City of Hutto

Agenda

Historic Preservation Commission
Wednesday, July 26, 2023 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**

   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 City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (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. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on July 26, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.
4. **HISTORIC WRITING COMMITTEE UPDATE**
5. **AGENDA ITEMS**

   5.1. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on June 28, 2023.

   5.2. Presentation on 304 East Austin Avenue.
6. **DIRECTOR'S REPORT**
7. **ADJOURNMENT**
8. **CERTIFICATION**

   I certify that this notice of the July 26, 2023 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 July 21, 2023 before 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@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT
5.1.

To:	Historic Preservation Commission
Subject:	Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on June 28, 2023.
Meeting:	Wednesday, July 26, 2023
Department:	Development Services
Staff Contact:	

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Historic Preservation Commission Minutes 6.28.2023

City of Hutto

Minutes

Historic Preservation Commission
Wednesday, June 28, 2023 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

The Historic Preservation Commission meeting opened at 7:00 PM

2. ROLL CALL

2.1. Curtis Orton
DeAnne Worley
Robert Lykins
Jon Stephenson
Norman Delay
Alexis Ortiz

Members of the Historic Preservation Commission present were: Robert Lykins, Jon Stephenson, Norman Delay and Alexis Ortiz. Member not in attendance were: Curtis Orton, DeAnne Worley and Judy Smith.

3. 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 City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (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. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on June 28, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No Public Comment

4. HISTORIC WRITING COMMITTEE UPDATE

5. AGENDA ITEMS

5.1. Consideration and Possible action on the meeting minutes for the Special Called Historic Preservation Commission Meeting held on May 30, 2023.

Commissioner Jon Stephenson made a motion to approve the meeting minutes for the Special Called Historic Preservation Commission Meeting held on May 30, 2023 as presented , seconded by Commissioner Norman Delay. motion passed 4 Ayes to 0 Nays

5.2. Presentation on Fritz Park Bridge dedication.

Director of Parks and Recreation, Jeff White, made a presentation to the Historic Preservation Commission. Not an action item, HPC supports the Displaying of the Plaque.

5.3. Consideration and possible action on the Certificate of Appropriateness for a existing commercial structure on Lot 6-7, Block 14, Railroad Addition, known as 401 East Street.

A motion was made by Commissioner Norman Delay to approve the Certificate of Appropriateness for a existing commercial structure on Lot 6-7, Block 14, Railroad Addition, known as 401 East Street as presented, seconded by Commissioner Alexis Ortiz. Motion Passed 4 Ayes to 0 Nays.

6. DIRECTOR'S REPORT

7. ADJOURNMENT

The Historic Preservation Commission meeting adjourned at 7:43 PM.

8. CERTIFICATION

I certify that this notice of the June 28,2023 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 June 23, 2023 before 5:00 P.M.

_____

Historic Preservation Commission Chair

AGENDA ITEM REPORT
5.2.

To: Historic Preservation Commission
Subject: Presentation on 304 East Austin Avenue.
Meeting: Wednesday, July 26, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The property owner has requested to present potential expansion plans to the Commission to gain feedback prior to submitting the Certificate of Appropriateness. The area was developed with a structure in 1998, prior to the Historic District creation in 2000. The area is now zoned Special District Arterial (SD-A) - which provides for a mix of businesses (Retail, Office, light industrial) located in low density auto-oriented buildings. Lot coverage is capped at 75% and the buildings should be a minimum of 50% of the frontage. The specific requirements from the Unified Development Code are attached.

The Historic District was created based on the limits of the original Hutto 1911 plat. Specifically, the code states, "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". Photographs of the property and the property information obtained during the 2011 historical survey are attached to this agenda item.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

