



City of Hutto

Agenda

Historic Preservation Commission Wednesday, September 27, 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 September 27, 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

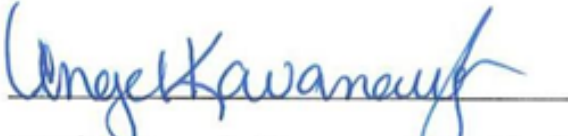
- 5.1. Consideration and possible action on the regular scheduled Historic Preservation Commission meeting held on July, 26,2023.
- 5.2. Presentation about the Day of Caring event.
- 5.3. Consideration and possible action on the Certificate of Appropriateness for a new commercial structure on Block A, Lot 2 of the 131 East Front Street Subdivision, approximately 0.387 acres, known as 304 East Austin Street.
- 5.4. Consideration and possible action on the Certificate of Appropriateness for a new commercial structure to be located on Old Town Addition, Block 2, Lot 18-20, approximately 0.207 acres, also known as 208 West Austin Avenue.

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the September 27, 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 September 22, 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 regular scheduled Historic Preservation Commission meeting held on July, 26,2023.
Meeting: Wednesday, September 27, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Historic Preservation Commission meeting minutes 7.26.2023



City of Hutto

Minutes

**Historic Preservation Commission
Wednesday, July 26, 2023 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM

2. ROLL CALL

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

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.

There was no public comment

4. HISTORIC WRITING COMMITTEE UPDATE

Commissioner Jon Stephenson spoke and gave update on Chapter 1

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.

Commissioner Norman Delay made a motion to approve the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on June 28, 2023, seconded by Commissioner Jon Stephenson. Motion passed 4 Ayes to 0 Nays

- 5.2. Presentation on 304 East Austin Avenue.

Russell Daniel made a presentation to staff and Commissioners , conversation and questions between applicant and commissioners. Commissioners did not have any objections.

6. DIRECTOR'S REPORT

7. ADJOURNMENT

The meeting was adjourned at 7:27 PM

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.

Historic Preservation Commission Chair

AGENDA ITEM REPORT

5.2.



To: Historic Preservation Commission
Subject: Presentation about the Day of Caring event.
Meeting: Wednesday, September 27, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The Community Outreach & Programs department is planning a Day of Caring event in conjunction with United Way on **Friday October 6th** from 10 AM - 2 PM.

This is a joint effort to clean up downtown and update four intersections with native Texas plants, stormwater education distribution, and composting information. In addition to United Way, we're also partnering with the Keep Hutto Beautiful Foundation, Hutto Farmers Market, and a local artist (community temporary mural) installed at the city-owned grassy lot in front of the East Street parking lot. In addition, new pole banners will be installed and street clean-up and painting will be completed before the event.

Our goal is to involve as many people from the community and anyone who'd like to serve!

Sign-up here: <https://www.signupgenius.com/go/5080F4FABAE2AA0FC1-downtown4#/>

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

5.3.



To: Historic Preservation Commission
Subject: Consideration and possible action on the Certificate of Appropriateness for a new commercial structure on Block A, Lot 2 of the 131 East Front Street Subdivision, approximately 0.387 acres, known as 304 East Austin Street.
Meeting: Wednesday, September 27, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

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".

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.

Surrounding uses:

- North – SD-A (Special District) - Hutto Community Church
- East – SD-A (Special District) - Gas station/Commercial
- South – OT-4R (Urban Residential) - Vacant
- West – SD-A (Special District) - Living Hope Church

COA Applicability

A certificate of appropriateness is required for certain types of alterations and changes to historic structures and sites, to help ensure historic preservation goals and objectives are being met.

SUMMARY OF REQUEST:

The applicant is proposing to move a structure to the site at 304 East Austin Street. The applicant is proposing to have the structure next to the existing manufactured structure that is currently on site. The new structure is similar to the existing, building and should be noted the proposal does not meet

AGENDA ITEM REPORT

5.3.



the requirements of the ordinance for the SD-A District, thus staff cannot recommend in favor, although the Historic Preservation Commission may still grant approval. The proposed structure is another manufactured building, similar to the existing one, and photos of the proposed building are included in this report.

After the Certificate of Appropriateness, the next steps include a site plan application and building permits for moving the structure and setting the structure. The site will need to come into conformance to Unified Development Code standards to the maximum extent practicable if the building on site is expanded by at least 10% (Section 10.206.4.4). If the Certificate of Appropriateness is granted, staff will work with the applicant to ensure the landscaping and parking is improved to align with this section of the adopted ordinance.

STAFF REVIEW:

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.
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.
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.
4. Most structures and property change over time; changes that acquired historic significance in their own right will be kept and preserved.
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.
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.
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.
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.

AGENDA ITEM REPORT

5.3.



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.
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.

Staff recommends denial of the proposed Certificate of Appropriateness for the structure at 304 East Austin Street due to manufactured buildings not being permitted in the SD-A zoning district and Old Town area. The existing building appears to have become legally, non-conforming with the creation of the Historic District and again with the UDC Adoption in 2011.

The Historic Preservation Commission may impose conditions on the development plan and may still grant approval if deemed appropriate by the Commission.

Certificate of Appropriateness expires 180 days upon approval.

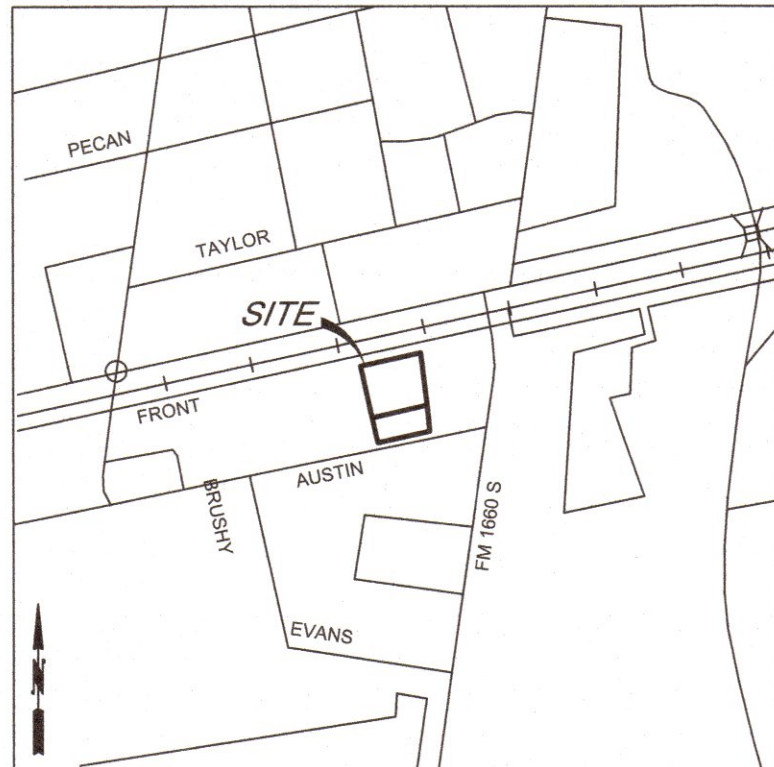
The property owner presented potential expansion plans to the Historic Preservation Commission on July 26, 2023, to gain feedback prior to submitting the Certificate of Appropriateness. The general feedback from the Commission to the applicant on this request was positive as it matches the existing site and will provide for additional space for the church.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 131EastFrontStreetReplat(Recorded) (2)
2. SD-A District
3. Zoning
4. IMG_0390 (1)
5. IMG_0392
6. IMG_0394
7. IMG_0397
8. Existing Structure
9. Existing Structure 1
10. Concept Layout
11. SD-A Code Sections

VICINITY MAP
(NOT TO SCALE)

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

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:

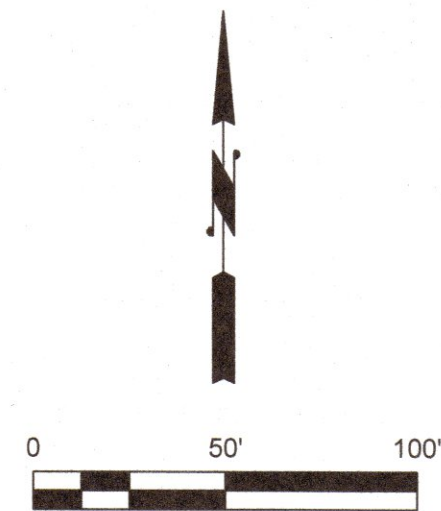
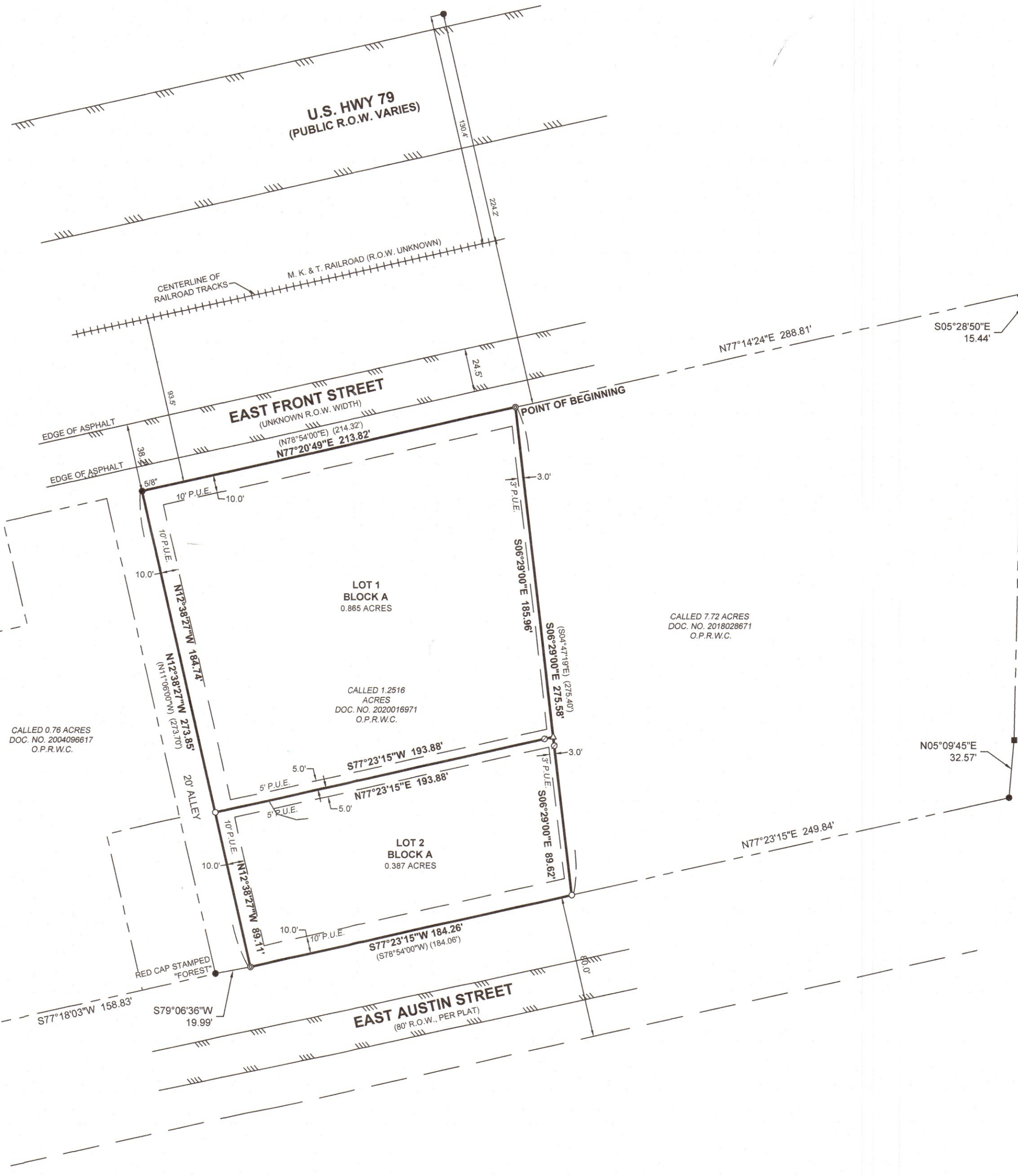
BEGINNING at an iron pipe found (1/2-Inch diameter) for the northeast corner of said 1.2516 acre tract, and on the south right of way of East Front Street (right of way width unknown), for the northeast corner of the herein described tract;

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 1/2 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 1/2 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.



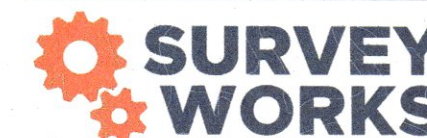
LEGEND

- 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 (TODOT TYPE 3 - DISTURBED)
- △ CALCULATED POINT
- PROPERTY LINE
- - - ADJOINER LINE
- - - P.U.E. PUBLIC UTILITY EASEMENT
- /// EDGE OF ASPHALT

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



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

SHEET
1 of 2

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

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 {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

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 19th 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 {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

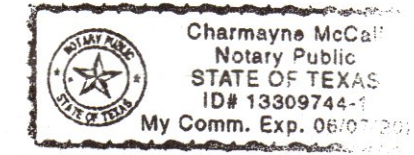
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kelli Brooke Daniel KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF October, 2021.

Charmaune McCall
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Charmaune McCall
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: 06/07/2025



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

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
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 {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

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



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 ENCLOSED 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 ENCLOSED 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 1/2" 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 {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

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



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

Ashley Lumpkin
ASHLEY LUMPKIN, AICP
DEVELOPMENT SERVICES DIRECTOR

10/28/2021
DATE

Richard Hudson
RICHARD HUDSON
CHAIRPERSON

28 OCT 2021
DATE

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
1
NUMBER OF BLOCKS: 2
NUMBER OF LOTS: 2
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

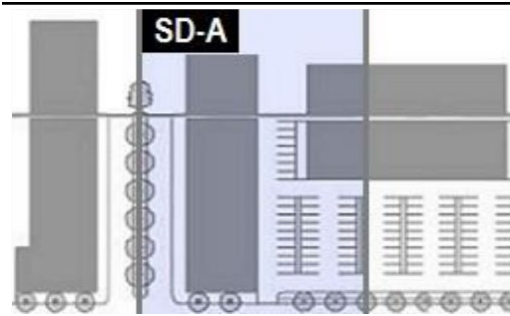
PROJECT NO. 21-0217

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
Sideryard	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)

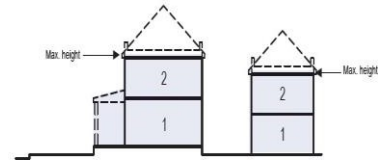
(h.1) Front Setback	20 ft. min.
(h.2) Side Setback	3 ft. min.
(h.3) Rear Setback	3 ft. min.

f. PRIVATE FRONTAGES (See Section 10.1003.6)

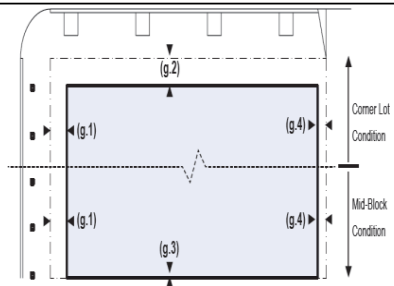
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

BUILDING CONFIGURATION

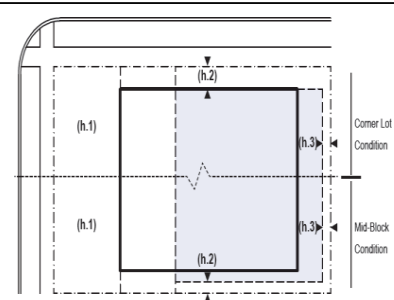
- Building height shall be measured in number of Stories, excluding Attics and raised basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft. with a maximum of 20 ft.
- Height shall be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

**SETBACKS - PRINCIPAL BLDG.**

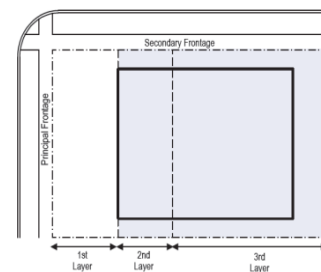
- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - ACCESSORY BLDG.**

