



City of Hutto

Agenda

**Historic Preservation Commission
Wednesday, April 27, 2022 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 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 huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

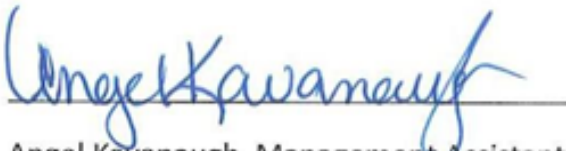
- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on September 22, 2021.
- 4.2. Election of a new Historic Preservation Commission chairperson.
- 4.3. Consideration and possible action on the Certificate of Appropriateness for a new retail structure on Lot 4, Block 12 Hutto Historic Subdivision, known as a portion of 102 West Pecan Street.
- 4.4. Status of the old RR depot and discussion.
- 4.5. Set up process to apply for UP grant to move the old RR depot.

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the Wednesday, April 27, 2022 Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on Friday, April 22, 2022 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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

AGENDA ITEM REPORT

4.1.



To: Historic Preservation Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on September 22, 2021.
Meeting: Wednesday, April 27, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Ammended Historic Preservation Commission Minutes 9.22.2021



City of Hutto

Minutes

Historic Preservation Commission

Wednesday, September 22, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

7:00 PM

2. ROLL CALL

Members of the Historic Preservation Commission present were: DeAnne Woorley, Curtis Orton, Travis Allen and Robert Lykins. Jon Stephenson was absent.

Members of city staff present were: Ashley Lumpkin, Director of Planning, Autumn Speer, Planning Manager and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

No Public Comments

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes for the regular scheduled Historic Preservation Commission meeting held on August 24, 2021.

Commissioner Robert Lykins made a motion to accept the meeting minutes for the regular scheduled Historic Preservation Commission meeting held on August 24, 2021, after discussion on some corrections that will be corrected prior to signature, seconded by Commissioner DeAnne Woorley. Motion Passed 4 Ayes to 0 Nays

- 4.2. Consideration and possible action on a Certificate of Appropriateness for demolition of Riverhorse Academy School Building at 200 College Street.

Staff presented the applicant request and recommended approval on a Certificate of Appropriateness for demolition of Riverhorse Academy School Building at 200 College Street.

Discussion ensued concerning staff and commissioners wanting more information on the salvage plan, where items will be saved and stored, possible video or still photos documenting each item that will be salvaged. Main entrance sidewalk, wood floors from small gym, front entrance façade, plaques etc. Jessica Molter from Pfluger architects was present for questions and agreed that the documentation of salvage items will be done and documented as to where it will all be used in new building.

Commissioner Robert Lykins made a motion to approve a Certificate of Appropriateness for demolition of Riverhorse Academy School Building at 200 College Street with the conditions that a new detailed salvage plan would be done including photos and or video of all historic items and where they will be saved, stored and how and where they will be

used in the new building, seconded by Commissioner DeAnne Woorley. Motion passed 4 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the Certificate of Appropriateness for work on the rear facades of 105 and 107 East, including new gutters and underground sump pump, addition of windows and doors, door awnings and brick facade work on the rear elevations. This request also includes an up to 20' expansion on the rear facade of 105 East.

Staff presented the applicant request and recommended approval on the Certificate of Appropriateness for work on the rear facades of 105 and 107 East, including new gutters and underground sump pump, addition of windows and doors, door awnings and brick facade work on the rear elevations. This request also includes an up to 20' expansion on the rear facade of 105 East.

Discussion ensued between Staff and Commissioners with the applicant in attendance to answer any questions. Commissioners recommended that the HVAC unit be centered in the middle of the roof to minimize the ability to see it from the street, Staff stated that it would be centered so if you were standing on sidewalk in front or same distance in back that you would not be able to see it. Applicant did state she wanted to see if it was possible to put the HVAC units for both buildings on one roof as one of them is slanted.

Commissioner Curtis Orton made a motion to accept the Certificate of Appropriateness for work on the rear facades of 105 and 107 East, including new gutters and underground sump pump, addition of windows and doors, door awnings and brick facade work on the rear elevations. This request also includes an up to 20' expansion on the rear facade of 105 East as written, seconded by Commissioner Robert Lykins. Motion passed 4 Ayes to 0 Nays.

- 4.4. Update, discussion and possible action pursuant to the Hutto Historical Writing Committee.

Update from Chair Travis Allen, from and email that Jon Stephenson wrote stating that he currently has 8 people for the committee, Kathy Hoover confirmed that she would be a member.

Commissioner Robert Lykins updated staff and Commission on the status of the WASP exhibit asked that this be added to the agenda, checked into prices stating it would cost about \$1000.00 to bring the exhibit to the city in November. American Legion stated they would sponsor.

5. **ADJOURNMENT**

7:42 PM

6. **CERTIFICATION**

I certify that this notice of the September 22, 2021 Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on September 17, 2021 at 5:00 P.M.

Chair

AGENDA ITEM REPORT

4.2.



To: Historic Preservation Commission
Subject: Election of a new Historic Preservation Commission chairperson.
Meeting: Wednesday, April 27, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

4.3.



To: Historic Preservation Commission
Subject: Consideration and possible action on the Certificate of Appropriateness for a new retail structure on Lot 4, Block 12 Hutto Historic Subdivision, known as a portion of 102 West Pecan Street.
Meeting: Wednesday, April 27, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

Lot 4, Block 12 is a vacant lot, approximately .25 acres in size. The applicants are proposing a two-story 4,400 sq. ft. structure for retail/office space. The structure will be built on slab, with a 4:12 roof pitch and 100% hardi-plank siding. The proposal includes a metal roof. It is approximately 43' wide by 52' deep. It requires 11 parking spaces and will need to meet the fire code. It has undergone a preliminary fire code review.