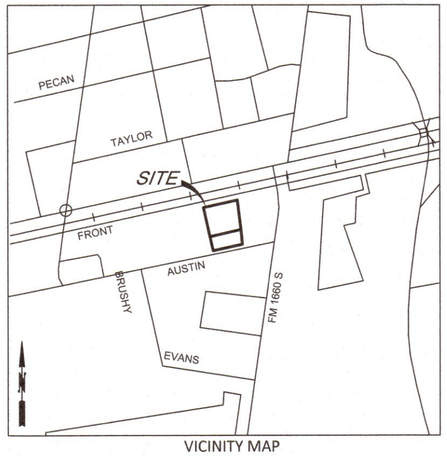
1. 131EastFrontStreetReplat(Recorded)
2. SD-A
3. 4.28-R021553 - 131 E Front St (structure) (1)
4. 4.28-R021553 - 131 E Front St (structure) (3)
5. 4.28-R021553 - 131 E Front St (structure) (4)
6. 4.28-R021553 - 131 E Front St (structure) 1998 & 2000

AGENDA ITEM REPORT
5.2.

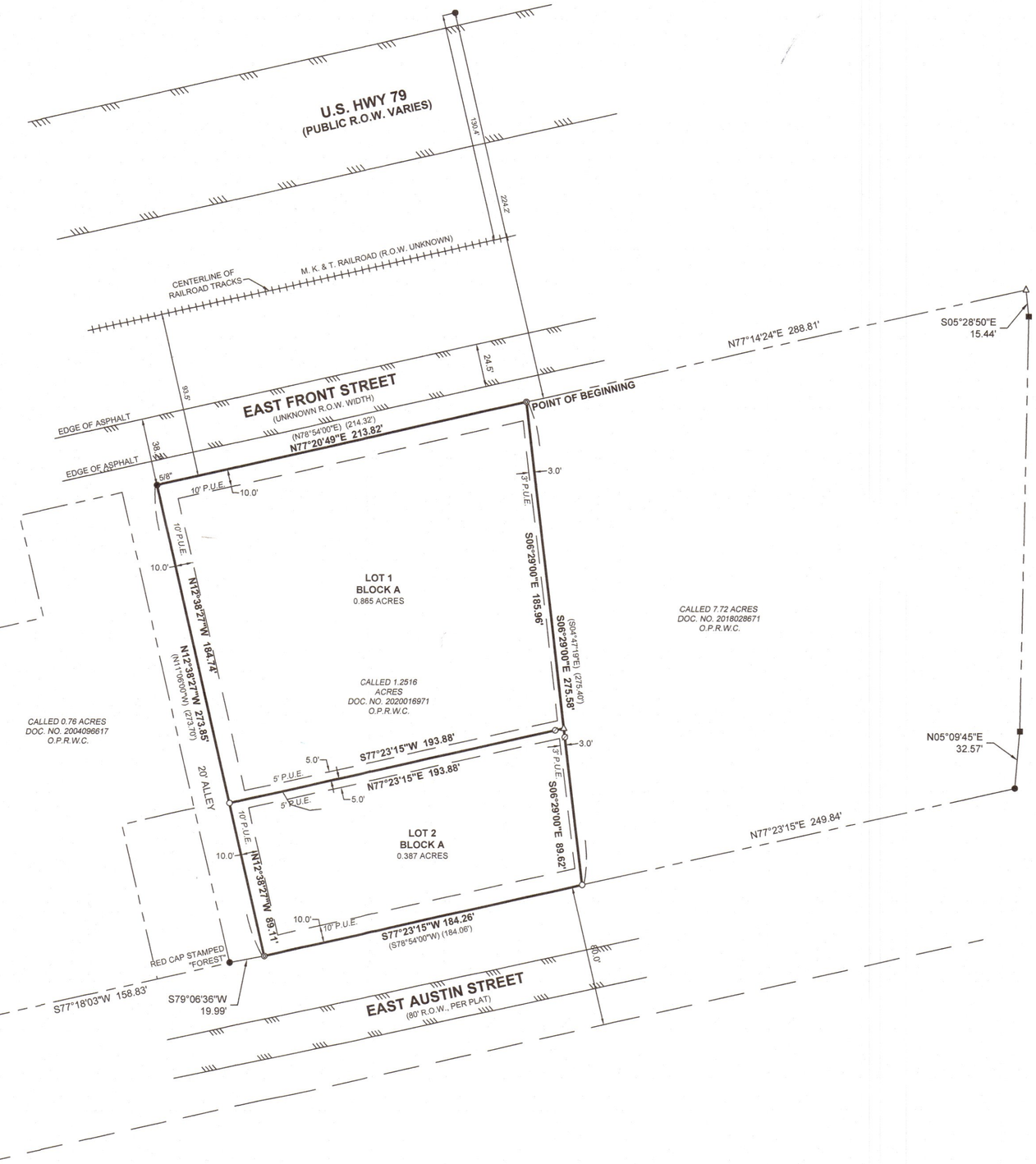
Doc #2021170916

131 EAST FRONT STREET
A REPLAT OF LOT 6 AND A PORTION OF LOT 7
MEGEE'S ADDITION TO THE TOWN OF HUTTO

BEING 1.252 ACRES SITUATED IN THE
WILLIAM J. BROWN SURVEY, ABSTRACT NO. 105
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
(NOT TO SCALE)



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

LEGEND

- ○ 1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS)
- ⌀ WITNESS CORNER SET (1/2" IRON ROD, YELLOW CAP STAMPED "SURVEY WORKS WITNESS")
- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ◎ 1/2" IRON PIPE FOUND
- ■ CONCRETE MONUMENT (TXDOT TYPE 2 - DISTURBED)
- △ CALCULATED POINT
- PROPERTY LINE
- ADJOINER LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- EDGE OF ASPHALT

METES AND BOUNDS DESCRIPTION

Being 1.252 acres out of the William J. Brown Survey, Abstract No. 105 in Williamson County, Texas, and all of Lot 6, a portion of lot 7 and all of the 20 foot alley between said lots of Megee's Addition to the Town of Hutto, recorded in Volume 53, Page 112 of the Plat Records of Williamson County Texas and being the same tract of land called 1.2516 acres as recorded in Document No. 2020016971, Official Public Records of Williamson County, Texas, conveyed to Jesus Saldana and Lindsey Saldana on February 20th, 2020, being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found (1/2-Inch diameter) for the northeast corner of said 1.2516 acre tract, and on the south right of way of East Front Street (right of way width unknown), for the northeast corner of the herein described tract;

Thence, leaving said right of way line along the eastern line of said 1.2516 acre tract, **S 06°29'00" E a distance of 275.58 feet** to an iron rod set (1/2-Inch diameter) with pink cap stamped "Survey Works", being the southeast corner of said 1.2516 acre tract and on the northern right of way of East Austin Street (80 foot right of way), for the southeast corner of the herein described tract, from which a ½ inch iron rod found bears N 77°23'15" E a distance of 249.84 feet;