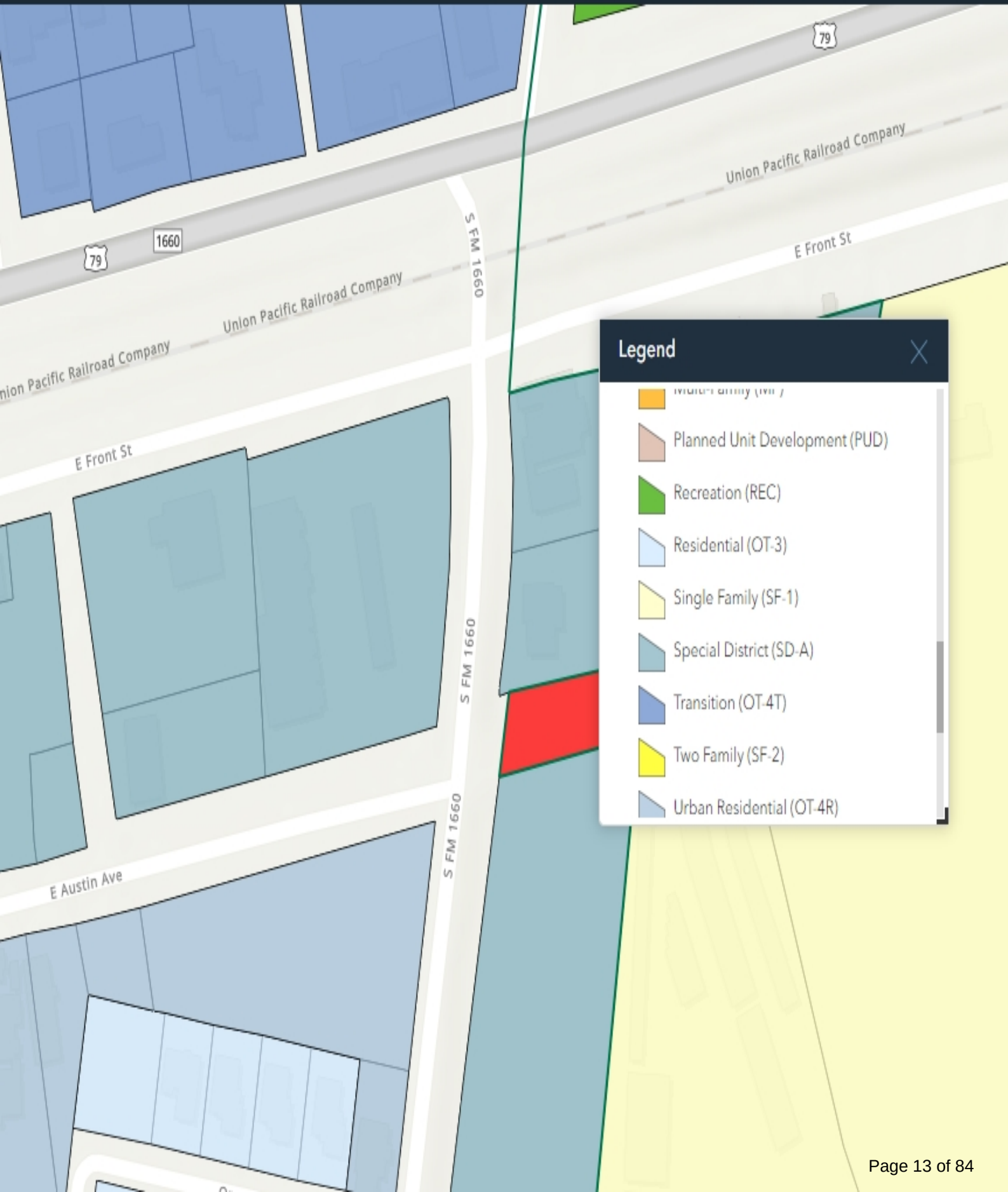
- The Elevations of the Accessory Building shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

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



Hutto Official Zoning Map

















Chapter 5 Site design standards – FBC and OT districts

10.501 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
No	Yes; see Section 10.502	Yes; see Section 10.503	No

Purpose and structure of FBC and OT zones are described in Section 10.303. Development review process and application requirements are described in Section 10.203.

10.502 FBC Form Based Code

10.502.1 Neighborhood Organizing Principles

This section shall establish standards for designing the key elements of the Form Based Code neighborhood including transect zone arrangement, building design, street layout and design, housing mix standards, and civic/open space design. Appendix A shall guide the development of specific standards as they relate to Thoroughfare and Street Assemblies, Public Frontages, Private Frontages, and Civic/Open Space Types.

10.502.1.1 Transect Zones:

The following standards shall apply to all Transect Framework Plans and Regulating Plans developed under the Form Based Code District.

10.502.1.1.1 All Form Based Code Districts shall consist of a minimum of two (2) of the four (4) Transect Zones (T-2, T-3, T-4, or T-5) in order of intensity from lowest to highest (not including the T-1 Zone which is optional for all Form Based Code Districts). The two transect zones selected will be ones that are next to the other on the intensity scale with the exception of the T-1 Zone. In other words if T-5 is chosen as the first transect zone, then T-4 has to be second one chosen, it cannot be T-3 or T-2. Similarly, if T-2 is the first transect zone chosen, the second one has to be T-3. There is no limitation on the maximum number of transect zones chosen as long as they are adjacent to each other on the intensity continuum. The five available Transect Zones shall be as established in Section 10.1002.1 Transect Zone Description.

10.502.1.1.2 The Transect Zones are organized from the least intense (T-1) to the most intense (T-5). The Transect Zones shall be arranged in the order of intensity along that continuum based on the adjoining neighborhood context. Transect zones next to existing neighborhoods shall match the density of the adjoining neighborhood to the extent possible. The most intense Transect Zones should be located adjacent to major roadways or existing commercial development with appropriate transitions in between.

10.502.1.1.3 One or more of the following shall define neighborhood patterns in the Form Based Code Districts:

1. A network of connected streets and walkways: Neighborhood streets provide a variety of transportation routes for all modes and disperse traffic. Streets are relatively narrow and most are tree lined to create a pleasant environment;

2. Designated sites for civic buildings: Buildings such as schools, libraries, museums, meeting halls, places of worship, and day care facilities should occupy prominent places in the neighborhood and be planned in coordination with open spaces;
3. Many separate and human-scaled buildings: The lots and a variety of buildings should generate a cohesive pattern that allows streets to be civic places. Building heights vary, with two and two and one half story structures typical in the T-3 and T-4 Transect Zones. Buildings shall help define the sidewalk. Driveway sizes and locations shall minimize the impact of the automobile on the public realm and thus enhance the pedestrian experience. Civic buildings have a distinctive form to differentiate their role from that of other buildings;
4. Open space and natural features, such as trees of high quality and significant treestands, streams, and steep slopes, are retained, linked where possible and incorporated into the neighborhood pattern; and
5. Cultural resources, such as old farmsteads and estate houses, if any, are preserved and reused in the neighborhood.

10.502.1.2 Civic/Open Space Standards

10.502.1.2.1 The provision of adequate and appropriate open space areas shall be integral to all development in the district. The minimum requirement for open space in each Form Based Code District is 15% of the gross area of the site which shall be dedicated open space and shall be included in the zoning change/TFP for a proposed District.

10.502.1.2.2 Open space should have direct access via public sidewalk, street, or access easement.

10.502.1.2.3 Each pedestrian shed shall allocate a minimum of 5% of its gross area to a civic/open space distributed throughout the pedestrian shed. In addition, each pedestrian shed shall contain at least one central civic/open space. This civic/open space shall generally be within 800 feet of the geographic center of each pedestrian shed, unless topographic conditions, thoroughfare/street alignments or other circumstances prevent such location. This central civic/open space shall conform to one of the types specified in the Civic/Open Space Types in Section 10.1002.3.

10.502.1.2.4 A pocket park or similar civic/open space shall be required within 1,000 feet of every residential lot. A pocket park shall conform to standards in Section 10.1002.3. or as approved by the Director of Parks and Recreation.

10.502.1.2.5 The civic/open space provided shall be appropriately designed and scaled in each of the district components and meet the guidelines for Civic/Open Space Types in Section 10.1002.3.

10.502.1.2.6 The design of open spaces within the development shall be integrated with the design of stormwater improvements. However, up to 50% of any required open space may be used for stormwater improvements such as detention, retention ponds and creeks if improved with trails, water features, and other amenities that integrate the drainage element into usable open space.

10.502.1.2.7 Standards in Section 10.609 shall apply to any public dedication of open space.

10.502.1.2.8 The following criteria shall be used to evaluate the merits of proposed open spaces in the Form Based Code District:

- The extent to which environmental elements preserved are considered as “features” or “focal points” and integrated into and prominently featured as “front yards” in the development; adding value to the development;
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been addressed; and
- The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to pocket parks, parks and environmental preserves, appropriately organized within the Transect Zone.

10.502.1.2.9 Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves.

10.502.1.2.10 In addition to the above, an open space management plan may be required at the time of Regulating Plan, which shall include:

1. distribution of responsibility and guidelines for the maintenance and operation of the protected open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
2. an estimate of the costs and staffing requirements needed for maintenance and operation of, and insurance for, the protected open space and an outline showing the means by which such funding will be obtained or provided;
3. a provision for enforcement of the open space management plan; and
4. provisions that in the event the party responsible for maintenance of the protected open space fails to maintain all or any portion in reasonable order and condition, the City of Hutto may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of such maintenance shall be charged to the owner, homeowner's association, or to the individual property owners that make up the homeowner's association, and may include administrative costs and penalties which shall become a lien on all property within the subdivision.

10.502.1.3 Thoroughfare & Street Design Standards

10.502.1.3.1 The applicant/developer shall use the Thoroughfare Assemblies in Section 10.1002.8, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide to develop a palette of streets within a Form Based Code District. They shall be reviewed by the City Engineer and approved with the TFP application. Generally, they shall:

1. Create a localized grid of pedestrian and vehicular travel ways.
2. Be designed to create a pleasant walking environment with on-street parking and streetscape treatments.
3. Limit cul-de-sacs unless natural features such as topography or stream corridors prevent a street connection. In such cases, a trail or pedestrian pathways may be utilized to define a block where a street cannot be constructed due to natural constraints or drainage elements.
4. Stub streets may be required where a street is likely to be extended in the future.
5. Blocks may be square, elongated or irregular. Block shape and size should respond to topography, existing vegetation, hydrology, and design intentions.

6. Average block face widths shall be between 400 feet and 800 feet. Blocks should vary in size based on the Transect Zone per Section 10.1002.2. Maximum block sizes shall be established by the applicant as part of the Transect Framework Plan.
7. Block faces that are longer than 1,000 feet should be bisected by a walking path.
8. Establish 'A' and 'B' Grid frontages as part of the Regulating Plan.
9. Public Frontages: The public frontage contributes to the character of the Transect Zone, and includes the types of sidewalk, curb, planter, bicycle facility, and street trees.
 - a. Public frontages shall meet the standards established by Transect Zone in Appendix A. Any modifications to the public frontage standards in Section 10.1002.4 and 10.1002.5 shall be approved as part of the Transect Framework Plan approval process.
 - b. With the approval of the City, public frontage specifications may be adjusted to fit different development contexts including the placement of utility easements, on street parking, street tree spacing, street lighting, sidewalks, etc.

10.502.1.4 Special Requirements

10.502.1.4.1 The Regulating Plan for a Form Based Code District may, at the election of an applicant/developer, designate the following Special Requirements on to a neighborhood:

1. Designations for Mandatory and/or Recommended Commercial Frontage requiring or recommending that a building provide a Shopfront at sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the sidewalk.
2. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or recommending that a building provide a permanent shade structure over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Commercial Frontage designation.
3. Designations for Mandatory and/or Recommended Arcade Frontage, requiring or recommending that a building overlap the sidewalk such that the first floor facade is a colonnade. The Arcade Frontage designation may be combined with a Commercial Frontage designation.
4. A designation for Coordinated Frontage, requiring that the Public Frontage (Section 10.1002.4 and 10.1002.5) and Private Frontage (Section 10.1002.6) be coordinated as a single, coherent landscape and paving design.
5. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or recommending that the building be provided with architectural articulation of a type and character that responds visually to the location, as established in TFP and/or Regulating Plan.
6. A designation for mid-block passages, requiring that a minimum 6-foot-wide pedestrian access be reserved between buildings in block faces longer than 1,000 feet.

10.502.1.5 Site Development Standards

10.502.1.5.1 Standards in the Form Based Code District are intended to facilitate the development of unique and pedestrian-friendly environments within the different transect zones. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, some development standards for each Transect Zone in the Form Based Code District shall be established via the Transect Framework consistent with the requirements in this District.

10.502.1.5.2 The standards in Section 10.1002.2 shall apply to development in the Form Based Code Districts. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all Transect zones and to encourage a

diversity of development proposals, the developer shall propose the standards indicated as “Flexible” or “Required/Flexible” or “Permitted/Flexible” on the following table (Section 10.1002.2) for the proposed development at the time of TFP application submittal. The proposed standards shall be based on purpose and intent of the District and the criteria established in this District.

10.502.1.6 Building Design Standards

10.502.1.6.1 Building design standards shall be established at the time of the TFP by the applicant/developer and shall be based on the following standards and criteria:

1. Building Orientation: Primary facades of all buildings shall be oriented towards an ‘A’ Grid designated frontage or toward a focal point such as a landscaped street, plaza, or similar civic/open space.
2. Frontage Buildout: Lots and blocks along ‘A’ Grid frontages shall establish a minimum standard for building frontage per Section 10.1002.2 for each Transect zone. Frontage buildout is the percentage of the lot or block width occupied by a building at the front built-to-line or build-to-zone.
3. Private Frontages: The private frontage of individual lots complements the public frontage and includes the area between the public sidewalk and the building fronts. This is an important transition area between the public and private realms and should be thoughtfully designed based on the specific transect zone.
 - a. Private frontages shall meet the standards established by Transect Zone in Section 10.1002.6. Any modifications to the private frontage standards in Section 10.1002.6 shall be approved as part of the Transect Framework Plan approval process.
 - b. With the approval of Director of Development Services or Designee and the City Engineer, private frontage specifications may be adjusted to fit different development contexts including the placement of utility easements, landscaping, building entry design, etc.

10.502.1.7 Building Disposition

10.502.1.7.1 Specific to Zone T2

1. Building Disposition shall be determined by Minor Modification.

10.502.1.7.2 Specific to Zones T3, T4, and T5

1. Newly platted Lots shall be dimensioned according to Section 10.1002.2.
2. Building Disposition types shall be as shown in Section 10.1002.10.
3. Buildings shall be disposed in relation to the boundaries of their Lots according to Section 10.1002.10.
4. One Principal Building at the Frontage, and one Accessory Building to the rear of the Principal Building, may be built on each Lot as shown in Section 10.1002.11.
5. Lot coverage by building shall not exceed that recorded in Section 10.1002.2.
6. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Section 10.1002.2.
7. Setbacks for Principal Buildings shall be as shown in Section 10.1002.2. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Minor Modification.
8. Rear Setbacks for Accessory Buildings shall be as shown in Section 10.1002.2.
9. To accommodate slopes over 10%, relief from front Setback requirements is available by Minor Modification.

10.502.1.7.3 Specific to Zone T4 and T5

1. Sideyard Dispositions shall have a 0-foot or 3-foot minimum side Setback.

10.502.1.7.4 Specific to Zone T5

1. Lot coverage in T5 may be calculated on the scale of the Block.
2. Shopfront Frontages must be paved.

10.502.1.8 Building Façade Standards:

10.502.1.8.1 Primary building facades along 'A' Grid street frontages shall contain the main entrance of any principal building located along that street.

10.502.1.8.2 All principal buildings located on an 'A' Grid street frontage shall also have doors, windows, and other architectural features facing that street/frontage. Non-residential or mixed use corner buildings shall have at least one customer entrance facing each street or a corner entrance instead of two entrances.

10.502.1.8.3 The minimum ground floor height as measured from the finished sidewalk to the bottom of the second floor structural member for all Required and/or Recommended Commercial Frontages shall be 12 feet.

10.502.1.8.4 The ground floor elevation of all residential buildings along a designated 'A' Grid frontage located less than 10' from the front property line or sidewalk shall be raised a minimum of 18" above the finished level of the public sidewalk/trail in front of the residential structures. This standard does not apply to frontages where Commercial Frontages are required.

10.502.1.8.5 All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto a park, plaza, or other civic space. The required area of windows and doors on each street façade along a 'A' Grid frontage, park, square, green, plaza, or other civic space as a percentage of that façade shall be established by the applicant at the time of TFP or Regulating Plan based on the Transect zone. The required minimum area of windows and doors on all other street facades ('B' Grid frontages with the exception of alleys) may be reduced by 20% of the corresponding requirement along an 'A' Grid façade. Darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted on ground floor facades along 'A' Grid frontages.

10.502.1.8.6 Building Setbacks and Build-to Zones: Buildings shall be built at or close to the sidewalk along 'A' Grid frontages to better define the pedestrian realm. Any off-street surface parking along 'A' Grid frontages shall be located behind the primary building, or located in the middle of the block, and screened by a minimum 3' street screen. Exceptions to off-street parking placement may be permitted as per Section 10.405.8.2, depending upon the type of road the building front upon. The specific minimum and maximum building setbacks shall be established by the applicant at the time of TFP application per the criteria in Section 10.1002.2 for each Transect zone.