The next steps include a possible replat for the property to be subdivided from a portion of Lot 5, site development permit application and building permit.

Surrounding uses:

North – OT-3 Single family home
East – OT-4T Single family home
South – OT-4T Single family home
West – OT-4T Vacant

A certificate of appropriateness is required for the following change to the exterior of a structure with designated or pending historic designation:

- Construction of a new, detached structure in a historic district.

SUMMARY OF REQUEST:

Building Design and Architectural Standards

Old Town Hutto has an historic existing character that shall be preserved by rehabilitation of existing significant buildings. In addition, new and infill construction in the district shall reflect the character of the district during its historic period of significance.

The key design principles establish essential goals for development in the Old Town to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces.

AGENDA ITEM REPORT

4.3.



Applicable Key Design Principles

- New buildings/building facades shall utilize building elements and details to achieve compatibility with existing buildings in Old Town.
- Compatibility is not meant to be achieved through uniformity or replication of existing architecture, but through the use of variations in building elements to achieve individual building identity.
- Building facades must include appropriate architectural details and ornament to create variety and interest.

Requirements Specific to OT-4 Zones

- All primary entrances shall address the primary street unless configured as a courtyard or forecourt building. **MEETS**
- Garages generally shall be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. **MEETS**

Architectural Elements

- Gable roofs, if provided, shall have a minimum pitch of 9/12. When hipped roofs are used, the minimum pitch shall be 6/12. Other roof types shall be appropriate to the architectural style of the building. **DOES NOT MEET - The applicants are proposing 4:12 gable roof**
- Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided. **NA**

Building Materials

The following shall be permitted finishes for street fronting facades of all residential buildings. No more than three different materials shall be used on any single facade:

- Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty; **MEETS**
- Masonry (brick; stone; man-made stone and stucco utilizing a three-step process).

The following shall be allowed up to 25% as an accent material: **NA**

- Wood
- Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.

Side and rear facades shall be of finished quality and of the same color and materials that blend with

AGENDA ITEM REPORT

4.3.



the front of the building. **MEETS**

Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles. **MEETS**

An enclosed garage or carport shall be designed and constructed of the same material as the primary building. **MEETS**

Specific To Zones OT-4R And OT-4T

- All parking areas and garages shall be located at the Second or Third Layer. **MEETS**

Streetscape and Landscape Standards

Public sidewalks are required for all development within Old Town based on the City adopted cross sections for the streets in Old Town. The minimum sidewalk width shall be five (5) feet if no other standard has been adopted or utilized for the particular street frontage. **REQUIRED WITH SITE PLAN**

The planting zone is intended for the placement of street trees, if required, and street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements approved by the Director of Development Services in a manner that does not obstruct pedestrian access or motorist visibility. **REQUIRED WITH SITE PLAN**

Street trees shall be required along all streets (except alleys) at an average of 40 feet on center (measured per block face) or per adopted street cross sections within the Planting/Furnishings Zone. **REQUIRED WITH SITE PLAN**

STAFF REVIEW:

COA Evaluation and Recommendation

A Certificate of Appropriateness is evaluated, in part, to the following criteria:

1. The structure or site will be used for its historic purpose or be placed in a new use that is permitted under this code. The use will require minimal change to the defining characteristics of the structure, property, site and environment. **NA**
2. The historic character of a structure or site will be kept and preserved. Removal of historic materials or alteration of features and spaces characterizing a structure or property will be avoided. **NA**

AGENDA ITEM REPORT

4.3.



3. The structure and/or site remains as a physical record of its time, place and use. Changes will not create a false sense of historical development, such as adding conjectural features or architectural elements from other structures or property. **NA**
4. Most structures and property change over time; changes that acquired historic significance in their own right will be kept and preserved. **NA**
5. Distinctive features, finishes and construction techniques or examples of craftsmanship characterizing a structure or property will be preserved in the limits permitted by applicable regulations. **NA**
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature must match the old in design, color, texture and other visual qualities; and, where possible, materials, if they meet other applicable codes and ordinances. Replacement of missing features will be proven by documentary, physical or pictorial evidence. **NA**
7. Chemical or physical treatments that could damage historic materials are prohibited. Surface cleaning of structures, if appropriate, must be undertaken using the gentlest method possible. **NA**
8. New additions, exterior alterations, or related new construction will not destroy historic materials characterizing the structure or property. New work will be differentiated from the old and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the structure or property and its environment. **NA**
9. New additions and adjacent or related new construction will be undertaken in a way that the essential form and integrity of the historic structure or property and its environment will be unimpaired if it is removed in the future. **NA**
10. New construction taking place after demolition or removal of a structure or property in an historic district will conform to the design guidelines for the district. **The proposal meets the requirements except for roof pitch.**

10.203.5.5 Approval conditions

Staff Recommends approval of the proposed Certificate of Appropriateness for the new structure at 102 W Pecan with the condition of increasing roof pitch to 6:12.

The Historic Preservation Commission may impose conditions on a general development plan.

Certificates of Appropriateness expire in 180 days upon approval

A site development permit and building permit must still be obtained for projects authorized by a certificate of appropriateness.

FINANCIAL IMPACT:

AGENDA ITEM REPORT

4.3.