Thence, along the north right of way line of East Austin Street, common with the south line of said 1.2516 acre tract, **S 77°23'15" W a distance of 184.26 feet** to an iron pipe found (1/2-Inch diameter), being the southeast corner of said 1.2516 acre tract and at the intersection of east line of a 20 foot alley and the north right of way of East Austin Street, for the southeast corner of the herein described tract, from which a ½ inch iron rod found bears S 79°06'36" E a distance of 19.99 feet;

Thence, departing the north right of way line of East Austin Street, along the west line of said 1.2516 acre tract, common with west line of said 20 foot alley, **N 12°38'27" W a distance of 273.85 feet** to an iron rod found (1/2-Inch diameter), being the northwest corner of said 1.2516 acre tract and at the intersection of east line of said 20 foot alley and the south right of way of East Front Street, for the northwest corner of the herein described tract;

Thence, along the south right of way East Front Street common with the north line of said 1.2516 acre tract, **N 77°20'49" E a distance of 213.82 feet** to the **POINT OF BEGINNING**, in all containing **1.252** acres of land, more or less.

OWNER:	EAST AUSTIN AVENUE, A SERIES OF HALEY'S HOUSES, LLC, A TEXAS LIMITED LIABILITY COMPANY SERIES 453 CR 135, AUSTIN, TEXAS 787634
ACREAGE:	1.252 ACRES
SURVEY:	WILLIAM J. BROWN SURVEY ABSTRACT NUMBER 105 WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	2 COMMERCIAL LOTS
AREA OF SMALLEST LOT:	0.387 ACRES
CREATION DATE:	10/19/21
SUBMITTAL DATE:	SEPTEMBER 2021
REVISION DATE:	--
SURVEYOR:	SURVEY WORKS, LLC 1207 UPLAND DRIVE, BLDG B AUSTIN, TEXAS 78741 PH: 512-599-8067
ENGINEER:	CONTRAIL ENGINEERING, INC. 8213 VIA VERDE DR. AUSTIN, TX 78739 PH: 512-784-4874

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID
CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 88, GEOID 12B.
DISTANCES IN US SURVEY FEET (GRID).