10.502.1.9 Architectural Design Standards

10.502.1.9.1 To ensure compatibility of building types and to relate new buildings to the building traditions of the region, architectural design shall be regulated, governed, and enforced through

architectural design standards proposed by the applicant/developer at the time of TFP application. The applicant shall submit the proposed standards as a part of the TFP application for all development in the proposed Form Based Code District. The architectural design standards shall comply with Section 10.406 as the basis and may be varied as necessary. The Director of Development Services or designee shall review the proposed standards for compliance with this section and the UDC and shall be a part of the approval of the TFP. Architectural design standards for any proposed development in the Form Based Code District shall:

1. specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements;
2. be based on traditional/historical building precedents from the region;
3. include the following:
 - a. architectural compatibility among structures within the different building types included in the different character zones;
 - b. human scale design;
 - c. pedestrian orientation and use of the entire District;
 - d. relationship to the street, to surrounding buildings, and appropriate transitions to adjoining land uses (including existing neighborhoods); and
 - e. special architectural treatment of any Terminated Vista buildings and gateways/civic buildings.

10.502.1.9.2 All building frontages along public and private streets (with the exception of alleys) shall break any flat, monolithic facades by including architectural elements along the street level façade to create visual interest, community character, and promote a sense of pedestrian scale. Appropriate elements include bay windows, recessed entrances, stoops, porches, cornices, bases, fenestration, fluted masonry, arcades, display windows, or other articulations to provide pedestrian interest.

1. All buildings in the Form Based Code District Transect Zones shall be constructed with exterior building materials and finishes of a quality to convey an impression of permanence and durability. Materials such as masonry (stone, brick, 3-step stucco) and similar durable architectural materials are allowed as primary building materials and shall be approved with a TFP application.
2. Non-residential buildings and sites shall be organized to group the utilitarian functions away from the public view of any street (with the exception of alleys). Delivery and loading operations, HVAC equipment, trash compacting and collection, and other utility and service functions shall be incorporated into the overall design of the buildings and landscaping. The visual and acoustic impacts of all mechanical, electrical, and communications equipment (ground and roof-mounted) shall not be visible from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar to the building materials of the principal structures on the lot.

10.502.1.10 Parking Standards

This section shall address the amount, location and design of parking and service areas.

10.502.1.10.1 The number of off-street parking spaces provided shall be as set forth within Section 10.405.9. Alternatively, the applicant may provide modified standards at the time of the TFP application. The TFP shall establish the parking standards based on documented parking demand and transportation management study provided by the applicant. It should state the quantity of off-street parking proposed (both automobile and bicycle parking) for the Form Based Code Transect Zones included in the development based on the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the District. Every effort should be made to incorporate shared and on-street parking.

10.502.1.10.2 Surface parking lots for non-residential uses shall be located at the side or rear of a building. Specifically, the frontage of off-street surface parking lots shall be minimized along 'A' Grid frontages. If located adjacent to a 'B' Grid frontage or a residential use, screening shall be provided in the form of a street screen which is at least 3 feet in height.

10.502.1.10.3 A surface parking lot may not be adjacent to a street intersection with an 'A' Grid frontage or civic space such as a plaza or square, or occupy a lot with a Terminated Vista.

10.502.1.10.4 Location and Design of Parking Areas: In addition, the location of surface parking on individual lots shall be regulated as follows:

- a. Shared parking facilities are encouraged for all development in the T-5 and T-4 Transect Zones.
- b. Bicycle parking shall be provided for non-residential uses, multi-family uses, and especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of 2.5% of all off-street automobile parking spaces provided for all non single-family residential uses (attached and detached) unless an alternative standard is established in conjunction with a parking study for specific TFP. Bicycle parking may be shared between uses and should be centrally located, easily accessible, covered/protected from the elements, lit at night, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
- c. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All residential lots that are 49 feet or less in width shall have off-street parking and/or garages accessed from alleys. All lots 50' or wider may have front loaded garages, but in no case shall the width of the garage exceed 50% of the front façade width of the entire building. In addition, the garage shall be set back at least five (5) feet from the front façade of the home and at least twenty (20) feet from the front property line.
- d. 'A' Grid facing garage doors must employ at least four (4) architectural elements which may include balconies or other decorative overhangs above doors, columns flanking doors, decorative banding or moldings, multiple panel door designs or other architectural detailing with larger decorative brackets, windows/openings on garage doors, arches, decorative vent covers on gable just above garage, or sconce lighting flanking the garage doors.

10.502.1.11 Landscaping Standards

10.502.1.11.1 The purpose of landscaping in the Form Based Code District is to enhance pedestrian and open space areas, to help delineate active areas from passive areas, to provide a screening buffer between pedestrians and vehicular circulation, utility functions, and incompatible adjacent developments.

1. The applicant/developer shall submit a landscape concept plan in conjunction with the TFP application. The landscape concept plan establishes the design direction and general schematics for all proposed landscaping including all major aspects of the public realm such as street trees, plant/tree palette, streetscape treatments, pavement treatments, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, and lighting concepts.
2. The Regulating Plan will then develop the detailed Landscape Plans based on the approved Landscape Concept Plan.
3. The Landscape Concept Plan shall meet the following standards:

- a. Be pedestrian oriented.
- b. Designed in such a way to not create a security or physical hazard to pedestrians, bicyclists or motorists.
- c. Enhance or complement the architectural design of the walkable neighborhood.
- d. Provide visual interest year-round. Utilize water conservation methods and drought tolerant planting where possible.
- e. Shall be provided between parking lots and all adjacent sidewalks.
- f. Meet the standards for Installation and Maintenance in the UDC Section 10.407.6.
- g. Propose a plant/tree palette that mostly includes indigenous species. (Plant list in Section 10.407.6 shall be used for the vegetation palette)

10.502.1.12. Housing Mix Requirements

10.502.1.12.1 The tables below establish the different categories of Housing Types and the minimum mix of housing types by for each TFP with T-3 and T-4 Transect Zones.

Housing Type Categories

Category/ Common Name		Lot Widths (min. – max.)	Garage or Primary Parking Location
Category 1	Type 1A (single-family detached)	70' +	Any
	Type 1B (single-family detached)	60' – 69'	Any
	Type 1C (single-family detached)	50' – 59'	Any
Category 2	Type 2A (single-family detached)	45' – 49'	Side or Rear
	Type 2B (single-family detached – zero lot line)	30' – 39'	Side or Rear
Category 3	Type 3A (single-family detached) on pedestrian mews, court, green, eyebrow, square, or other similar civic/open space	45' – 49'	Rear
	Type 3B (single-family detached: zero lot line) on pedestrian mews, court, green, eyebrow, square, or other similar civic/open space	30' – 39'	Rear
	Multi-unit home (4 units/lot or fewer)	no min or max	Rear
	Townhome or Single Family Detached (if separated by 3' or less)	25' – 35'	Rear/tuck under
Category 4	Multi-family Residential	60' – no max	Rear/tuck under

Housing Mix Requirements

Transect Zone	Housing Mix Required	Notes
T-4	Minimum of 1 from Category 3 and minimum of 1 from either Category 2 or Category 4	Minimum number of units in each category included in each Master Concept Plan shall be either one block face or 10 units (whichever is less)
T-3	Minimum of 1 from Category 1 and minimum of 1 from either Category 2 or Category 3	Minimum number of units in each category included in each Master Concept Plan shall be either one block face or 10 lots (whichever is less)

10.503 OT Old Town

10.503.1 Applicability

10.503.1.1 This section shall establish the exclusive regulations for all development and redevelopment within the boundaries of the Old Town Zoning District Regulating Plan unless a Planned Unit Development or similar is approved for any portion of the Old Town Zoning District in which case those shall supersede this District.

10.503.1.2 This section enumerates the development standards with text and graphics for Transect Zones, frontage types, building form, landscape, building and architectural design, street design, streetscape and landscaping standards.

10.503.1.3 Development standards not addressed in this section shall be governed by the City of Hutto UDC to the extent they are not in conflict with the intent or text of this section.

10.503.2 Civic and Open Space Standards

This section should establish guidelines as they relate to Civic Buildings and Civic/Open Spaces.

10.503.2.1 Civic Buildings and Uses: In all Old Town Transect Zones, Civic buildings and uses should only be permitted by approval of the HPC after Director of Planning or designee reviews and gives a recommendation unless approved as a Planned Unit Development (PUD) or similar, in which case the application should follow the process established in the specific PUD or similar Standards. In evaluating applications for civic buildings and uses, the Director of Planning and the HPC should use the following criteria and standards:

10.503.2.2 Civic and public buildings should occupy prominent sites such as at the end of a terminated vista.

10.503.2.3 Major entrances and exits should be clearly marked and should, to the greatest extent possible, front on plazas or wide sidewalks that allow pedestrians safe ingress and egress into the building.

10.503.2.4 Major entrances and key street intersections, including locations recommended for vista terminations, should be emphasized with vertical elements that create a unique identity to the civic building.

10.503.2.5 Public buildings may be larger in scale than retail and mixed use buildings and thus have larger setbacks to provide for appropriate transitions. They should be articulated horizontally and vertically with architectural elements to break the mass of the structure down.

10.503.2.6 Major street frontages such as 'A' Grid frontages should not be blank walls. Windows, changing building materials, arcades, building articulation, and other architectural elements may be used to add interest at the street level.

10.503.2.7 Building materials used should convey the impression of permanence and stability, to the extent possible.

10.503.2.8 Open Space standards: Locations of recommended and desired open spaces are indicated under the Special Requirements of the Regulating Plan. A range of open space types are recommended. When provided, open spaces shall meet the standards in Section 10.1003.4 Old Town Open Space Types.

10.503.3 Site Development Standards

This section provides the standards for new and replatted lots, building form and related site development standards including standards pertaining to parking, driveways, and service areas.

10.503.3.1 Special Requirements: The Old Town Regulating Plan designates 'A' Grid and Commercial Frontage requirements.

10.503.3.1.1 'A' Grid Requirements: The Frontage Buildout standards in Section 10.1003.2 shall apply only to 'A' Grid frontage of a lot if a lot has frontage along an 'A' Grid street. If the lot has more than one 'A' Grid frontage, then all 'A' Grid frontages shall meet the frontage buildout requirement in Section 10.1003.2. If the lot has one 'A' Grid frontage and one 'B' Grid frontage, then the 'B' Grid frontage may be built to a standard that is 25% less than the 'A' Grid Frontage Buildout requirement. If the lot has only 'B' Grid Frontage, then it shall meet the requirement per Section 10.1003.2 and any second 'B' Grid frontage may be reduced by no more than 25% with a minor modification.

10.503.3.1.2 Required Commercial Frontage: All ground floors of buildings with designations for Required Commercial Frontage shall be occupied by non-residential uses through the depth of the Second Layer on the lot.

10.503.3.1.3 Ground Floor Glazing: Shall be per requirements in Section 10.503.6.1.4.

10.503.3.2 General Development Standards: Section 10.1003.2 provides a summary of the lot, building setback and height standards. Section 10.1003.5 provides the standards for Building Disposition and Section 10.1003.6 provides standards for Private Frontage standards.

10.503.3.3 Building Disposition

10.503.3.3.1 Specific to all OT Zones

1. Building Disposition types shall be as shown in Section 10.1003.5.
2. Buildings shall be disposed in relation to the boundaries of their Lots according to Section 10.1003.5.
3. One Principal Building at the Frontage, and one Accessory Building to the rear of the Principal Building, may be built on each Lot as shown in Section 10.1003.2.
4. Lot coverage by building shall not exceed that recorded in Section 10.1003.2.
5. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on in Section 10.1003.2.
6. Setbacks for Principal Buildings shall be as shown in Section 10.1003.2. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Minor Modification.
7. Rear Setbacks for Accessory Buildings shall be as shown in Section 10.1003.2.
8. To accommodate slopes over 10%, relief from front Setback requirements is available by Minor Modification.

10.503.3.3.2 Specific To Zone OT-4R, OT-4T, OT-5H And Special District SD-A

1. The Principal Entrance shall be on a Frontage Line.

10.503.4 Building Form Standards

This section establishes standards for where the building and parking are located on each lot, the height, and building encroachment standards for each Old Town Transect Zone.

10.503.4.1 Building Height**10.503.4.1.1 Specific To Zone OT-3**

1. No portion of the Private Frontage may encroach the Sidewalk.
2. Open porches may encroach the First Layer 50% of its depth.
3. Balconies and bay windows may encroach the First Layer 25% of its depth except that balconies on porch roofs may encroach as does the porch.

10.503.4.1.2 Specific To Zones OT-4T, OT-4R

1. Balconies, open porches and bay windows may encroach the First Layer 50% of its depth.
2. Awnings may encroach the Sidewalk to within 2-feet of the Curb but must clear the Sidewalk vertically by at least 8-feet.

10.503.4.2 Building Function**10.503.4.2.1 Specific To Zone OT-3**

1. The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building.

10.503.4.2.2 Specific To Zones OT-3, OT-4R And OT-4T

1. Habitable area of the Accessory Unit shall not exceed 600-square feet, excluding the parking area.

10.503.5 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. The key design principles are:

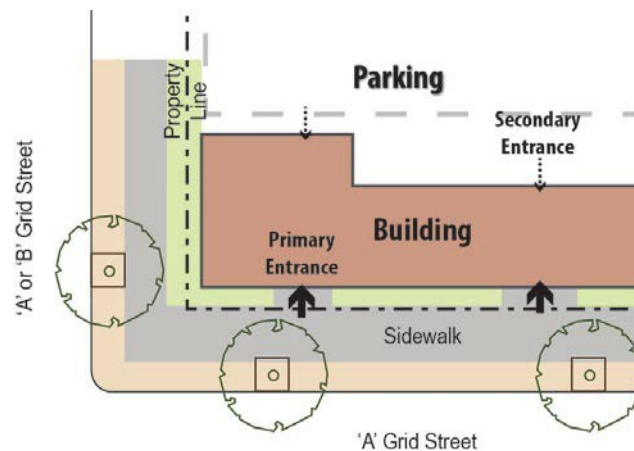
- New buildings/building facades shall utilize building elements and details to achieve compatibility with existing buildings in Old Town.
- Compatibility is not meant to be achieved through uniformity or replication of existing architecture, but through the use of variations in building elements to achieve individual building identity.
- Building facades must include appropriate architectural details and ornament to create variety and interest.
- Buildings shall be built to, or close to, the sidewalk to define and enhance the pedestrian environment. Section 10.1003.2 shall establish the build-to line and zones within which new buildings shall be constructed.
- Open space(s) shall be incorporated to provide usable public areas integral to the downtown environment.

10.503.5.1 Specific to all OT-5 zones

The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing commercial buildings.

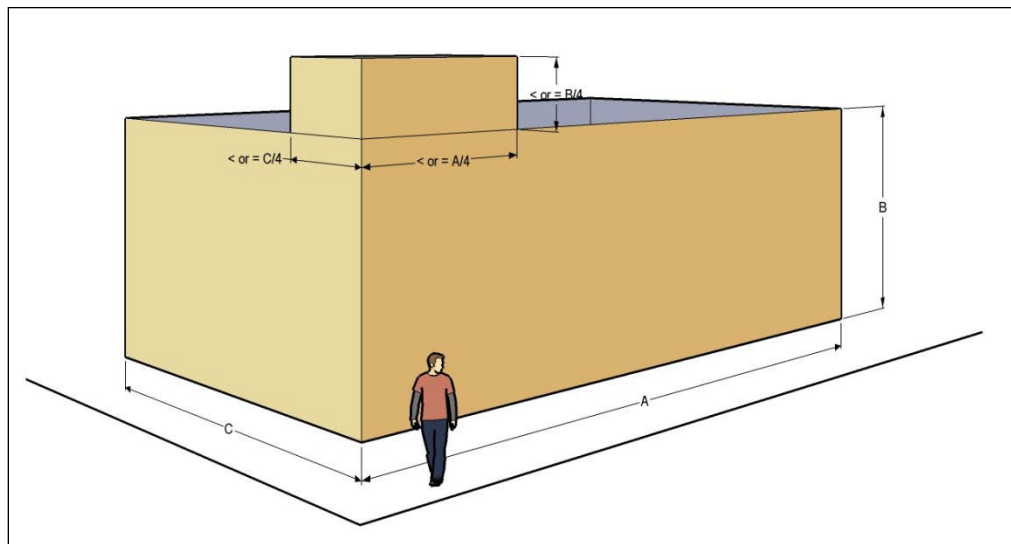
10.503.5.1.1 Location on the street:

10.503.5.1.1.1 Buildings shall be oriented toward the major street with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.



Graphic showing location of primary and secondary entrances to buildings.

10.503.5.1.1.2 At key intersections buildings located on corner lots shall utilize variations in building massing to emphasize street intersections as points of interest in the district. Maximum building heights shall be permitted to exceed by 25% for approximately 25% of the building frontage along each street façade.



Schematic showing how permitted variations in building massing in Old Town Hutto are calculated.

10.503.5.1.2 Pedestrian-Friendly Building Massing and Scale:

10.503.5.1.2.1 A building's massing shall serve to define entry points and help orient pedestrians.

10.503.5.1.2.2 Buildings and/or facades shall emphasize and frame or terminate important vistas.

10.503.5.1.2.3 Buildings in the OT-5 zones, to the extent practicable, shall maintain a 25' –35' building facade widths or multiples thereof.