POLICY IMPLICATIONS:

ATTACHMENTS:

1. Dev Application
2. Deed, 102 W Pecan, Hutto
3. 102 W. Pecan Proposal



CERTIFICATE OF APPROPRIATENESS APPLICATION

Must be accompanied by a Master Application

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Phone: 512-782-2640
Planning: 512-759-3479
Permits & Inspections: 512-846-2640
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: 102 W. Pecan

PROPERTY ADDRESS: 102 W. Pecan, Hutto TX 78634

Current zoning district: OT-4 Current use: Empty Occupancy: ☐ Residential ☒ Commercial

☐ ** Pre-application meeting with Development Services staff. (Required for all COA applications.) **

Request Type (Check One)

- ☒ New construction ☐ Remodel or Addition ☐ Storage or Accessory Building ☐ Fence construction or Repair
☐ Demolition ☐ Storage or Accessory Building ☐ Other: _____

FEES ☐ All required fees may be provided by cash, credit card (plus additional fee) or check made payable to: City of Hutto
See City of Hutto Development Fee flyer for appropriate fees

REQUIRED FOR SUBMITTAL:

ALL SUBMITTAL DOCUMENTS PROVIDED ON A CD (disk) OR OTHER COMPATIBLE ELECTRONIC STORAGE DEVICE

All items listed must be included with application, unless otherwise noted per your Pre Application meeting.

- ☐ Complete Master application and Certificate of Appropriateness application.
- ☐ Proof of ownership (copy of deed).
- ☐ Photos of lot and existing structure(s) (all sides), submitted digitally/electronically (via: email, flash drive, disc).

If applicable to the project, the following items are to be submitted digitally/electronically (via: email, flash drive, disc) at a minimum scale of (1/8 inch = 1 foot), unless otherwise indicated.

☒ **1. Site Plan**

- A. Minimum scale (1 inch = 20 feet) and must include the following:
- B. North arrow and scale
- C. Lot lines with dimensions, setback and easement lines
- D. Existing/proposed structure location(s), accessory structures, and reference dimensions from all lot lines
- E. Existing trees (with sizes) and locations of all primary/secondary entrances to structures
- F. Driveway, parking, walkway, fence and retaining wall locations (existing/proposed)

☒ **2. Floor Plan**

- G. Existing/proposed structure location on site
- H. Layout of all rooms, exterior decks, porches, windows and door openings
- I. Total square footage of overall structure (total heated/cooled area)

☒ **3. Roof Plan**

- J. Flue, roof, exhaust vents, chimneys, skylights
- K. All projections, penetrations, overhang lines and lengths
- L. Gutters, downspouts, major ridge, valley and eave lines

☒ **4. Architectural Elevations**

- M. North, south, east and west side elevations showing: deck/patio, porch, and showing heights for building, plate, foundation and roof pitch
- N. Calculated areas for all facades and glazed surfaces (windows)
- O. Additions: show entire structure

☒ **5. Significant Architectural Details**

- P. Descriptions and drawings that demonstrate the architectural character of the structure, exposed structural connections, materials, interfaces, etc. (includes finials, corbels, brackets, rafter ends, window casing, etc)

☒ **6. Material Samples**

- Q. Exterior wall/siding, color, texture and finish (photos from current property or any website of materials)
- R. Trim, masonry type, color, texture and layup (photos from current property or any website of materials)
- S. Roof, garage, exterior door type and driveway color (if other than asphalt/grey concrete)
- T. Window type and color (photos from website of materials)
- U. Site, building exterior lighting fixtures and home numbering (photos from website of materials)

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	HPC Mtg. date	HPC determination
					☐ Approved ☐ Approved with conditions (attached) ☐ Denied



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services 210
500 W. Live Oak St Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
512-759-5962 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: 102 W. Pecan APPLICATION TYPE New Construction

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

Name: Tim Schnell

Company Name: _____

Address: 20905 Meridian Blvd, Pflugerville Tx 78660

Phone: 512-810-2910 Email: tim.schnell@hey.com

PROPERTY INFORMATION

Address: 102 W. Pecan St. Hutto Tx 78634

Legal Description: Deed Lot(s) 4 Block 12 Subdivision Historic

Reference: Volume _____ Page(s) _____ or Document No. _____

City Limits ☒ ETJ ☐ Current Zoning District: OT-4

PROPERTY OWNER INFORMATION

Name: Arnold Thomas Schnell

Company Name: _____

Address: PO Box 93 Hutto Tx 78634

Phone: 512-577-2291 Email: tom.schnell.tom@gmail.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.

Tom Schnell
Property Owner Signature

Tom Schnell
Property Owner Printed Name

3-25-2022
Date

THE STATE OF TEXAS

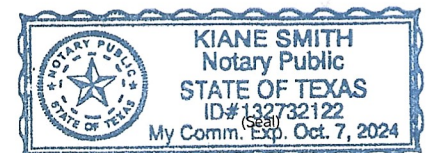
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Tom Schnell, 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 25th day of March, 2022

Kiane Smith
Notary Public Signature

Kiane Smith
Notary Public Printed Name



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

Planning	Date	Building	Date	Notes



After Recording Return to:
Mr. and Mrs. Arnold T. Schnell

GF#1001282-GTN

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: May 21, 2010; **Effective Date:** _____, 2010

GRANTOR: JOHN GREESON (as to a 1/3 life estate interest only), JOHN M. GREESON, WILLIAM M. GREESON, and GRACE G. GREESON, being out of their sole and separate property

GRANTOR'S MAILING ADDRESS (including county):

208 Elm Creek, Longview, Gregg County, Texas 75605

GRANTEE: ARNOLD THOMAS SCHNELL and PATRICIA SCHNELL

GRANTEE'S MAILING ADDRESS (including county):

208 Elm Creek, Longview, Gregg County, Texas

CONSIDERATION: TEN AND NO/100 DOLLARS and other valuable consideration

PROPERTY (including improvements)

All of Lot 4 and the South one-half (S1/2) of Lot 5, Block 12, of THE OFFICIAL REVISED MAP OF THE CITY OF HUTTO, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 221, Plat Records, Williamson County, Texas, being the same property described and conveyed in Warranty Deed to Rosemary Greeson in Document No. 199932438, Official Records, Williamson County, Texas.