PROJECT NO. 21-0217

SURVEY WORKS
INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET
1 of 2

Doc #2021170916

131 EAST FRONT STREET
A REPLAT OF LOT 6 AND A PORTION OF LOT 7 MEGEE'S ADDITION TO THE TOWN OF HUTTO

BEING 1.252 ACRES SITUATED IN THE
WILLIAM J. BROWN SURVEY, ABSTRACT NO. 105
WILLIAMSON COUNTY, TEXAS

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

I, EAST AUSTIN AVENUE, A SERIES OF HALEY'S HOUSES, LLC, A TEXAS LIMITED LIABILITY COMPANY SERIES, OWNER OF THE CERTAIN TRACT OF LAND N A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021150484 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED AS A 1.2516 ACRE TRACT OF LAND IN A CORRECTION AFFIDAVIT INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT TO JESUS SALDANA AND LINDSEY SALDANA, AS RECORDED IN DOCUMENT NUMBER 2020016971 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SHOWN HEREON AND DO HEREBY CONSENT TO THE RESUBDIVISION OF SAID TRACT SHOWN HEREON AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

131 EAST FRONT STREET A REPLAT LOT 6 AND A PORTION OF LOT 7 MEGEE'S ADDITION TO THE TOWN OF HUTTO

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 4th DAY OF October, 2021.

East Austin Avenue, a series of Haley's Houses, LLC, a Texas Limited Liability Company series,
Joined by: Haley's Houses, LLC, a Texas series Limited Liability Company

By: _____ Kelli Brooke Daniel Owner
Signature Print Name Title

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kelli Brooke Daniel, 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 19 DAY OF October, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Charmayne McCall
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: 06/07/2025

Charmayne McCall
Notary Public
STATE OF TEXAS
ID# 13309744-1
My Comm. Exp. 06/07/2025

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

I, DEREK KINSAUL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6356 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

THE FIELD WORK WAS COMPLETED ON October 18, 2021

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT 1:00pm, Austin, TEXAS,

THIS 19 DAY OF October, 2021.

_____
DEREK KINSAUL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6356
STATE OF TEXAS
1207 UPLAND DR. UNIT B, AUSTIN, TX 78741
(512) 599-8067

STATE OF TEXAS
REGISTERED
DEREK KINSAUL
6356
PROFESSIONAL
LAND SURVEYOR

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

I, PAUL MESSERLI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.25(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT 1:00PM, AUSTIN, TEXAS,

THIS 19 DAY OF OCTOBER, 2021.

_____
PAUL MESSERLI
REGISTERED PROFESSIONAL ENGINEER NO. 93253
STATE OF TEXAS
TBPE FIRM NO. 10445
8213 VIA VERDE DR., AUSTIN, TX 78739

STATE OF TEXAS
PAUL RYAN MESSERLI
93253
LICENSED
PROFESSIONAL ENGINEER

PLAT NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS AS AMENDED.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
9. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS AS AMENDED.
10. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS AS AMENDED.
11. UTILITY NOTES
    WITHIN CCN:
    WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. FLOODPLAIN NOTES:
    ULTIMATE FLOODPLAIN

    NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

    NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

    EXISTING FLOODPLAIN

    NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE 12-20-2019, FOR WILLIAMSON COUNTY, TEXAS."
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. 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.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALLEY TO BE IMPROVED TO THE CITY OF HUTTO UDC STANDARDS AS AMENDED.
18. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MEGEE'S CORRECTED ADDITION TO THE TOWN OF HUTTO, LOT(S) 6 AND 7, RECORDED IN VOLUME 53, PAGE 112, OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 8th DAY OF November 2021, A.D., AT 1:00 O'CLOCK, P M., AND DULY RECORDED THIS THE 8th DAY OF November 2021, A.D., AT 1:21 O'CLOCK, P .M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2021170916

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN Georgetown TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: Brenda McKenzie, DEPUTY
Brenda McKenzie

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF HUTTO, THIS THE 28 DAY OF October, 2021.

