/tos for Zonability's terms of service.



Disclaimer

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Legend



- | | | |
|-----------------|--------------------------------|----------------------------|
| Agricultural | Commercial | Industrial |
| Government | Mixed | Multifamily |
| Planned Special | Residential | No Zonability Coverage |
| City Limits | Potential City Expansion (ETJ) | Potential Zoning (ex. ETJ) |
| Subject | | |

Basics ⓘ

Property			
Assessor Address	801 ED SCHMIDT BLVD, HUTTO, TX 78634	Mailing Address	2911 A W GRIMES BLVD, PFLUGERVILLE, TX 78660-5459
Owner(s) of Record	DC REBELS INVESTMENT PROPERTIES LLC		
County Property ID	R624598	Ownership in Years	2 years
Additional ID	not available	Appraised Value	not available
Year Built	not available	County	Williamson, TX
Lot Size	69,827 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	not available	Legal Description	S12827 - ED SCHMIDT COMMERCIAL ADD, BLOCK A, LOT 2, ACRES 1.603
Existing Use (per assessor)	VACANT LAND (NEC)		

Current Zoning	
Zoning Abbreviation(s) and Name(s)	<div style="display: flex; gap: 5px;"> <div style="background-color: #00AEEF; color: white; padding: 2px 5px; border-radius: 3px;">B-1</div> Local/Neighborhood Commercial <div style="background-color: #808080; color: white; padding: 2px 5px; border-radius: 3px;">G</div> Gateway Overlay District </div>
Regulatory Entity	<div style="border: 1px dashed gray; padding: 2px 5px; display: inline-block;">CITY</div> City Limits Hutto


Zotential

Estimated Potential by District Visit our FAQs to learn more			
<div style="background-color: #00AEEF; color: white; padding: 2px 5px; display: inline-block;">B-1</div> Local/Neighborhood Commercial			
Height	not available		
Improvements	not available		
Setbacks	<table border="0"> <tr> <td style="text-align: center; vertical-align: middle;"> Front Side Back </td> <td style="border-left: 1px solid gray; border-right: 1px solid gray; padding: 0 5px;"></td> </tr> </table>	Front Side Back	
Front Side Back			
Density	not available		
Lot requirements	43,560 sf (100' lot width)		
Estimated Uses	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Drive-thru</p> </div> <div style="text-align: center;">  <p>Commercial</p> </div> </div>		

More

Zoning District	
<p>B-1 Commercial Local/Neighborhood Commercial</p>	<p>The B-1 district is a setting for low-intensity retail uses, offices and personal services intended to serve residents of the adjacent neighborhood. B-1 zoned land should only be grouped together at the intersections of busier non-local streets. Incremental creation of strip commercial districts is discouraged. Site and building design standards are intended to encourage high quality development, promote internal and external pedestrian connectivity, and prevent potential harm to residential districts.</p>
<p>G Overlay Gateway Overlay District</p>	<p>The Gateway Overlay district has several intents, including "Coordinate with ongoing planning efforts for the Hutto Gateway and to further goals, policies and objectives outlined in the Comprehensive plan."</p>

Contact	
<p>CITY City Limits Hutto</p>	<p>City limits determine whether a property is subject to zoning. While there are exceptions (like some government owned properties), most properties within a city limit boundary are zoned. Keep in mind, an address may note a city that is different.</p>

Planning Related ⓘ	
<p>Commercial </p>	<p>Description not available</p>
<p>Outside City Limits Hutto (ETJ)</p>	<p>Description Zoning likely does not apply here because this location is identified as being outside a city limit. The government identifies this area as ETJ, "Extra Territorial Jurisdiction." Keep in mind, while it is outside the city limit, zoning doesnt apply but it will once the land annexed (if that happens). In the meantime, check with county building department for information on the process to obtain building permits.</p>

About This Report

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- There are no straightforward "yes/no" answers in a Zonability report.
- Zonability provides some district level insights but there are many potential factors beyond this report to consider.

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