RESERVATIONS FROM CONVEYANCE: None

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

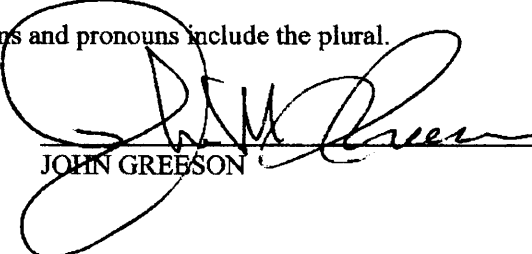
Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2010, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by

approved in writing by Grantee and described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

CONVEYANCE AND WARRANTY:

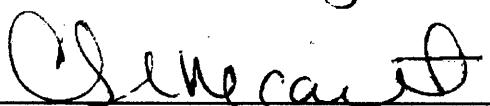
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors, to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.


JOHN GREESON

Colorado
THE STATE OF ~~TEXAS~~ §
Jefferson
COUNTY OF ~~GREGG~~ §

This instrument was acknowledged before me this 21 day of may, 2010, by John Greeson.

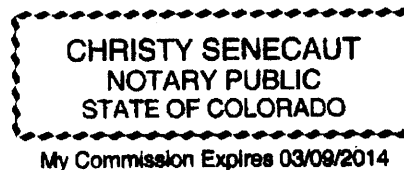

Notary Public, State of Texas

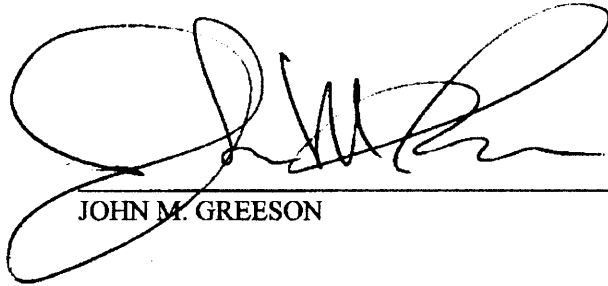
Grace G. Greeson
GRACE G. GREESON

THE STATE OF ~~TEXAS~~ ^{Colorado} §
COUNTY OF ~~GREGG~~ ^{Jefferson} §

This instrument was acknowledged before me this 21 day of May, 2010, by
Grace G. Greeson.

Christy Senecaut
Notary Public, State of Texas

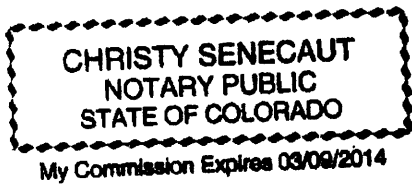


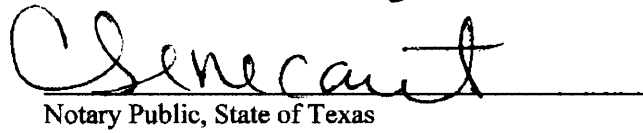


JOHN M. GREESON

Colorado
THE STATE OF ~~TEXAS~~ §
Jefferson
COUNTY OF ~~GREGG~~ §

This instrument was acknowledged before me this 21 day of May, 2010, by John M. Greeson.





Notary Public, State of Texas

William M. Greeson
WILLIAM M. GREESON

THE STATE OF TEXAS §

COUNTY OF Williamson §
Gregg

This instrument was acknowledged before me this 10 day of June, 2010, by William M. Greeson.

Kandy Nichols
Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2010040127

Nancy E. Rister

06/17/2010 02:06 PM

JNETHERBY \$32.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

@ ITC

102 W. Pecan Retail Proposal



This proposal is to add a new construction 4400sq.ft., 2-story building, within the parameters of the Hutto Historic Committee guidelines, that easily blends with the surrounding neighborhood, to provide a new retail/office space within the pedestrian-friendly area of downtown Hutto.