_____ 10/28/2021
ASHLEY LUMPKIN, AICP DATE
DEVELOPMENT SERVICES DIRECTOR

_____ 28OCT2021
RICHARD HUDSON DATE
CHAIRPERSON

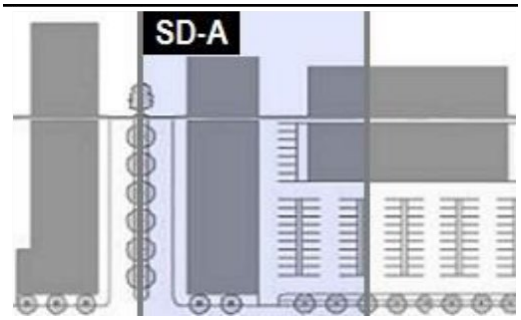
OWNER:	EAST AUSTIN AVENUE, A SERIES OF HALEY'S HOUSES, LLC, A TEXAS LIMITED LIABILITY COMPANY SERIES 453 CR 135, AUSTIN, TEXAS 787634
ACREAGE:	1.252 ACRES
SURVEY:	WILLIAM J. BROWN SURVEY ABSTRACT NUMBER 105 WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	2 COMMERCIAL LOTS
AREA OF SMALLEST LOT:	0.387 ACRES
CREATION DATE:	10/19/21
SUBMITTAL DATE:	SEPTEMBER 2021
REVISION DATE:	--
SURVEYOR:	SURVEY WORKS, LLC 1207 UPLAND DRIVE, BLDG B AUSTIN, TEXAS 78741 PH: 512-599-8067
ENGINEER:	CONTRAIL ENGINEERING, INC. 8213 VIA VERDE DR. AUSTIN, TX 78739 PH: 512-784-4874

PROJECT NO. 21-0217

SURVEY WORKS
INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET
2 of 2

10.1003.3.6 SD-A Zone



a. BUILDING HEIGHT

Principal Building	2 Stories max.
Outbuilding	2 Stories max.

b. LOT OCCUPATION (See Section 10.1003.2)

Lot Width	40 ft. min. No max.
Lot Coverage	75% max.

c. BUILDING DISPOSITION (See Section 10.1003.5)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Suburban Arterial	permitted

d. SETBACKS - PRINCIPAL BUILDING (See Section 10.1003.2)

(g.1) Front Setback Principal	15 ft. min.
(g.2) Front Setback Secondary	15 ft. min.
(g.3) Side Setback	5 ft. min.
(g.4) Rear Setback	0 ft. min.
Frontage Buildout	50% min. at Setback

e. SETBACKS - ACCESSORY BUILDING (See Section 10.1003.2)

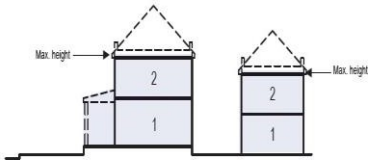
(h.1) Front Setback	20 ft. min.
(h.2) Side Setback	3 ft. min.
(h.3) Rear Setback	3 ft. min.

f. PRIVATE FRONTAGES (See Section10.1003.6)

Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

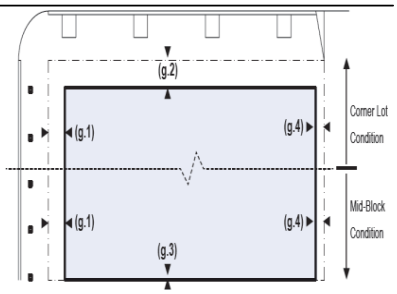
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft. with a maximum of 20 ft.
3. Height shall be measured to the eave or roof deck.