10.503.5.1.2.4 Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.

10.503.5.1.2.5 Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.

10.503.5.1.2.6 Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.



Variations in building rhythm using architectural features



Building massing used to emphasize entrances



Allowed encroachments into the setback line



Retail buildings with balconies and architectural details that add interest along the streetscape

10.503.5.2.11 Feature Buildings

10.503.5.1.3.1 Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as Feature Buildings. Such buildings shall be designed to the greatest extent possible with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.



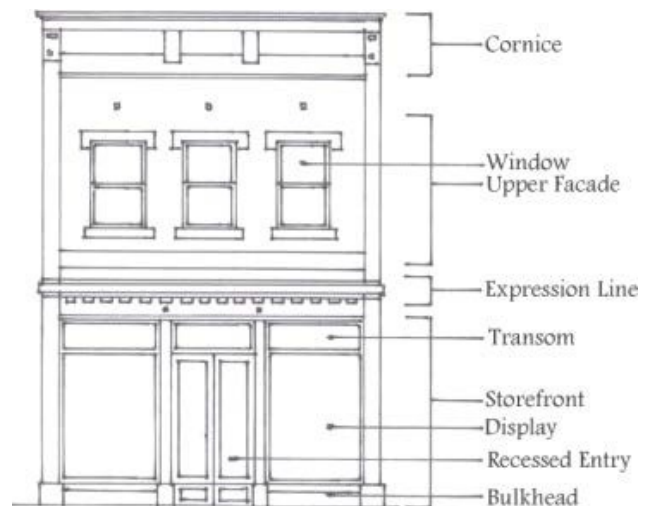
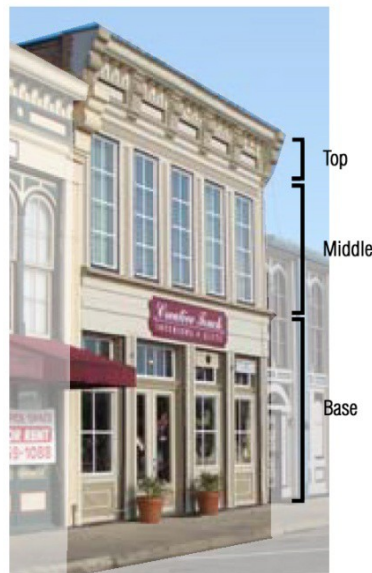
Recommended treatment of terminated vistas



Not recommended treatment of terminated vistas

10.503.5.2.12 Architectural Elements and Storefronts

10.503.5.1.4.1 Buildings shall be designed and built in tri-partite architecture so that they have a distinct base, middle, and top.



Figures showing desired architectural elements in Shopfront buildings

10.503.5.1.4.2 Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style. For example, building designs based on Art Deco style shall utilize architectural elements of a scale and proportion characteristic of that style.

10.503.5.1.4.3 An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.

10.503.5.1.4.4 Infill buildings shall maintain the alignment of horizontal elements along the block.

10.503.5.1.4.5 Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be

defined and integrated into the design of the overall building facade. Doors and windows that operate as sliders are prohibited along A-Grid Streets Frontages.

10.503.5.1.4.6 Roofs: Flat roofs enclosed by parapets or sloped roofs shall be used to screen rooftop mechanical equipment. Mansard roofs are prohibited and flat membrane-type roofs that are visible are prohibited.

10.503.5.1.4.7 Doors and Windows: Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports. Dormer windows shall also be vertically proportioned and slightly shorter than the windows below. In order to provide clear views of merchandise and perceived connections.

10.503.5.1.4.8 Transparency required: For all new construction and renovation in the OT-5H and OT-5C zones, the street-level floor shall have transparent storefront windows covering no less than 70% of the façade area, unless reduced through minor modification. Each upper floor of all building façades facing a street or plaza shall contain transparent windows covering at least 35% of the façade area. Glass curtain wall buildings are prohibited. For all new construction and renovation in the OT-5H and OT-5C zones, the required street facing façade transparency (each floor) shall be at least 30%, unless reduced through minor modification.

10.503.5.1.4.9 Ground floor retail building plate heights generally shall be at least 15 feet in height. Upper floor to floor heights shall be a minimum of 10 feet.

10.503.5.1.4.10 Storefronts: Retailers located at the street level shall primarily use storefronts to orient and advertise merchandise to customers. Retail buildings shall provide street-level pedestrian-oriented uses at the ground floor level. Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Retail storefronts with transparent windows



Vertically oriented windows with emphasis on corners and entrances.

10.503.5.2.13 Building Materials:

10.503.5.1.5.1 At least 80% of the street facing (except alleys) facades of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:

- Masonry (brick, stone, cast stone, rock, marble, granite, glass block and/or tile)
- Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
- Split face concrete block or poured-in-place concrete
- Up to 20% Wood, metal, or Exterior Insulating Finishing System (EIFS) as an accent only
- Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials.

10.503.5.1.5.2 Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.

10.503.5.2 Specific to all OT-4 Zones

10.503.5.2.1 Location on the street:

10.503.5.2.1.1 All primary entrances shall address the primary street unless configured as a courtyard or forecourt building.

10.503.5.2.1.2 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. If front-loaded garages or carports are utilized on single-family residential lots, the garages and carports shall be no greater than 12 feet wide, and set back at least 10 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. All garage doors shall be divided into single bays separated by at least an 18-inch column. Front-loaded garages on residential lots less than 50 feet wide shall not be allowed. Town homes and courtyard apartments shall utilize rear-loaded garages.



Residential townhomes with primary entrances to the street



Live-work units with bay windows

10.503.5.2.2 Pedestrian-Friendly Building Massing and Scale

10.503.5.2.2.1 On residential buildings, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line.

10.503.5.2.2.2 The base of all residential buildings shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade. The grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.

10.503.5.2.3 Architectural Elements:

10.503.5.2.3.1 Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.

10.503.5.2.3.2 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.

10.503.5.2.3.3 Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.

10.503.5.2.3.4 All new residential buildings shall have windows or doors covering no less than 30% of all street facing façades.



Residential townhomes with stoops, dormers, and other architectural embellishments that add visual interest along the street.

10.503.5.2.4 Building Materials:

10.503.5.2.4.1 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;
- Masonry (brick; stone; man-made stone and stucco utilizing a three-step process).

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

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

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

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

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

10.503.5.3 Specific to all OT-3 zones

10.503.5.3.1 Location on the street:

10.503.5.3.1.1 All primary entrances shall address the primary street.

10.503.5.3.1.2 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. If front-loaded garages or carports are utilized on single-family residential lots, the

garages and carports shall be no greater than 12 feet wide, and set back at least 10 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. All garage doors shall be divided into single bays separated by at least an 18-inch column. Front-loaded garages on residential lots less than 50 feet wide shall not be allowed.



Residential building with garage in line with the front façade – not permitted



Residential building with garage setback from the house

10.503.5.3.2 Pedestrian-Friendly Building Massing and Scale :

10.503.5.3.2.1 On residential buildings, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line.

10.503.5.3.2.2 The base of a building shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade. The grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.

10.503.6.3.3 Architectural Elements:

10.503.6.3.3.1 All residential buildings shall have architectural elements that are consistent in scale and proportion with the architectural style chosen for the building.

10.503.6.3.3.2 Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.

10.503.6.3.3.3 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. Roof design shall be generally simple without too many gables and dormers.



Examples of single-family residential structures with recommended architectural elements

10.503.6.3.3.4 Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.

10.503.6.3.3.5 All new residential buildings shall have windows or doors covering no less than 30% of all street facing façades.

10.503.6.3.3.6 If window shutters are used they shall be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building.

10.503.6.3.4 Building Materials:

10.503.6.3.4.1 The following shall be permitted finishes for street fronting facades of all residential buildings. No more than 3 different materials shall be used on any single facade:

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

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

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

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

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

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

10.503.5.4 Specific to the SD-A District (Special District Arterial):

The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing buildings.

10.503.5.4.1 Location on the street:

10.503.5.4.1.1 All primary entrances shall address the primary street.

10.503.5.4.2 Pedestrian-Friendly Building Massing and Scale:

10.503.5.4.2.1 A building's massing shall serve to define entry points and help orient pedestrians.

10.503.5.4.2.2 Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.

10.503.5.4.2.3 Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.

10.503.5.4.2.4 Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.

10.503.5.4.3 Architectural Elements and Storefronts:

10.503.5.4.3.1 Shopfront buildings shall be designed to have a distinct base, middle, and top.

10.503.5.4.3.2 Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style. For example, building designs based on Art Deco style shall utilize architectural elements of a scale and proportion characteristic of that style.

10.503.5.4.3.3 An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.



Examples of cornices on new construction

10.503.5.4.3.4 Infill buildings shall maintain the alignment of horizontal elements along the block.

10.503.5.4.3.5 Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.

10.503.5.4.3.6 Roofs: Flat roofs enclosed by parapets or sloped roofs shall be used to screen rooftop mechanical equipment. Mansard roofs are prohibited and flat membrane-type roofs that are visible are prohibited.

10.503.5.4.3.7 Doors and Windows: Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports. Dormer windows shall also be vertically proportioned and slightly shorter than the windows below. In order to provide clear views of merchandise and perceived connections.

10.503.5.4.3.8 Transparency required: At ground level, buildings must have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas and parking areas (excluding the building rear) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 75% of its length. Side walls must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 25% of its length. Each upper floor of all building façades facing a street or plaza shall contain transparent windows covering at least 35% of the façade area. Glass curtain wall buildings are prohibited.

10.503.5.4.3.9 Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 50% of required transparent areas, except when facing the street, pedestrian walkways, plazas and parking areas.

10.503.5.4.3.10 Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

10.503.5.4.4 Building Materials:

10.503.5.4.4.1 At least 80% of the street-facing facades of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:

- Masonry (brick, stone, cast stone, rock, marble, granite, glass block and/or tile)
- Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
- Split face concrete block or poured-in-place concrete

10.503.5.4.4.2 Up to 20% of the following may be used as accent only:

- Wood
- Metal
- Exterior Insulating Finishing System (EIFS)

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

10.503.5.4.4.4 Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.

10.503.6 **Street Design Standards**

10.503.6.1 Purpose and Intent

The Old Town Hutto Master Plan recognizes the importance of providing adequate public infrastructure, including the creation of a walkable and vibrant public street network, to serve the vision for redevelopment within the Old Town Hutto. Street design and connectivity is envisioned to support and balance automobile, bicycle, and walking trips in addition to becoming the “civic” space for Old Town Hutto. The “civic” nature of streets will not only serve private redevelopment, but the community at large and the people who live in and use it.

10.503.6.2 Street Cross Sections

The street design and cross sections for the different public streets are to be developed by the city based on the recommended cross sections in the Old Town Hutto Master Plan. These cross sections may be adjusted to fit existing and future utility locations, landscaping and development contexts with the approval of the City.

10.503.7 Parking Calculations and Location Standards:

10.503.7.1 The buildable Density on a Lot shall be governed by the height, Setback, and Lot coverage requirements only.

10.503.7.2 If lot is located on a corner, parking can be placed in the first layer of “B” grid.

10.503.7.3 General To Zones T2, T3, T4, T5, OT-3, OT-4R, OT-4T And OT-5H

10.503.7.3.1 Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.

10.503.7.3.2 Open parking areas shall be masked from the Frontage by a Building or Streetscreen.

10.503.7.3.3 For buildings on B-Grids, open parking areas may be allowed unmasked on the Frontage by Minor Modification, except for corner Lots at intersections with the A-Grid.

10.503.7.4 Specific To Zones OT-3, OT-4R And OT-4T

10.503.7.4.1 Driveways at Frontages shall be no wider than 10-feet in the First Layer. (Section 10.1003.3)

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

10.503.7.5.1 All parking areas and garages shall be located at the Second or Third Layer. (Section 10.1003.3)

10.503.7.6 Specific To Zones OT-4R, OT-5H And OT-5C

10.503.7.6.1 All parking lots, garages, and Parking Structures shall be located at the Second or Third Lot Layer. (Section 10.1003.3)

10.503.7.6.2 Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24-feet at the Frontage.

10.503.7.6.3 Primary pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground garage levels that may be exited by pedestrians directly into a building. Secondary exits may be provided from the building to a parking lot or garage or Parking Structure.

10.503.7.6.4 Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.

10.503.7.6.5 A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

10.503.7.6.6 All parking lots and Parking Structures shall be provided Driveway access from B-Grid Streets only.

10.503.7.7 Specific To Zones OT-3, OT-4R, OT-4T, OT-5H, OT-5C And Special District SD-A

10.503.7.7.1 All parking shall be located where indicated in the specific Frontage standards in Section 10.1003.3.

10.503.7.7.2 Any parking provided shall meet the city's standards for parking lot design as established in the UDC.

10.503.7.7.3 All driveway approaches, both Commercial and Residential, must be concrete. Parking areas for Commercial businesses shall be paved with asphalt or concrete and shall be marked in accordance with UDC Sec. 10.405.11.3. Residential Driveways may be paved, with exception of the Driveway approach, with an alternative surface, such as decomposed granite or gravel.

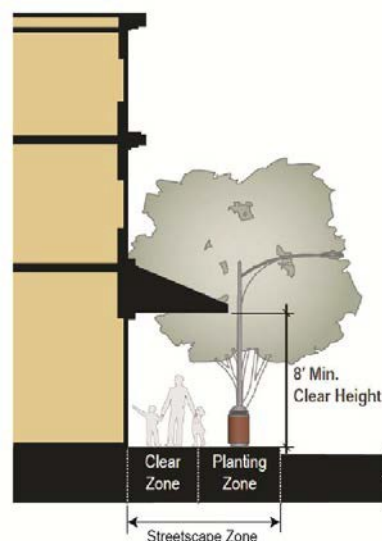
10.503.8 Streetscape and Landscape Standards

10.503.8.1 Sidewalks.

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. If necessary to meet the required sidewalk width, the sidewalk may extend onto private property to fulfill the minimum requirement, with a sidewalk easement provided. Sidewalks shall consist of two zones: a planting zone located adjacent to the curb, and a clear zone (see figures below).

10.503.8.1.1 Planting Zone: 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.

10.503.8.1.2 Clear Zone: The clear zone shall be hardscaped, shall be located adjacent to the planting zone, shall comply with city adopted accessibility standards, and shall be unobstructed by any permanent or nonpermanent element for the required minimum width of four (4) feet and a minimum height of eight (8) feet. Accessibility is required to connect sidewalk clear zones on adjacent sites.



Illustrations delineating the Streetscape Zone elements

10.503.9 Street Trees and Streetscape

10.503.9.1 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.

10.503.9.2 Alternatively, if street trees surround the perimeter of a park, square or plaza, they can be clustered and placed along a meandering sidewalk as reviewed and approved by the Director of Development Services and Director of Parks and Recreation.

10.503.9.3 Street trees shall be centered within the Planting/Furnishings Zone and be planted a minimum of 3' from the face of curb or as specified by other city streetscape planting standards.

10.503.9.4 The minimum caliper size for each tree shall be 3" and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet.

10.503.9.5 Species shall be selected from the Canopy or Shade trees in the Planting List in Section 10.407.6.

10.503.9.6 Maintenance of all landscaping shall meet the standards for landscape maintenance in Section 10.407.6.12.

10.503.10 Parking Lot and Service Area Screening

10.503.10.1 Any frontage along any street (except alleys) with surface parking or drive aisles between the building and the sidewalk shall be screened at the setback line by a 3-foot high Street Screen (see Figure below).

10.503.10.2 Furthermore, along all streets (except alleys), service areas shall be screened in such a manner that the service area shall not be visible to a person standing on the property line on the far side of the adjoining street (see Figure below).

10.503.10.3 Required Street Screens shall be of one of the following:

- The same building material as the principal structure on the lot, or
- A vegetative screen composed of shrubs planted to be opaque at maturity, or
- A combination of the two.

10.503.10.4 Species shall be selected from the Planting List Section 10.407.6. The required Street Screen shall be located at the minimum setback line along the corresponding street frontage.

10.503.10.5 Street Screens cannot block any required sight triangles along a cross street or driveway.

10.503.10.6 Street Screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

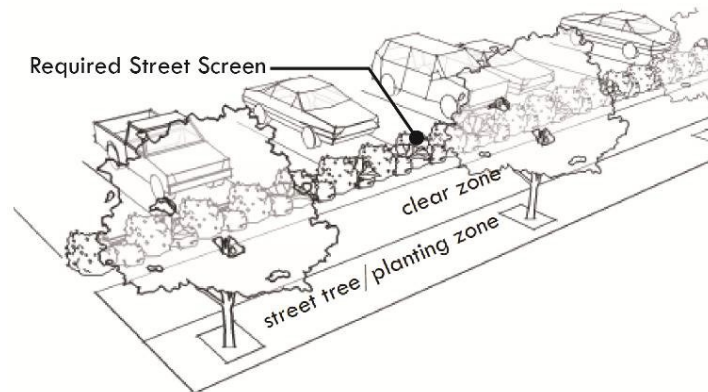


Illustration showing required Street Screen along all frontages without a Building within the setback zone

10.503.11 Screening of Roof Mounted Equipment

10.503.12.1 All roof mounted mechanical equipment (except solar panels) shall be screened from view of a person standing on the property line on the far side of the adjoining street (see Figure below). The screening material used shall be the same as the primary exterior building material used.