Property Information

102 W. Pecan Street, Hutto Tx 78634
Lot 4 Block 12 Hutto Historic Subdivision

Contact Information

Tim Schnell
tim.schnell@hey.com
512-810-2910

Owner Information

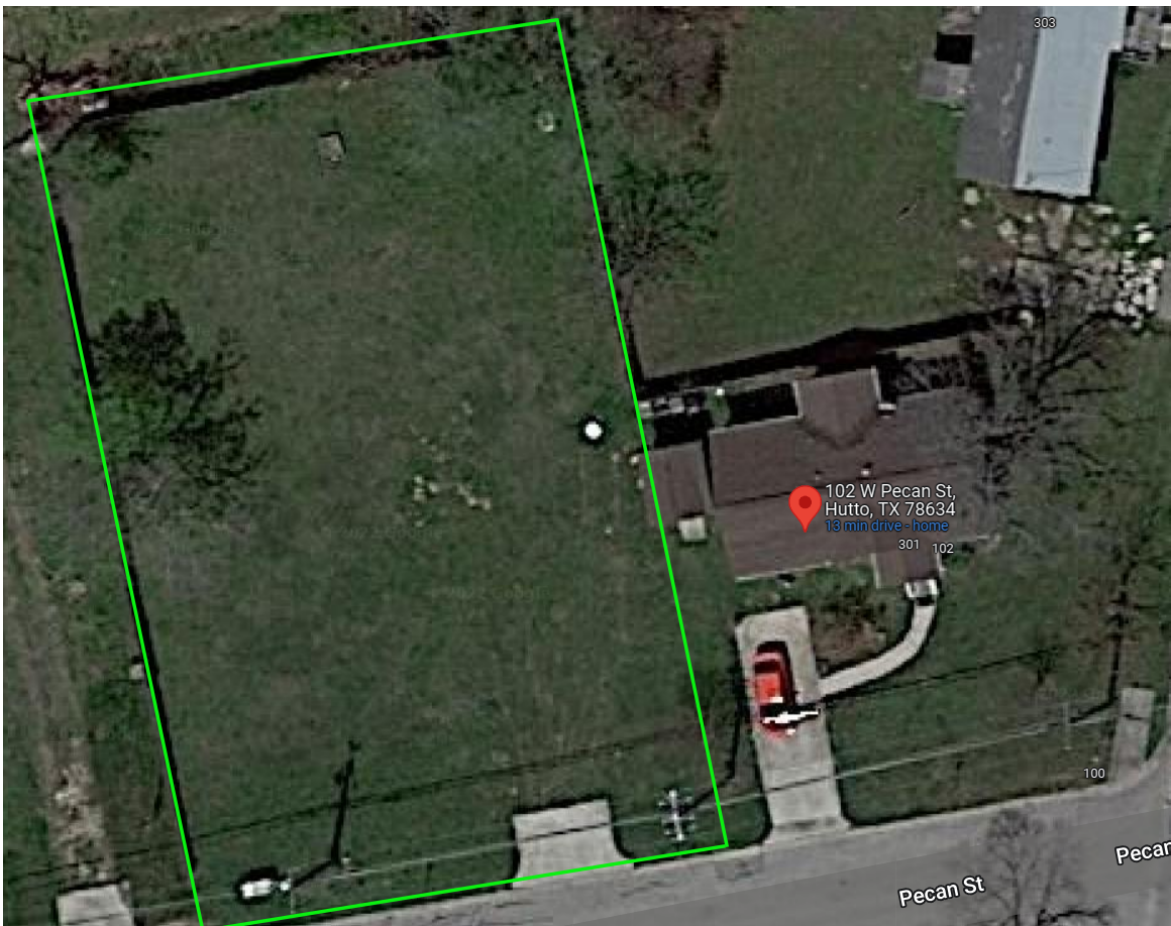
Tom Schnell
tomschnelltom@gmail.com
512-577-2291

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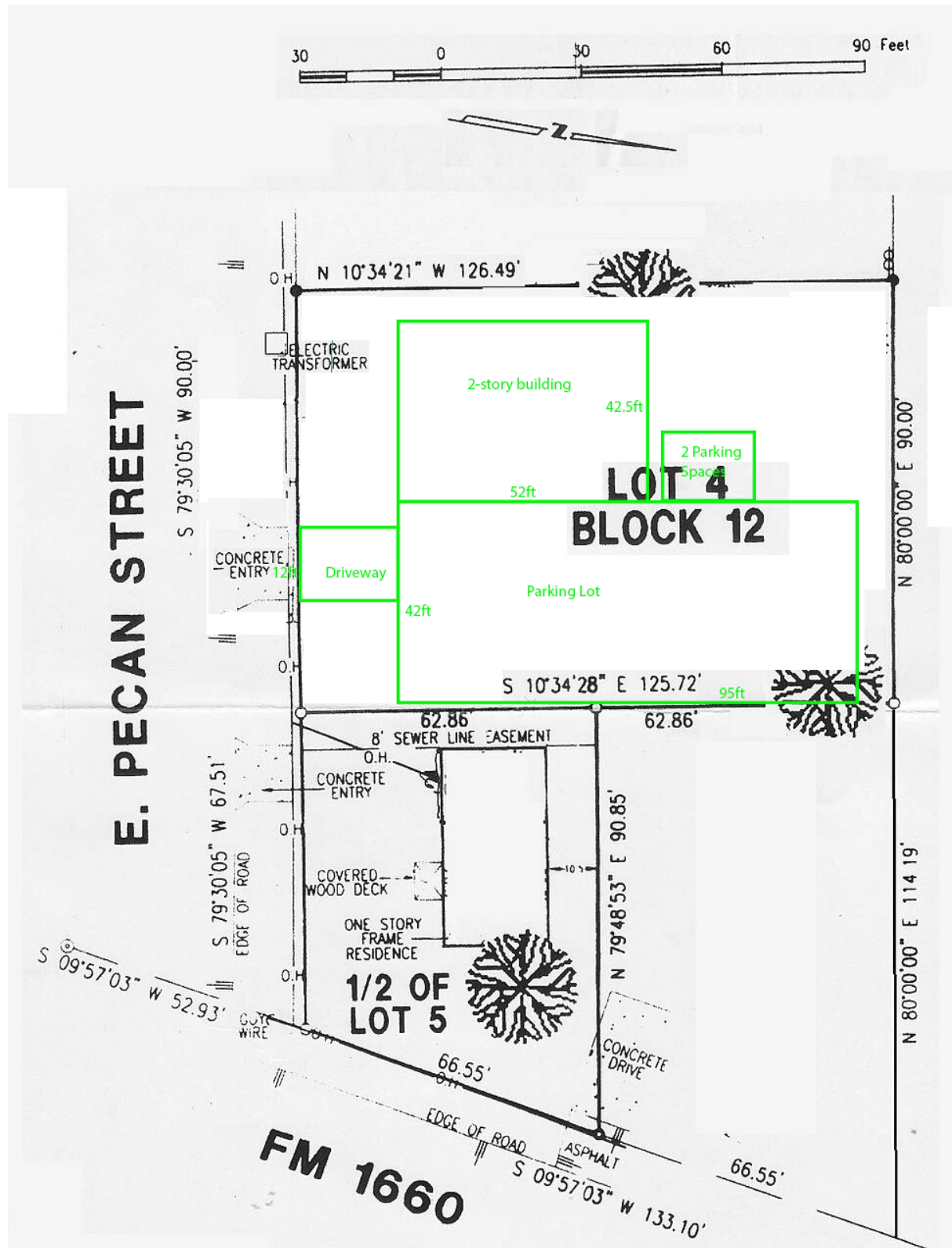
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Current State

This proposal is for the .25 acre lot adjacent to the house at 102 W. Pecan St, Hutto Tx 78634. It is currently an empty lot.