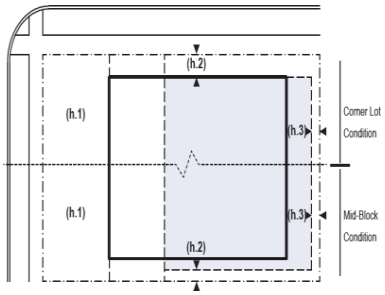
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



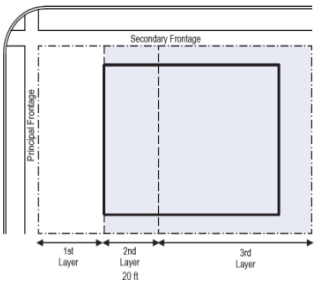
SETBACKS - ACCESSORY BLDG.

1. The Elevations of the Accessory Building shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. All parking Lots, garages, and parking structures shall be located at the Second or Third Layer.
2. Trash containers shall be stored within the Third Layer.



PROMISED LAND
LEARNING CENTER
CHOICE, NOT CHANCE
DETERMINES DESTINY
646 2030
2-5 PRESCHOOL
UP TO 9 YRS
AFTER SCHOOL

4.28-R021553 - 131 E Front St (structure)

4.28-R021553 - 131 E Front St (structure)

Current Owner	Legal Description	Exemptions	Appraised
MARX, CLIFFORD D & DEBORAH KAY (O459024) 323 COUNTY ROAD 450 THORNDALE,TX 76577-5202	MEGEE 1ST ADDITION, BLOCK 6, 7(W/PT), ACRES 1.2516		Unavailable
		Entities	**Homestead Cap**
		CHU, F00, GWI, RFM, SHU, W09	N/A

Situs Address

131 FRONT ST
HUTTO, TX 78634

Sales

Date	Volume	Page	Seller Name
11/15/1997	9753656		PERRIN, J F
			PERRIN, J F

History Information

	2010	2009	2008	2007
Imp HS	$0	$0	$0	$0
Imp NHS	$252,443	$273,202	$278,229	$259,173
Land HS	$0	$0	$0	$0
Land NHS	$245,340	$245,340	$245,340	$245,340
Ag Mkt	$0	$0	$0	$0
Ag Use	$0	$0	$0	$0
Tim Mkt	$0	$0	$0	$0
Tim Use	$0	$0	$0	$0
HS Cap	-	-	-	-
Assessed	$497,783	$518,542	$523,569	$504,513

Building Attributes

Construction	Foundation	Exterior	Interior	Roof	Flooring
QDE06	SLB	ML	WD		CP
Heat/AC	**Baths**	**Fireplace**	**Year Built**	**Rooms**	**Bedrooms**
CHCA	4		1998		

Land Segments

SPTB	Description	Area	Market	Ag Value
F1	Commercial	1.25160		

Improvements

Type	Description	Area	Year Built	Eff Year	Value
C	Commercial				
MA	Main Area	3600	1998	1998	
C	Canopy	400			
C	Canopy	600			
A	Asphalt	8000	1998	1998	

Current Owner	Legal Description	Exemptions	Appraised
MARX, CLIFFORD D & DEBORAH KAY (O459024) 323 COUNTY ROAD 450 THORNDALE,TX 76577-5202	MEGEE 1ST ADDITION, BLOCK 6, 7(W/PT), ACRES 1.2516		Unavailable
		Entities	**Homestead Cap**
		CHU, F00, GWI, RFM, SHU, W09	N/A

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Tim Use	$0	$0	$0	$0
HS Cap	-	-	-	-
Assessed	$497,783	$518,542	$523,569	$504,513

Building Attributes

Construction	Foundation	Exterior	Interior	Roof	Flooring
QDD04	PB	ML	SR	GBL	CP
Heat/AC	**Baths**	**Fireplace**	**Year Built**	**Rooms**	**Bedrooms**
CHCA	2		2000		

Land Segments

SPTB	Description	Area	Market	Ag Value
F1	Commercial	1.25160		

Improvements

Type	Description	Area	Year Built	Eff Year	Value
C	Commercial				
MA	Main Area	2176	2000	2000	
DK	Deck	680	2000	2000	
DK	Deck	180	2000	2000	