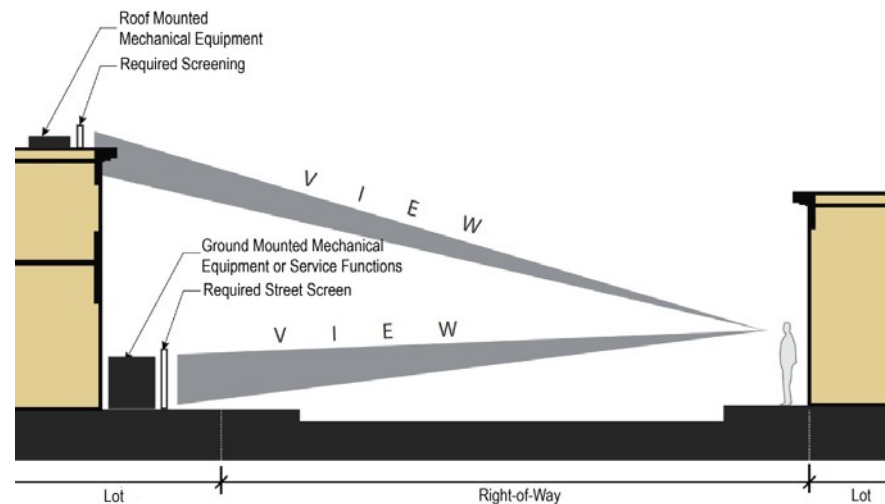


Illustration showing required screening of roof and ground mounted equipment

AGENDA ITEM REPORT

5.4.



To: Historic Preservation Commission
Subject: Consideration and possible action on the Certificate of Appropriateness for a new commercial structure to be located on Old Town Addition, Block 2, Lot 18-20, approximately 0.207 acres, also known as 208 West Austin Avenue.
Meeting: Wednesday, September 27, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

208 West Austin Avenue is a vacant lot, approximately 0.207 acres in size. The property is zoned SD-A (Special District) and falls under the purview of the Historic Preservation Commission. The applicant is proposing a two-story, 11,328 sq. ft. retail/office/warehouse building.

Surrounding uses:

- North – SD-A (Special District) - Vacant
- East – SD-A (Special District) - Vacant/Residential
- South – SD-A (Special District) - Vacant/Medical Office
- West – SD-A (Special District) - Hutto Police Department

COA Applicability 10.203.5.2 Applicability

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

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

The warehouse use requires a Specific Use Permit in the SD-A District. On February 1, 2022 a public hearing was heard at the Planning and Zoning Commission and recommended to City Council for approval. On March 3, 2022, the second public hearing was heard at City Council and the Specific Use Permit was approved by City Council with the following conditions: Historic Preservation Commission must grant a Certificate of Appropriateness, applicants must meet all site design criteria, only one driveway is permitted off of W. Austin Avenue, the replat of the property is approved and recorded prior to the site plan permit issuance and no open storage.

SUMMARY OF REQUEST:

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

AGENDA ITEM REPORT

5.4.



provide visual interest and create enjoyable, human-scaled spaces.

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.

The proposed elevations utilize limestone and brick for the front facade and a majority of the side facades. However, the American panelling is a metal product and non-consistent with the aesthetic qualities desired in the adopted code which states only 20% of the building facade can be metal. The building is not currently showing full compliance with 10.503.5.4.4.4 which states the side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Because the rear facade also faces a public right-of-way, some of which is utilized for residential, should have screening for the loading docks. The SD-A District also required the use of up to 35% windows for the upper floor of all building facades that face a street, for this structure with a double frontage, it does not appear to meet this requirement.

The cornice shown on the front and part of the sides should be continued around all facades to gain compliance with 10.503.5.4.3.3 as well as the delineation between floors should be continued as the required expression line. A window element mirroring the front facade should be added to the stairwell to comply with Section 10.503.5.4.3.8 to comply with the glazing requirements.

STAFF REVIEW:

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*
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*

AGENDA ITEM REPORT

5.4.



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 some of the requirements with deficiencies outlined above.

Staff recommends approval of the proposed Certificate of Appropriateness for the new structure at 208 W. Asutin Street with the conditions:

1. Applicant/developer must meet all site design criteria as adopted in the Unified Development Code, including but not limited to 10.503.5.4 Specific to the SD-A District (Special District Arterial), as well as Section 10.503.8 Streetscape and Landscape Standards, and 10.503.7.7 for SD-A parking requirements, and 10.503.10 Parking Lot and Service Area Screening.
2. A maximum of one driveway is permitted off of W. Austin Avenue,
3. The replat of the property is approved and recorded prior to the site plan permit issuance; and,
4. No open storage shall be allowed on the property.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 2023-28769-230809 - W Austin - DD Plan Set
2. 2023-28769-230615_CDS_Hutto_Ext. Elevations
3. 208 W. Austin Ave. Zoning

AGENDA ITEM REPORT

5.4.



-
4. SD-A District
 5. SD-A Code Sections

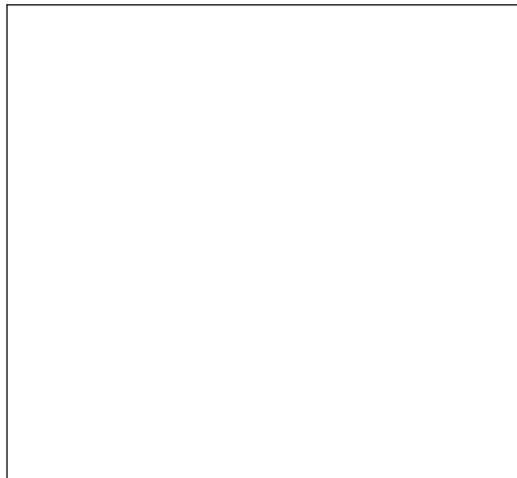
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(713) 550-4818

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PROPOSED SQUARE FOOTAGE BREAKDOWN: (CONDITIONED)	
LEVEL 01	
SHOWROOM FLOOR:	2,502 S.F.
OFFICE SPACES:	637 S.F.
STORAGE:	297 S.F.
RESTROOMS:	351 S.F.
EGRESS:	589 S.F.
EQUIPMENT:	481 S.F.
LEVEL 02	
OFFICE:	1,685 S.F.
LOUNGE/ KITCHEN:	141 S.F.
STORAGE:	153 S.F.
RESTROOMS:	298 S.F.
EGRESS:	1,270 S.F.
TOTAL (CONDITIONED)	8,404 S.F.
PROPOSED SQUARE FOOTAGE BREAKDOWN: (UNCONDITIONED)	
LEVEL 01	
WAREHOUSE STORAGE	2,924 S.F.
TOTAL (COND. AND UNCOND.)	11,328 S.F.



STRUCTURAL ENGINEER:

MEP ENGINEER:

JOAQUIN SANTAMARIA

AA APPLIANCE WAREHOUSE

208 W. Austin Hutto, TX 78634

SITE PLAN

Project Number 210149

Date 08/09/2023

Drawn by JMM

A010

Scale As indicated



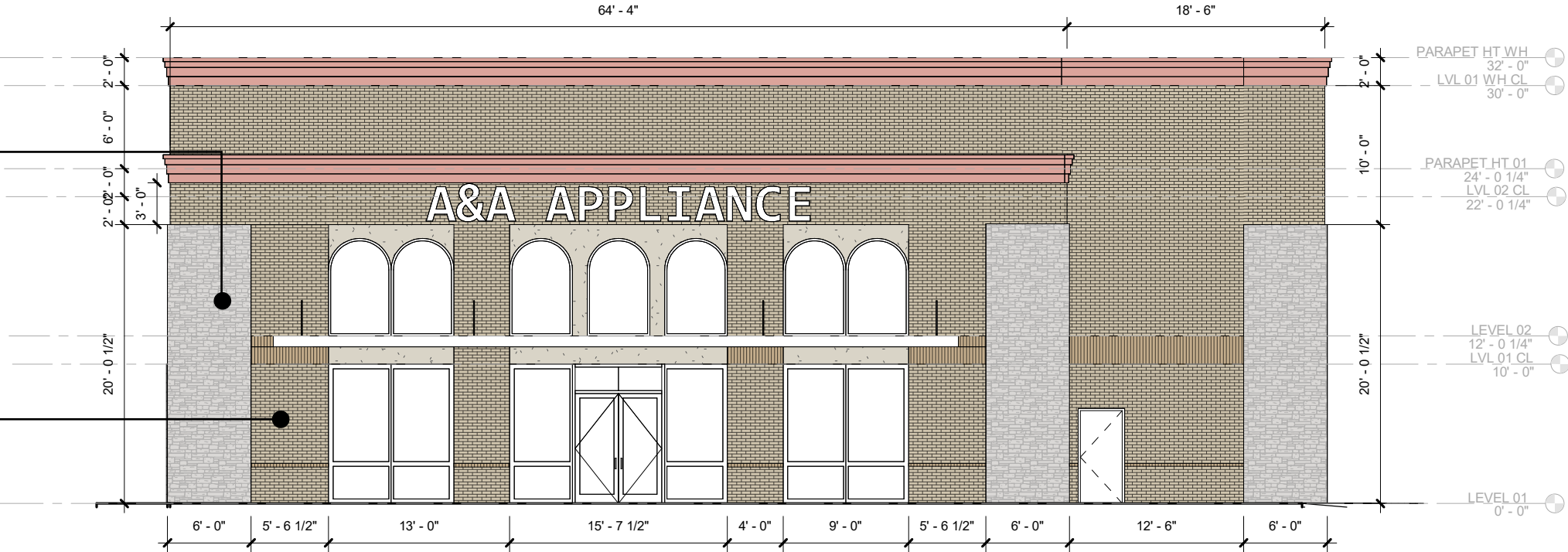
ACME - TEXAS CREAME LIMESTONE



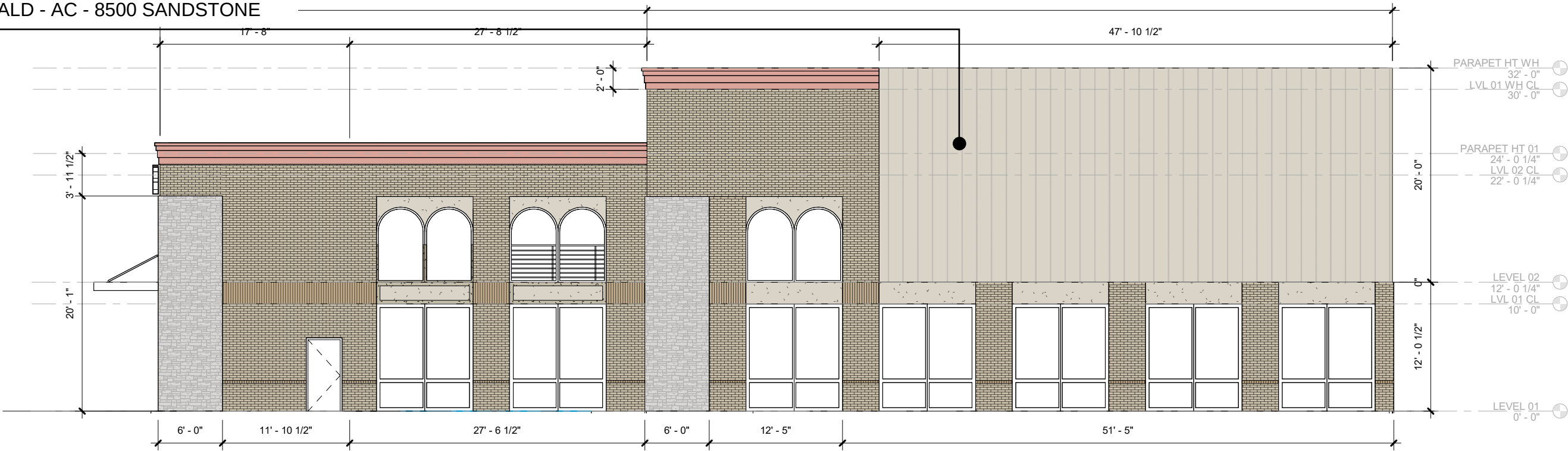
ACME - AMARETTO - 103405



AMERICALD - AC - 8500 SANDSTONE



02 EXT. ELEVATION - N LOOKING S
3/32" = 1'-0"



01 EXT. ELEVATION - W LOOKING E
3/32" = 1'-0"



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HOUSTON, TX 77023
(713) 550-4818