Site Plan



Floor Plan

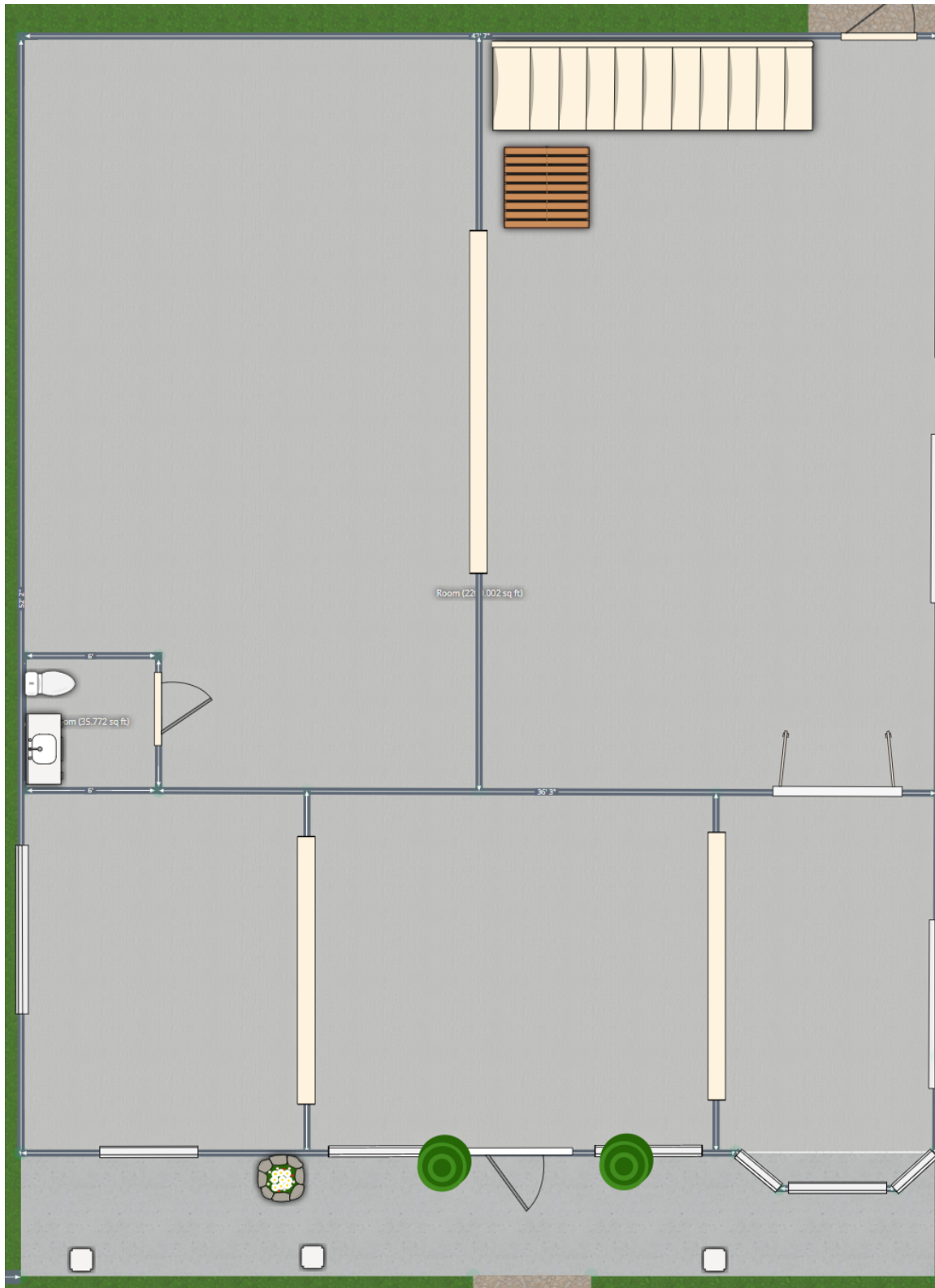
Exterior Plan



Significant details of the exterior plan

- 11 parking spots (2 ADA compliant spots) as required by the Hutto UDC (1 spot/400sq.ft.)
- 18ftx9ft parking spots
- 24ft 2-way parking drive
- Turnaround space at the back of the parking area
- Calculated 60/40 ratio for impermeable areas