EXTERIOR ELEVATIONS

AA APPLIANCE WAREHOUSE

JOAQUIN SANTAMARIA

208 W. Austin Hutto, TX 78634



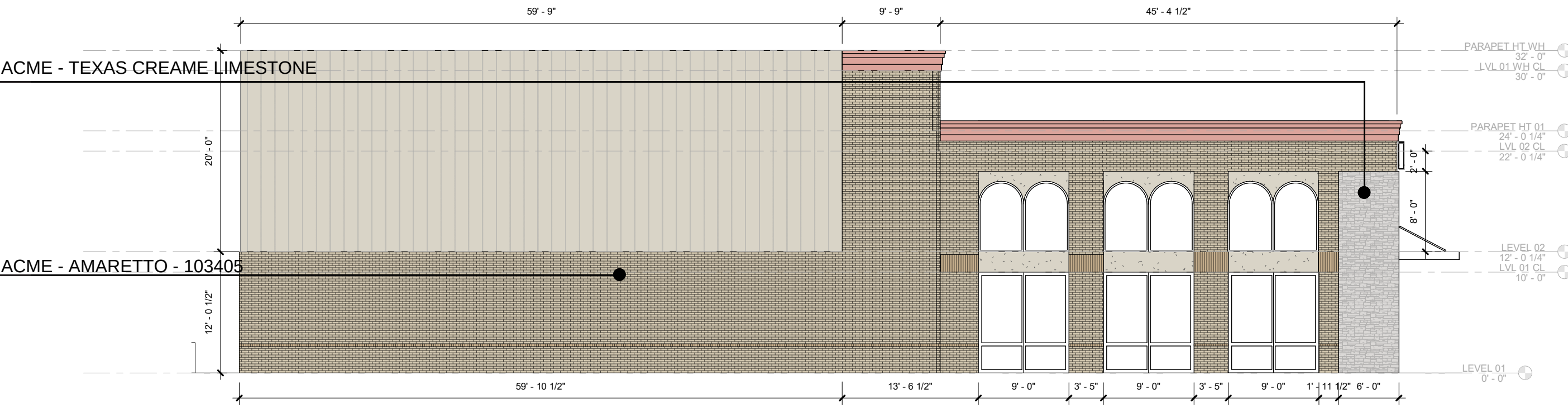
ACME - TEXAS CREAME LIMESTONE



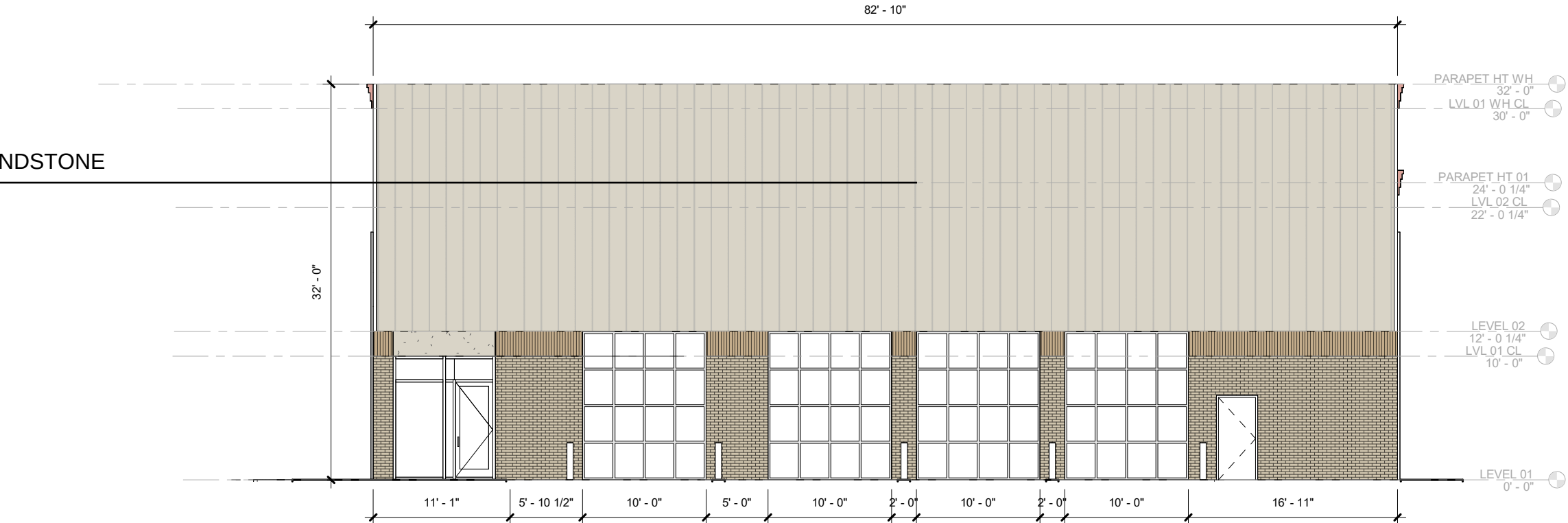
ACME - AMARETTO - 103405



AMERICALD - AC - 8500 SANDSTONE



02 EXT. ELEVATION - E LOOKING W
3/32" = 1'-0"



01 EXT. ELEVATION - S LOOKING N
3/32" = 1'-0"



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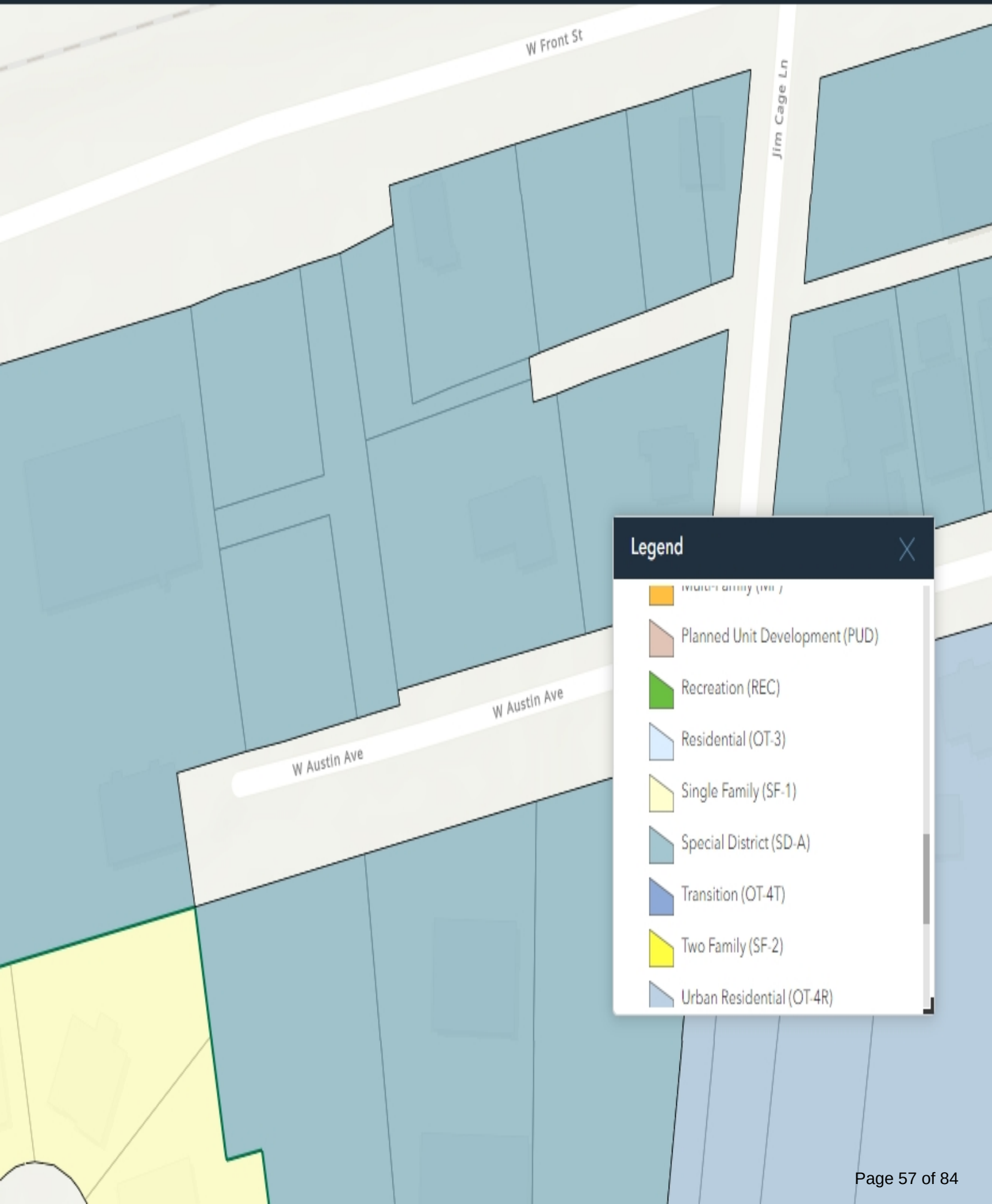
EXTERIOR ELEVATION

AA APPLIANCE WAREHOUSE

JOAQUIN SANTAMARIA

208 W. Austin Hutto, TX 78634

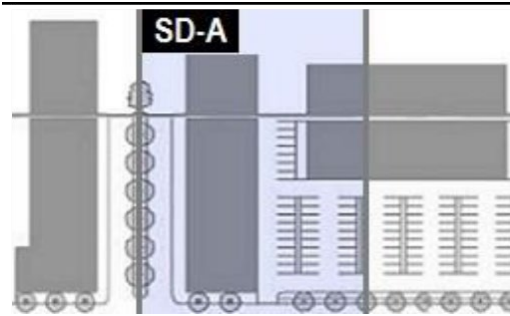
Hutto Official Zoning Map



Legend

- Planned Unit Development (PUD)
- Recreation (REC)
- Residential (OT-3)
- Single Family (SF-1)
- Special District (SD-A)
- Transition (OT-4T)
- Two Family (SF-2)
- Urban Residential (OT-4R)

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
Sideryard	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)

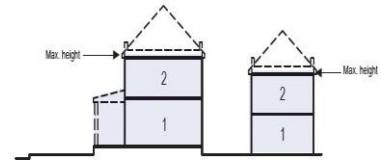
(h.1) Front Setback	20 ft. min.
(h.2) Side Setback	3 ft. min.
(h.3) Rear Setback	3 ft. min.

f. PRIVATE FRONTAGES (See Section 10.1003.6)

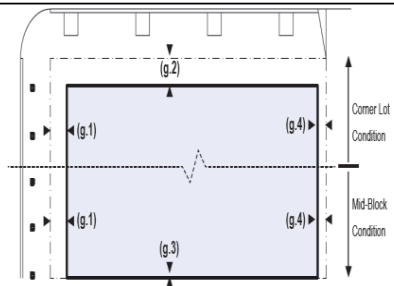
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

BUILDING CONFIGURATION

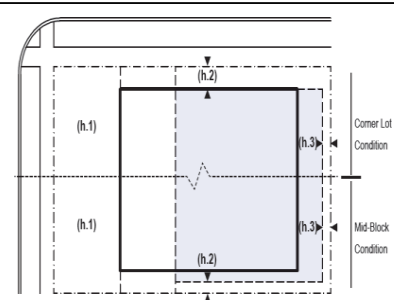
- Building height shall be measured in number of Stories, excluding Attics and raised basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft. with a maximum of 20 ft.
- Height shall be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

**SETBACKS - PRINCIPAL BLDG.**

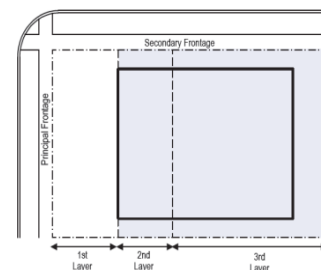
- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - ACCESSORY BLDG.**

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

**PARKING PLACEMENT**

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



Chapter 5 Site design standards – FBC and OT districts

10.501 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
No	Yes; see Section 10.502	Yes; see Section 10.503	No

Purpose and structure of FBC and OT zones are described in Section 10.303. Development review process and application requirements are described in Section 10.203.

10.502 FBC Form Based Code

10.502.1 Neighborhood Organizing Principles

This section shall establish standards for designing the key elements of the Form Based Code neighborhood including transect zone arrangement, building design, street layout and design, housing mix standards, and civic/open space design. Appendix A shall guide the development of specific standards as they relate to Thoroughfare and Street Assemblies, Public Frontages, Private Frontages, and Civic/Open Space Types.

10.502.1.1 Transect Zones:

The following standards shall apply to all Transect Framework Plans and Regulating Plans developed under the Form Based Code District.

10.502.1.1.1 All Form Based Code Districts shall consist of a minimum of two (2) of the four (4) Transect Zones (T-2, T-3, T-4, or T-5) in order of intensity from lowest to highest (not including the T-1 Zone which is optional for all Form Based Code Districts). The two transect zones selected will be ones that are next to the other on the intensity scale with the exception of the T-1 Zone. In other words if T-5 is chosen as the first transect zone, then T-4 has to be second one chosen, it cannot be T-3 or T-2. Similarly, if T-2 is the first transect zone chosen, the second one has to be T-3. There is no limitation on the maximum number of transect zones chosen as long as they are adjacent to each other on the intensity continuum. The five available Transect Zones shall be as established in Section 10.1002.1 Transect Zone Description.

10.502.1.1.2 The Transect Zones are organized from the least intense (T-1) to the most intense (T-5). The Transect Zones shall be arranged in the order of intensity along that continuum based on the adjoining neighborhood context. Transect zones next to existing neighborhoods shall match the density of the adjoining neighborhood to the extent possible. The most intense Transect Zones should be located adjacent to major roadways or existing commercial development with appropriate transitions in between.

10.502.1.1.3 One or more of the following shall define neighborhood patterns in the Form Based Code Districts:

1. A network of connected streets and walkways: Neighborhood streets provide a variety of transportation routes for all modes and disperse traffic. Streets are relatively narrow and most are tree lined to create a pleasant environment;

2. Designated sites for civic buildings: Buildings such as schools, libraries, museums, meeting halls, places of worship, and day care facilities should occupy prominent places in the neighborhood and be planned in coordination with open spaces;
3. Many separate and human-scaled buildings: The lots and a variety of buildings should generate a cohesive pattern that allows streets to be civic places. Building heights vary, with two and two and one half story structures typical in the T-3 and T-4 Transect Zones. Buildings shall help define the sidewalk. Driveway sizes and locations shall minimize the impact of the automobile on the public realm and thus enhance the pedestrian experience. Civic buildings have a distinctive form to differentiate their role from that of other buildings;
4. Open space and natural features, such as trees of high quality and significant treestands, streams, and steep slopes, are retained, linked where possible and incorporated into the neighborhood pattern; and
5. Cultural resources, such as old farmsteads and estate houses, if any, are preserved and reused in the neighborhood.

10.502.1.2 Civic/Open Space Standards

10.502.1.2.1 The provision of adequate and appropriate open space areas shall be integral to all development in the district. The minimum requirement for open space in each Form Based Code District is 15% of the gross area of the site which shall be dedicated open space and shall be included in the zoning change/TFP for a proposed District.

10.502.1.2.2 Open space should have direct access via public sidewalk, street, or access easement.

10.502.1.2.3 Each pedestrian shed shall allocate a minimum of 5% of its gross area to a civic/open space distributed throughout the pedestrian shed. In addition, each pedestrian shed shall contain at least one central civic/open space. This civic/open space shall generally be within 800 feet of the geographic center of each pedestrian shed, unless topographic conditions, thoroughfare/street alignments or other circumstances prevent such location. This central civic/open space shall conform to one of the types specified in the Civic/Open Space Space Types in Section 10.1002.3.

10.502.1.2.4 A pocket park or similar civic/open space shall be required within 1,000 feet of every residential lot. A pocket park shall conform to standards in Section 10.1002.3. or as approved by the Director of Parks and Recreation.

10.502.1.2.5 The civic/open space provided shall be appropriately designed and scaled in each of the district components and meet the guidelines for Civic/Open Space Space Types in Section 10.1002.3.

10.502.1.2.6 The design of open spaces within the development shall be integrated with the design of stormwater improvements. However, up to 50% of any required open space may be used for stormwater improvements such as detention, retention ponds and creeks if improved with trails, water features, and other amenities that integrate the drainage element into usable open space.

10.502.1.2.7 Standards in Section 10.609 shall apply to any public dedication of open space.

10.502.1.2.8 The following criteria shall be used to evaluate the merits of proposed open spaces in the Form Based Code District:

- The extent to which environmental elements preserved are considered as “features” or “focal points” and integrated into and prominently featured as “front yards” in the development; adding value to the development;
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been addressed; and
- The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to pocket parks, parks and environmental preserves, appropriately organized within the Transect Zone.

10.502.1.2.9 Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves.

10.502.1.2.10 In addition to the above, an open space management plan may be required at the time of Regulating Plan, which shall include:

1. distribution of responsibility and guidelines for the maintenance and operation of the protected open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
2. an estimate of the costs and staffing requirements needed for maintenance and operation of, and insurance for, the protected open space and an outline showing the means by which such funding will be obtained or provided;
3. a provision for enforcement of the open space management plan; and
4. provisions that in the event the party responsible for maintenance of the protected open space fails to maintain all or any portion in reasonable order and condition, the City of Hutto may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of such maintenance shall be charged to the owner, homeowner's association, or to the individual property owners that make up the homeowner's association, and may include administrative costs and penalties which shall become a lien on all property within the subdivision.

10.502.1.3 Thoroughfare & Street Design Standards

10.502.1.3.1 The applicant/developer shall use the Thoroughfare Assemblies in Section 10.1002.8, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide to develop a palette of streets within a Form Based Code District. They shall be reviewed by the City Engineer and approved with the TFP application. Generally, they shall:

1. Create a localized grid of pedestrian and vehicular travel ways.
2. Be designed to create a pleasant walking environment with on-street parking and streetscape treatments.
3. Limit cul-de-sacs unless natural features such as topography or stream corridors prevent a street connection. In such cases, a trail or pedestrian pathways may be utilized to define a block where a street cannot be constructed due to natural constraints or drainage elements.
4. Stub streets may be required where a street is likely to be extended in the future.
5. Blocks may be square, elongated or irregular. Block shape and size should respond to topography, existing vegetation, hydrology, and design intentions.

6. Average block face widths shall be between 400 feet and 800 feet. Blocks should vary in size based on the Transect Zone per Section 10.1002.2. Maximum block sizes shall be established by the applicant as part of the Transect Framework Plan.
7. Block faces that are longer than 1,000 feet should be bisected by a walking path.
8. Establish 'A' and 'B' Grid frontages as part of the Regulating Plan.
9. Public Frontages: The public frontage contributes to the character of the Transect Zone, and includes the types of sidewalk, curb, planter, bicycle facility, and street trees.
 - a. Public frontages shall meet the standards established by Transect Zone in Appendix A. Any modifications to the public frontage standards in Section 10.1002.4 and 10.1002.5 shall be approved as part of the Transect Framework Plan approval process.
 - b. With the approval of the City, public frontage specifications may be adjusted to fit different development contexts including the placement of utility easements, on street parking, street tree spacing, street lighting, sidewalks, etc.

10.502.1.4 Special Requirements

10.502.1.4.1 The Regulating Plan for a Form Based Code District may, at the election of an applicant/developer, designate the following Special Requirements on to a neighborhood:

1. Designations for Mandatory and/or Recommended Commercial Frontage requiring or recommending that a building provide a Shopfront at sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the sidewalk.
2. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or recommending that a building provide a permanent shade structure over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Commercial Frontage designation.
3. Designations for Mandatory and/or Recommended Arcade Frontage, requiring or recommending that a building overlap the sidewalk such that the first floor facade is a colonnade. The Arcade Frontage designation may be combined with a Commercial Frontage designation.
4. A designation for Coordinated Frontage, requiring that the Public Frontage (Section 10.1002.4 and 10.1002.5) and Private Frontage (Section 10.1002.6) be coordinated as a single, coherent landscape and paving design.
5. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or recommending that the building be provided with architectural articulation of a type and character that responds visually to the location, as established in TFP and/or Regulating Plan.
6. A designation for mid-block passages, requiring that a minimum 6-foot-wide pedestrian access be reserved between buildings in block faces longer than 1,000 feet.

10.502.1.5 Site Development Standards

10.502.1.5.1 Standards in the Form Based Code District are intended to facilitate the development of unique and pedestrian-friendly environments within the different transect zones. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, some development standards for each Transect Zone in the Form Based Code District shall be established via the Transect Framework consistent with the requirements in this District.

10.502.1.5.2 The standards in Section 10.1002.2 shall apply to development in the Form Based Code Districts. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all Transect zones and to encourage a

diversity of development proposals, the developer shall propose the standards indicated as “Flexible” or “Required/Flexible” or “Permitted/Flexible” on the following table (Section 10.1002.2) for the proposed development at the time of TFP application submittal. The proposed standards shall be based on purpose and intent of the District and the criteria established in this District.

10.502.1.6 Building Design Standards

10.502.1.6.1 Building design standards shall be established at the time of the TFP by the applicant/developer and shall be based on the following standards and criteria:

1. Building Orientation: Primary facades of all buildings shall be oriented towards an ‘A’ Grid designated frontage or toward a focal point such as a landscaped street, plaza, or similar civic/open space.
2. Frontage Buildout: Lots and blocks along ‘A’ Grid frontages shall establish a minimum standard for building frontage per Section 10.1002.2 for each Transect zone. Frontage buildout is the percentage of the lot or block width occupied by a building at the front built-to-line or build-to-zone.
3. Private Frontages: The private frontage of individual lots complements the public frontage and includes the area between the public sidewalk and the building fronts. This is an important transition area between the public and private realms and should be thoughtfully designed based on the specific transect zone.
 - a. Private frontages shall meet the standards established by Transect Zone in Section 10.1002.6. Any modifications to the private frontage standards in Section 10.1002.6 shall be approved as part of the Transect Framework Plan approval process.
 - b. With the approval of Director of Development Services or Designee and the City Engineer, private frontage specifications may be adjusted to fit different development contexts including the placement of utility easements, landscaping, building entry design, etc.

10.502.1.7 Building Disposition

10.502.1.7.1 Specific to Zone T2

1. Building Disposition shall be determined by Minor Modification.

10.502.1.7.2 Specific to Zones T3, T4, and T5

1. Newly platted Lots shall be dimensioned according to Section 10.1002.2.
2. Building Disposition types shall be as shown in Section 10.1002.10.
3. Buildings shall be disposed in relation to the boundaries of their Lots according to Section 10.1002.10.
4. One Principal Building at the Frontage, and one Accessory Building to the rear of the Principal Building, may be built on each Lot as shown in Section 10.1002.11.
5. Lot coverage by building shall not exceed that recorded in Section 10.1002.2.
6. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Section 10.1002.2.
7. Setbacks for Principal Buildings shall be as shown in Section 10.1002.2. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Minor Modification.
8. Rear Setbacks for Accessory Buildings shall be as shown in Section 10.1002.2.
9. To accommodate slopes over 10%, relief from front Setback requirements is available by Minor Modification.

10.502.1.7.3 Specific to Zone T4 and T5

1. Sideyard Dispositions shall have a 0-foot or 3-foot minimum side Setback.

10.502.1.7.4 Specific to Zone T5

1. Lot coverage in T5 may be calculated on the scale of the Block.
2. Shopfront Frontages must be paved.

10.502.1.8 Building Façade Standards:

10.502.1.8.1 Primary building facades along 'A' Grid street frontages shall contain the main entrance of any principal building located along that street.

10.502.1.8.2 All principal buildings located on an 'A' Grid street frontage shall also have doors, windows, and other architectural features facing that street/frontage. Non-residential or mixed use corner buildings shall have at least one customer entrance facing each street or a corner entrance instead of two entrances.

10.502.1.8.3 The minimum ground floor height as measured from the finished sidewalk to the bottom of the second floor structural member for all Required and/or Recommended Commercial Frontages shall be 12 feet.

10.502.1.8.4 The ground floor elevation of all residential buildings along a designated 'A' Grid frontage located less than 10' from the front property line or sidewalk shall be raised a minimum of 18" above the finished level of the public sidewalk/trail in front of the residential structures. This standard does not apply to frontages where Commercial Frontages are required.

10.502.1.8.5 All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto a park, plaza, or other civic space. The required area of windows and doors on each street façade along a 'A' Grid frontage, park, square, green, plaza, or other civic space as a percentage of that façade shall be established by the applicant at the time of TFP or Regulating Plan based on the Transect zone. The required minimum area of windows and doors on all other street facades ('B' Grid frontages with the exception of alleys) may be reduced by 20% of the corresponding requirement along an 'A' Grid façade. Darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted on ground floor facades along 'A' Grid frontages.

10.502.1.8.6 Building Setbacks and Build-to Zones: Buildings shall be built at or close to the sidewalk along 'A' Grid frontages to better define the pedestrian realm. Any off-street surface parking along 'A' Grid frontages shall be located behind the primary building, or located in the middle of the block, and screened by a minimum 3' street screen. Exceptions to off-street parking placement may be permitted as per Section 10.405.8.2, depending upon the type of road the building front upon. The specific minimum and maximum building setbacks shall be established by the applicant at the time of TFP application per the criteria in Section 10.1002.2 for each Transect zone.

10.502.1.9 Architectural Design Standards

10.502.1.9.1 To ensure compatibility of building types and to relate new buildings to the building traditions of the region, architectural design shall be regulated, governed, and enforced through

architectural design standards proposed by the applicant/developer at the time of TFP application. The applicant shall submit the proposed standards as a part of the TFP application for all development in the proposed Form Based Code District. The architectural design standards shall comply with Section 10.406 as the basis and may be varied as necessary. The Director of Development Services or designee shall review the proposed standards for compliance with this section and the UDC and shall be a part of the approval of the TFP. Architectural design standards for any proposed development in the Form Based Code District shall:

1. specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements;
2. be based on traditional/historical building precedents from the region;
3. include the following:
 - a. architectural compatibility among structures within the different building types included in the different character zones;
 - b. human scale design;
 - c. pedestrian orientation and use of the entire District;
 - d. relationship to the street, to surrounding buildings, and appropriate transitions to adjoining land uses (including existing neighborhoods); and
 - e. special architectural treatment of any Terminated Vista buildings and gateways/civic buildings.

10.502.1.9.2 All building frontages along public and private streets (with the exception of alleys) shall break any flat, monolithic facades by including architectural elements along the street level façade to create visual interest, community character, and promote a sense of pedestrian scale. Appropriate elements include bay windows, recessed entrances, stoops, porches, cornices, bases, fenestration, fluted masonry, arcades, display windows, or other articulations to provide pedestrian interest.

1. All buildings in the Form Based Code District Transect Zones shall be constructed with exterior building materials and finishes of a quality to convey an impression of permanence and durability. Materials such as masonry (stone, brick, 3-step stucco) and similar durable architectural materials are allowed as primary building materials and shall be approved with a TFP application.
2. Non-residential buildings and sites shall be organized to group the utilitarian functions away from the public view of any street (with the exception of alleys). Delivery and loading operations, HVAC equipment, trash compacting and collection, and other utility and service functions shall be incorporated into the overall design of the buildings and landscaping. The visual and acoustic impacts of all mechanical, electrical, and communications equipment (ground and roof-mounted) shall not be visible from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar to the building materials of the principal structures on the lot.

10.502.1.10 Parking Standards

This section shall address the amount, location and design of parking and service areas.

10.502.1.10.1 The number of off-street parking spaces provided shall be as set forth within Section 10.405.9. Alternatively, the applicant may provide modified standards at the time of the TFP application. The TFP shall establish the parking standards based on documented parking demand and transportation management study provided by the applicant. It should state the quantity of off-street parking proposed (both automobile and bicycle parking) for the Form Based Code Transect Zones included in the development based on the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the District. Every effort should be made to incorporate shared and on-street parking.

10.502.1.10.2 Surface parking lots for non-residential uses shall be located at the side or rear of a building. Specifically, the frontage of off-street surface parking lots shall be minimized along 'A' Grid frontages. If located adjacent to a 'B' Grid frontage or a residential use, screening shall be provided in the form of a street screen which is at least 3 feet in height.

10.502.1.10.3 A surface parking lot may not be adjacent to a street intersection with an 'A' Grid frontage or civic space such as a plaza or square, or occupy a lot with a Terminated Vista.

10.502.1.10.4 Location and Design of Parking Areas: In addition, the location of surface parking on individual lots shall be regulated as follows:

- a. Shared parking facilities are encouraged for all development in the T-5 and T-4 Transect Zones.
- b. Bicycle parking shall be provided for non-residential uses, multi-family uses, and especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of 2.5% of all off-street automobile parking spaces provided for all non single-family residential uses (attached and detached) unless an alternative standard is established in conjunction with a parking study for specific TFP. Bicycle parking may be shared between uses and should be centrally located, easily accessible, covered/protected from the elements, lit at night, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
- c. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All residential lots that are 49 feet or less in width shall have off-street parking and/or garages accessed from alleys. All lots 50' or wider may have front loaded garages, but in no case shall the width of the garage exceed 50% of the front façade width of the entire building. In addition, the garage shall be set back at least five (5) feet from the front façade of the home and at least twenty (20) feet from the front property line.
- d. 'A' Grid facing garage doors must employ at least four (4) architectural elements which may include balconies or other decorative overhangs above doors, columns flanking doors, decorative banding or moldings, multiple panel door designs or other architectural detailing with larger decorative brackets, windows/openings on garage doors, arches, decorative vent covers on gable just above garage, or sconce lighting flanking the garage doors.

10.502.1.11 Landscaping Standards

10.502.1.11.1 The purpose of landscaping in the Form Based Code District is to enhance pedestrian and open space areas, to help delineate active areas from passive areas, to provide a screening buffer between pedestrians and vehicular circulation, utility functions, and incompatible adjacent developments.

1. The applicant/developer shall submit a landscape concept plan in conjunction with the TFP application. The landscape concept plan establishes the design direction and general schematics for all proposed landscaping including all major aspects of the public realm such as street trees, plant/tree palette, streetscape treatments, pavement treatments, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, and lighting concepts.
2. The Regulating Plan will then develop the detailed Landscape Plans based on the approved Landscape Concept Plan.
3. The Landscape Concept Plan shall meet the following standards:

- a. Be pedestrian oriented.
- b. Designed in such a way to not create a security or physical hazard to pedestrians, bicyclists or motorists.
- c. Enhance or complement the architectural design of the walkable neighborhood.
- d. Provide visual interest year-round. Utilize water conservation methods and drought tolerant planting where possible.
- e. Shall be provided between parking lots and all adjacent sidewalks.
- f. Meet the standards for Installation and Maintenance in the UDC Section 10.407.6.
- g. Propose a plant/tree palette that mostly includes indigenous species. (Plant list in Section 10.407.6 shall be used for the vegetation palette)

10.502.1.12. Housing Mix Requirements

10.502.1.12.1 The tables below establish the different categories of Housing Types and the minimum mix of housing types by for each TFP with T-3 and T-4 Transect Zones.

Housing Type Categories

Category/ Common Name		Lot Widths (min. – max.)	Garage or Primary Parking Location
Category 1	Type 1A (single-family detached)	70' +	Any
	Type 1B (single-family detached)	60' – 69'	Any
	Type 1C (single-family detached)	50' – 59'	Any
Category 2	Type 2A (single-family detached)	45' – 49'	Side or Rear
	Type 2B (single-family detached – zero lot line)	30' – 39'	Side or Rear
Category 3	Type 3A (single-family detached) on pedestrian mews, court, green, eyebrow, square, or other similar civic/open space	45' – 49'	Rear
	Type 3B (single-family detached: zero lot line) on pedestrian mews, court, green, eyebrow, square, or other similar civic/open space	30' – 39'	Rear
	Multi-unit home (4 units/lot or fewer)	no min or max	Rear
	Townhome or Single Family Detached (if separated by 3' or less)	25' – 35'	Rear/tuck under
Category 4	Multi-family Residential	60' – no max	Rear/tuck under

Housing Mix Requirements

Transect Zone	Housing Mix Required	Notes
T-4	Minimum of 1 from Category 3 and minimum of 1 from either Category 2 or Category 4	Minimum number of units in each category included in each Master Concept Plan shall be either one block face or 10 units (whichever is less)
T-3	Minimum of 1 from Category 1 and minimum of 1 from either Category 2 or Category 3	Minimum number of units in each category included in each Master Concept Plan shall be either one block face or 10 lots (whichever is less)

10.503 OT Old Town

10.503.1 Applicability

10.503.1.1 This section shall establish the exclusive regulations for all development and redevelopment within the boundaries of the Old Town Zoning District Regulating Plan unless a Planned Unit Development or similar is approved for any portion of the Old Town Zoning District in which case those shall supersede this District.

10.503.1.2 This section enumerates the development standards with text and graphics for Transect Zones, frontage types, building form, landscape, building and architectural design, street design, streetscape and landscaping standards.

10.503.1.3 Development standards not addressed in this section shall be governed by the City of Hutto UDC to the extent they are not in conflict with the intent or text of this section.

10.503.2 Civic and Open Space Standards

This section should establish guidelines as they relate to Civic Buildings and Civic/Open Spaces.

10.503.2.1 Civic Buildings and Uses: In all Old Town Transect Zones, Civic buildings and uses should only be permitted by approval of the HPC after Director of Planning or designee reviews and gives a recommendation unless approved as a Planned Unit Development (PUD) or similar, in which case the application should follow the process established in the specific PUD or similar Standards. In evaluating applications for civic buildings and uses, the Director of Planning and the HPC should use the following criteria and standards:

10.503.2.2 Civic and public buildings should occupy prominent sites such as at the end of a terminated vista.

10.503.2.3 Major entrances and exits should be clearly marked and should, to the greatest extent possible, front on plazas or wide sidewalks that allow pedestrians safe ingress and egress into the building.

10.503.2.4 Major entrances and key street intersections, including locations recommended for vista terminations, should be emphasized with vertical elements that create a unique identity to the civic building.

10.503.2.5 Public buildings may be larger in scale than retail and mixed use buildings and thus have larger setbacks to provide for appropriate transitions. They should be articulated horizontally and vertically with architectural elements to break the mass of the structure down.

10.503.2.6 Major street frontages such as 'A' Grid frontages should not be blank walls. Windows, changing building materials, arcades, building articulation, and other architectural elements may be used to add interest at the street level.

10.503.2.7 Building materials used should convey the impression of permanence and stability, to the extent possible.

10.503.2.8 Open Space standards: Locations of recommended and desired open spaces are indicated under the Special Requirements of the Regulating Plan. A range of open space types are recommended. When provided, open spaces shall meet the standards in Section 10.1003.4 Old Town Open Space Types.

10.503.3 Site Development Standards

This section provides the standards for new and replatted lots, building form and related site development standards including standards pertaining to parking, driveways, and service areas.

10.503.3.1 Special Requirements: The Old Town Regulating Plan designates 'A' Grid and Commercial Frontage requirements.

10.503.3.1.1 'A' Grid Requirements: The Frontage Buildout standards in Section 10.1003.2 shall apply only to 'A' Grid frontage of a lot if a lot has frontage along an 'A' Grid street. If the lot has more than one 'A' Grid frontage, then all 'A' Grid frontages shall meet the frontage buildout requirement in Section 10.1003.2. If the lot has one 'A' Grid frontage and one 'B' Grid frontage, then the 'B' Grid frontage may be built to a standard that is 25% less than the 'A' Grid Frontage Buildout requirement. If the lot has only 'B' Grid Frontage, then it shall meet the requirement per Section 10.1003.2 and any second 'B' Grid frontage may be reduced by no more than 25% with a minor modification.

10.503.3.1.2 Required Commercial Frontage: All ground floors of buildings with designations for Required Commercial Frontage shall be occupied by non-residential uses through the depth of the Second Layer on the lot.

10.503.3.1.3 Ground Floor Glazing: Shall be per requirements in Section 10.503.6.1.4.

10.503.3.2 General Development Standards: Section 10.1003.2 provides a summary of the lot, building setback and height standards. Section 10.1003.5 provides the standards for Building Disposition and Section 10.1003.6 provides standards for Private Frontage standards.

10.503.3.3 Building Disposition

10.503.3.3.1 Specific to all OT Zones

1. Building Disposition types shall be as shown in Section 10.1003.5.
2. Buildings shall be disposed in relation to the boundaries of their Lots according to Section 10.1003.5.
3. One Principal Building at the Frontage, and one Accessory Building to the rear of the Principal Building, may be built on each Lot as shown in Section 10.1003.2.
4. Lot coverage by building shall not exceed that recorded in Section 10.1003.2.
5. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on in Section 10.1003.2.
6. Setbacks for Principal Buildings shall be as shown in Section 10.1003.2. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Minor Modification.
7. Rear Setbacks for Accessory Buildings shall be as shown in Section 10.1003.2.
8. To accommodate slopes over 10%, relief from front Setback requirements is available by Minor Modification.

10.503.3.3.2 Specific To Zone OT-4R, OT-4T, OT-5H And Special District SD-A

1. The Principal Entrance shall be on a Frontage Line.

10.503.4 Building Form Standards

This section establishes standards for where the building and parking are located on each lot, the height, and building encroachment standards for each Old Town Transect Zone.

10.503.4.1 Building Height**10.503.4.1.1 Specific To Zone OT-3**

1. No portion of the Private Frontage may encroach the Sidewalk.
2. Open porches may encroach the First Layer 50% of its depth.
3. Balconies and bay windows may encroach the First Layer 25% of its depth except that balconies on porch roofs may encroach as does the porch.