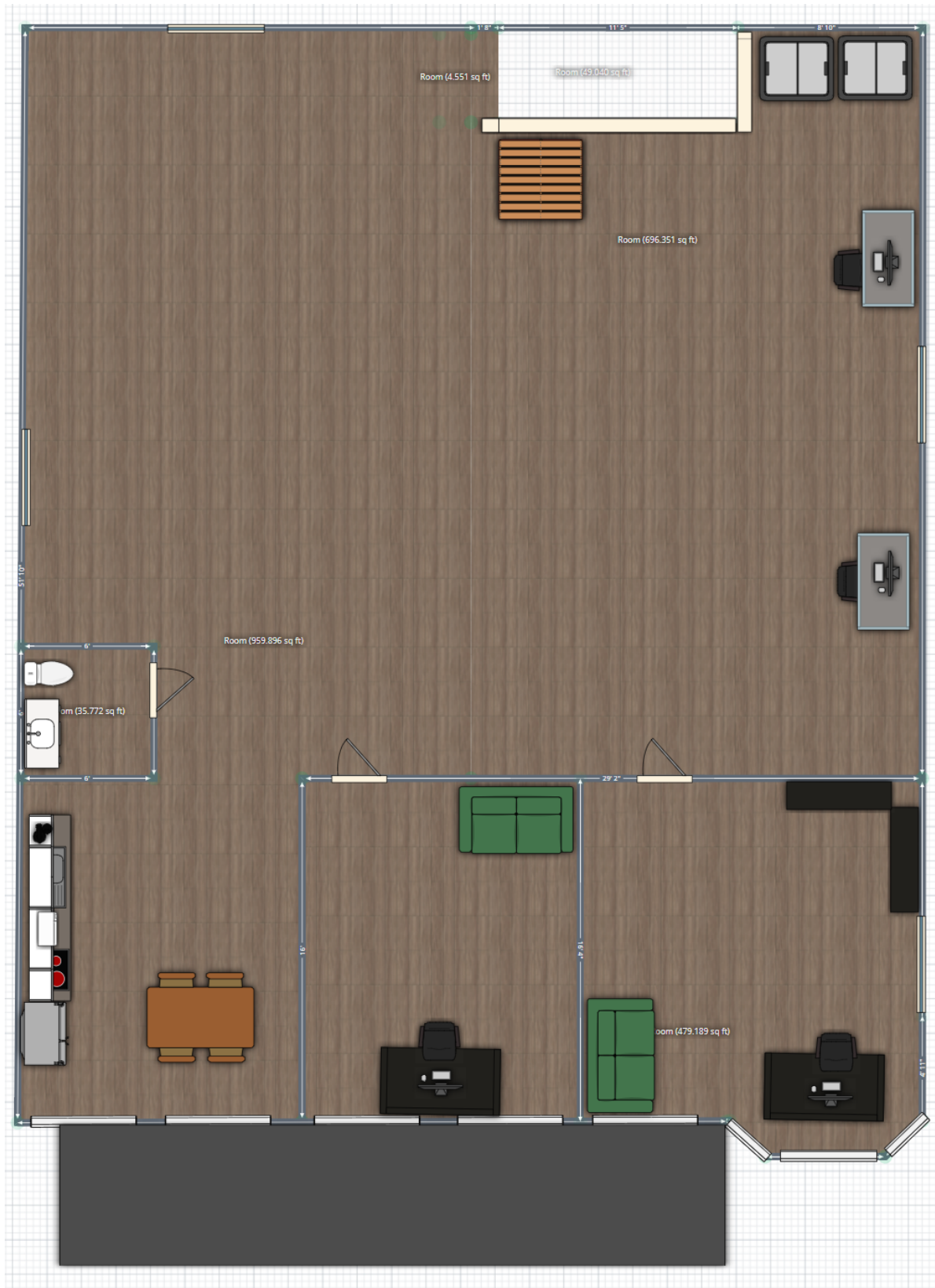
First Floor



Significant details of the first floor plan

- Front porch with awning
- Garage door for loading/unloading on the side (out of street view)
- Open concept for retail and warehousing space
- Heavy focus on street-facing windows
- Concrete floor

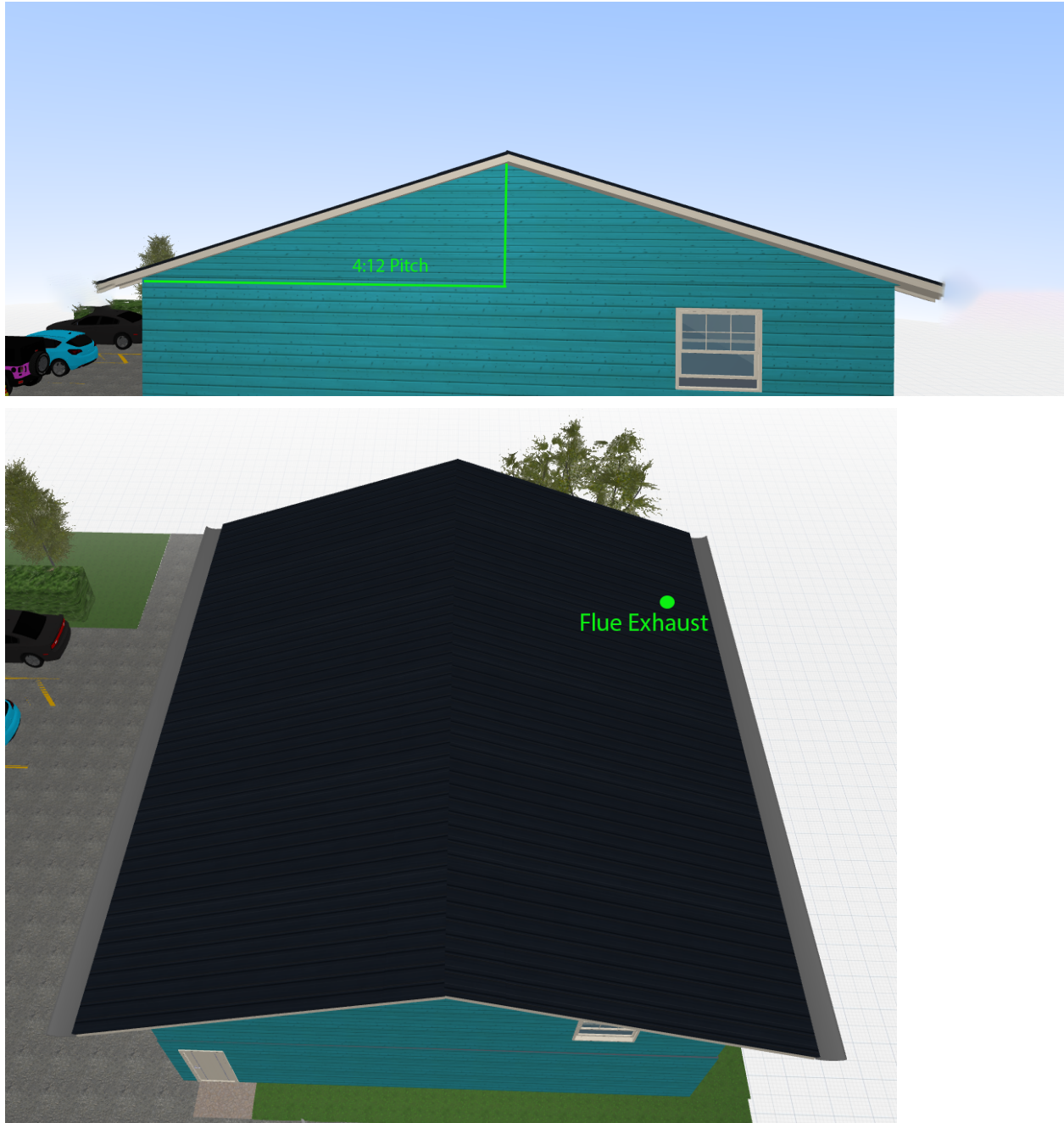
Second Floor



Significant details of the second floor plan

- Open floor plan
 - Steel construction and tin roof means no load bearing walls
- Flexible space for offices and additional retail/warehousing

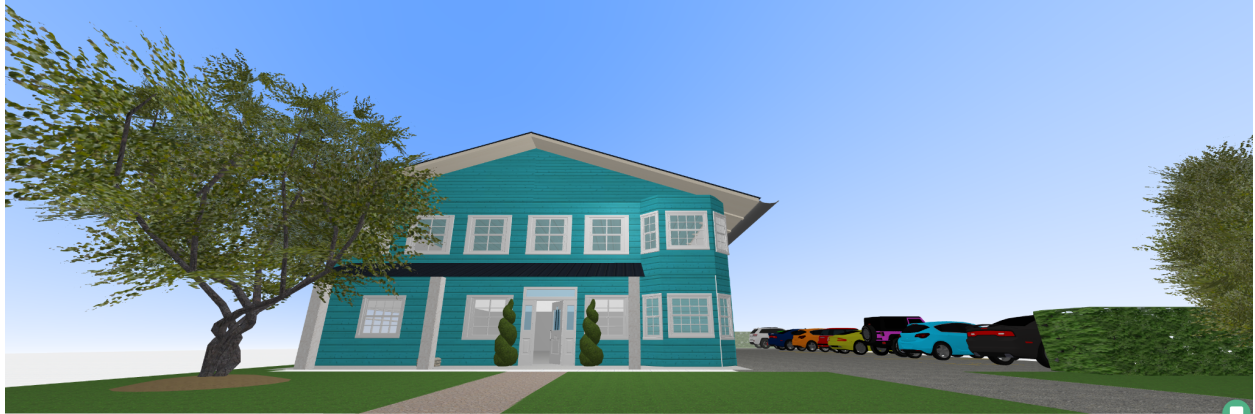
Roof Plan



Significant details of roof plan

- Tin roof construction
- Hutto UDC Exception: Asking to reduce the pitch to 4:12 instead of the standard 6:12
- Flue Exhaust over bathroom area

Architectural Elevation



Significant details of Elevation

- Construction on concrete pad at ground level
- No significant increase to the surrounding elevation

Architectural Details



[Front View]



[Parking View]



[Back View]



[Side View]



[First Floor]



[Second Floor]

Materials

- Foundation will be concrete
- Parking Lot will be asphalt
- Sidewalks, porch, back stoop will be concrete
- Exterior siding will be hardie plank siding
(<https://www.homedepot.com/p/James-Hardie-HardiePlank-HZ10-5-16-in-x-8-25-in-x-14-4-in-Fiber-Cement-Primed-Cedarmill-Lap-Siding-215572/100064049>)
- Exterior trim will be hardie plank trim
(<https://www.homedepot.com/p/James-Hardie-HardieTrim-HZ10-0-75-in-x-3-5-in-x-144-in-Fiber-Cement-Rustic-Grain-Trim-Board-216660/100015060>)
- Roof will be standing or “split seam” metal tin
- Interior walls will be sheetrock
- Second story flooring will be laminate wood flooring

Additional Details

- Small storefront sign will be located on the front facade of the house, facing the street
- 1 Existing tree along the property line will have to be removed
- A new tree will be planted in front of the building as depicted
- Electrical paneling should go on the side of the house closest to the fence
- AC unit will be at the rear of the building

Known Exceptions Requested

- As noted in the roofing section, our primary exception request is for a 4:12 roof pitch
- Another note is the width of the building is 42.5ft which is slightly less than 50% of the street facing facade, this is required to be compliant in parking lot area

We are very intent in completing this project and are happy to modify and tweak this proposal as needed to satisfy UDC requirements.

We look forward to contributing to the Downtown Hutto area!

AGENDA ITEM REPORT

4.4.



To: Historic Preservation Commission
Subject: Status of the old RR depot and discussion.
Meeting: Wednesday, April 27, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

This item was requested by the Historic Preservation Commission to be able to discuss the old rail depot and the potential preservation of the structure.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

4.5.



To: Historic Preservation Commission
Subject: Set up process to apply for UP grant to move the old RR depot.
Meeting: Wednesday, April 27, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

None