10.503.4.1.2 Specific To Zones OT-4T, OT-4R

1. Balconies, open porches and bay windows may encroach the First Layer 50% of its depth.
2. Awnings may encroach the Sidewalk to within 2-feet of the Curb but must clear the Sidewalk vertically by at least 8-feet.

10.503.4.2 Building Function**10.503.4.2.1 Specific To Zone OT-3**

1. The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building.

10.503.4.2.2 Specific To Zones OT-3, OT-4R And OT-4T

1. Habitable area of the Accessory Unit shall not exceed 600-square feet, excluding the parking area.

10.503.5 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. The key design principles are:

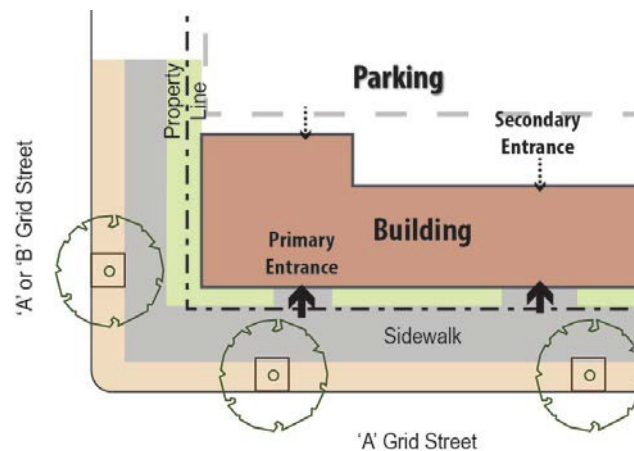
- New buildings/building facades shall utilize building elements and details to achieve compatibility with existing buildings in Old Town.
- Compatibility is not meant to be achieved through uniformity or replication of existing architecture, but through the use of variations in building elements to achieve individual building identity.
- Building facades must include appropriate architectural details and ornament to create variety and interest.
- Buildings shall be built to, or close to, the sidewalk to define and enhance the pedestrian environment. Section 10.1003.2 shall establish the build-to line and zones within which new buildings shall be constructed.
- Open space(s) shall be incorporated to provide usable public areas integral to the downtown environment.

10.503.5.1 Specific to all OT-5 zones

The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing commercial buildings.

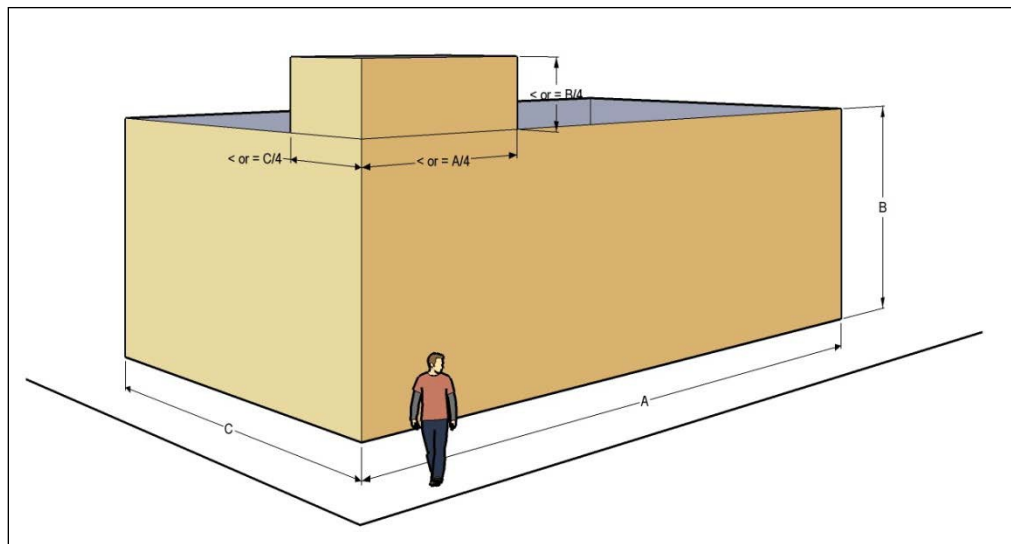
10.503.5.1.1 Location on the street:

10.503.5.1.1.1 Buildings shall be oriented toward the major street with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.



Graphic showing location of primary and secondary entrances to buildings.

10.503.5.1.1.2 At key intersections buildings located on corner lots shall utilize variations in building massing to emphasize street intersections as points of interest in the district. Maximum building heights shall be permitted to exceed by 25% for approximately 25% of the building frontage along each street façade.



Schematic showing how permitted variations in building massing in Old Town Hutto are calculated.

10.503.5.1.2 Pedestrian-Friendly Building Massing and Scale:

10.503.5.1.2.1 A building's massing shall serve to define entry points and help orient pedestrians.

10.503.5.1.2.2 Buildings and/or facades shall emphasize and frame or terminate important vistas.

10.503.5.1.2.3 Buildings in the OT-5 zones, to the extent practicable, shall maintain a 25' –35' building facade widths or multiples thereof.

10.503.5.1.2.4 Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.

10.503.5.1.2.5 Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.

10.503.5.1.2.6 Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.



Variations in building rhythm using architectural features



Building massing used to emphasize entrances



Allowed encroachments into the setback line



Retail buildings with balconies and architectural details that add interest along the streetscape

10.503.5.2.11 Feature Buildings

10.503.5.1.3.1 Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as Feature Buildings. Such buildings shall be designed to the greatest extent possible with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.



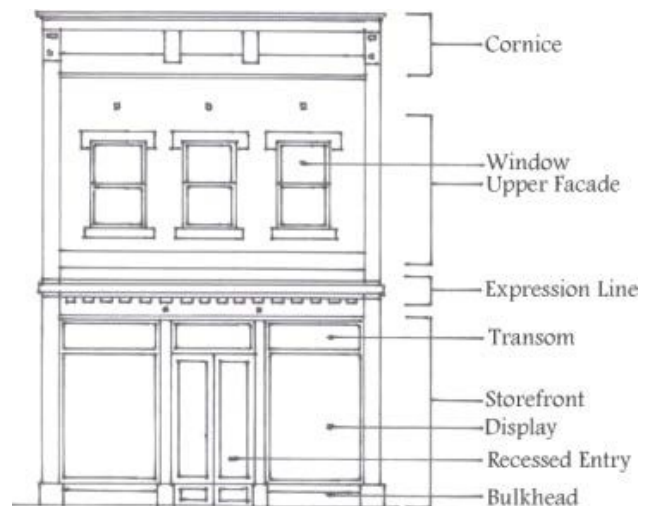
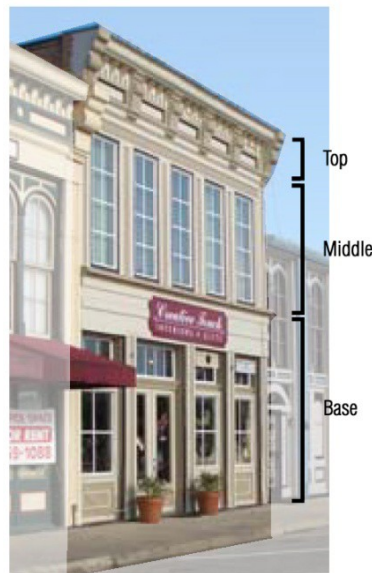
Recommended treatment of terminated vistas



Not recommended treatment of terminated vistas

10.503.5.2.12 Architectural Elements and Storefronts

10.503.5.1.4.1 Buildings shall be designed and built in tri-partite architecture so that they have a distinct base, middle, and top.



Figures showing desired architectural elements in Shopfront buildings

10.503.5.1.4.2 Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style. For example, building designs based on Art Deco style shall utilize architectural elements of a scale and proportion characteristic of that style.

10.503.5.1.4.3 An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.

10.503.5.1.4.4 Infill buildings shall maintain the alignment of horizontal elements along the block.

10.503.5.1.4.5 Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be

defined and integrated into the design of the overall building facade. Doors and windows that operate as sliders are prohibited along A-Grid Streets Frontages.

10.503.5.1.4.6 Roofs: Flat roofs enclosed by parapets or sloped roofs shall be used to screen rooftop mechanical equipment. Mansard roofs are prohibited and flat membrane-type roofs that are visible are prohibited.

10.503.5.1.4.7 Doors and Windows: Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports. Dormer windows shall also be vertically proportioned and slightly shorter than the windows below. In order to provide clear views of merchandise and perceived connections.

10.503.5.1.4.8 Transparency required: For all new construction and renovation in the OT-5H and OT-5C zones, the street-level floor shall have transparent storefront windows covering no less than 70% of the façade area, unless reduced through minor modification. Each upper floor of all building façades facing a street or plaza shall contain transparent windows covering at least 35% of the façade area. Glass curtain wall buildings are prohibited. For all new construction and renovation in the OT-5H and OT-5C zones, the required street facing façade transparency (each floor) shall be at least 30%, unless reduced through minor modification.

10.503.5.1.4.9 Ground floor retail building plate heights generally shall be at least 15 feet in height. Upper floor to floor heights shall be a minimum of 10 feet.

10.503.5.1.4.10 Storefronts: Retailers located at the street level shall primarily use storefronts to orient and advertise merchandise to customers. Retail buildings shall provide street-level pedestrian-oriented uses at the ground floor level. Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Retail storefronts with transparent windows



Vertically oriented windows with emphasis on corners and entrances.

10.503.5.2.13 Building Materials:

10.503.5.1.5.1 At least 80% of the street facing (except alleys) facades of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:

- Masonry (brick, stone, cast stone, rock, marble, granite, glass block and/or tile)
- Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
- Split face concrete block or poured-in-place concrete
- Up to 20% Wood, metal, or Exterior Insulating Finishing System (EIFS) as an accent only
- Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials.

10.503.5.1.5.2 Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.

10.503.5.2 Specific to all OT-4 Zones

10.503.5.2.1 Location on the street:

10.503.5.2.1.1 All primary entrances shall address the primary street unless configured as a courtyard or forecourt building.

10.503.5.2.1.2 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. If front-loaded garages or carports are utilized on single-family residential lots, the garages and carports shall be no greater than 12 feet wide, and set back at least 10 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. All garage doors shall be divided into single bays separated by at least an 18-inch column. Front-loaded garages on residential lots less than 50 feet wide shall not be allowed. Town homes and courtyard apartments shall utilize rear-loaded garages.



Residential townhomes with primary entrances to the street



Live-work units with bay windows

10.503.5.2.2 Pedestrian-Friendly Building Massing and Scale

10.503.5.2.2.1 On residential buildings, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line.

10.503.5.2.2.2 The base of all residential buildings shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade. The grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.

10.503.5.2.3 Architectural Elements:

10.503.5.2.3.1 Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.

10.503.5.2.3.2 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.

10.503.5.2.3.3 Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.

10.503.5.2.3.4 All new residential buildings shall have windows or doors covering no less than 30% of all street facing façades.



Residential townhomes with stoops, dormers, and other architectural embellishments that add visual interest along the street.

10.503.5.2.4 Building Materials:

10.503.5.2.4.1 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;
- Masonry (brick; stone; man-made stone and stucco utilizing a three-step process).

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

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

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

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

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

10.503.5.3 Specific to all OT-3 zones

10.503.5.3.1 Location on the street:

10.503.5.3.1.1 All primary entrances shall address the primary street.

10.503.5.3.1.2 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. If front-loaded garages or carports are utilized on single-family residential lots, the

garages and carports shall be no greater than 12 feet wide, and set back at least 10 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. All garage doors shall be divided into single bays separated by at least an 18-inch column. Front-loaded garages on residential lots less than 50 feet wide shall not be allowed.



Residential building with garage in line with the front façade – not permitted



Residential building with garage setback from the house

10.503.5.3.2 Pedestrian-Friendly Building Massing and Scale :

10.503.5.3.2.1 On residential buildings, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line.

10.503.5.3.2.2 The base of a building shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade. The grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.

10.503.6.3.3 Architectural Elements:

10.503.6.3.3.1 All residential buildings shall have architectural elements that are consistent in scale and proportion with the architectural style chosen for the building.

10.503.6.3.3.2 Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.

10.503.6.3.3.3 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. Roof design shall be generally simple without too many gables and dormers.



Examples of single-family residential structures with recommended architectural elements

10.503.6.3.3.4 Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.

10.503.6.3.3.5 All new residential buildings shall have windows or doors covering no less than 30% of all street facing façades.

10.503.6.3.3.6 If window shutters are used they shall be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building.

10.503.6.3.4 Building Materials:

10.503.6.3.4.1 The following shall be permitted finishes for street fronting facades of all residential buildings. No more than 3 different materials shall be used on any single facade:

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

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

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

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

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

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

10.503.5.4 Specific to the SD-A District (Special District Arterial):

The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing buildings.

10.503.5.4.1 Location on the street:

10.503.5.4.1.1 All primary entrances shall address the primary street.

10.503.5.4.2 Pedestrian-Friendly Building Massing and Scale:

10.503.5.4.2.1 A building's massing shall serve to define entry points and help orient pedestrians.

10.503.5.4.2.2 Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.

10.503.5.4.2.3 Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.

10.503.5.4.2.4 Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.

10.503.5.4.3 Architectural Elements and Storefronts:

10.503.5.4.3.1 Shopfront buildings shall be designed to have a distinct base, middle, and top.

10.503.5.4.3.2 Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style. For example, building designs based on Art Deco style shall utilize architectural elements of a scale and proportion characteristic of that style.

10.503.5.4.3.3 An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.



Examples of cornices on new construction

10.503.5.4.3.4 Infill buildings shall maintain the alignment of horizontal elements along the block.

10.503.5.4.3.5 Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.

10.503.5.4.3.6 Roofs: Flat roofs enclosed by parapets or sloped roofs shall be used to screen rooftop mechanical equipment. Mansard roofs are prohibited and flat membrane-type roofs that are visible are prohibited.

10.503.5.4.3.7 Doors and Windows: Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports. Dormer windows shall also be vertically proportioned and slightly shorter than the windows below. In order to provide clear views of merchandise and perceived connections.

10.503.5.4.3.8 Transparency required: At ground level, buildings must have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas and parking areas (excluding the building rear) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 75% of its length. Side walls must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 25% of its length. Each upper floor of all building façades facing a street or plaza shall contain transparent windows covering at least 35% of the façade area. Glass curtain wall buildings are prohibited.

10.503.5.4.3.9 Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 50% of required transparent areas, except when facing the street, pedestrian walkways, plazas and parking areas.

10.503.5.4.3.10 Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

10.503.5.4.4 Building Materials:

10.503.5.4.4.1 At least 80% of the street-facing facades of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:

- Masonry (brick, stone, cast stone, rock, marble, granite, glass block and/or tile)
- Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
- Split face concrete block or poured-in-place concrete

10.503.5.4.4.2 Up to 20% of the following may be used as accent only:

- Wood
- Metal
- Exterior Insulating Finishing System (EIFS)

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

10.503.5.4.4.4 Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.

10.503.6 **Street Design Standards**

10.503.6.1 Purpose and Intent

The Old Town Hutto Master Plan recognizes the importance of providing adequate public infrastructure, including the creation of a walkable and vibrant public street network, to serve the vision for redevelopment within the Old Town Hutto. Street design and connectivity is envisioned to support and balance automobile, bicycle, and walking trips in addition to becoming the “civic” space for Old Town Hutto. The “civic” nature of streets will not only serve private redevelopment, but the community at large and the people who live in and use it.

10.503.6.2 Street Cross Sections

The street design and cross sections for the different public streets are to be developed by the city based on the recommended cross sections in the Old Town Hutto Master Plan. These cross sections may be adjusted to fit existing and future utility locations, landscaping and development contexts with the approval of the City.

10.503.7 Parking Calculations and Location Standards:

10.503.7.1 The buildable Density on a Lot shall be governed by the height, Setback, and Lot coverage requirements only.

10.503.7.2 If lot is located on a corner, parking can be placed in the first layer of “B” grid.

10.503.7.3 General To Zones T2, T3, T4, T5, OT-3, OT-4R, OT-4T And OT-5H

10.503.7.3.1 Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.

10.503.7.3.2 Open parking areas shall be masked from the Frontage by a Building or Streetscreen.

10.503.7.3.3 For buildings on B-Grids, open parking areas may be allowed unmasked on the Frontage by Minor Modification, except for corner Lots at intersections with the A-Grid.

10.503.7.4 Specific To Zones OT-3, OT-4R And OT-4T

10.503.7.4.1 Driveways at Frontages shall be no wider than 10-feet in the First Layer. (Section 10.1003.3)

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

10.503.7.5.1 All parking areas and garages shall be located at the Second or Third Layer. (Section 10.1003.3)

10.503.7.6 Specific To Zones OT-4R, OT-5H And OT-5C

10.503.7.6.1 All parking lots, garages, and Parking Structures shall be located at the Second or Third Lot Layer. (Section 10.1003.3)

10.503.7.6.2 Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24-feet at the Frontage.

10.503.7.6.3 Primary pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground garage levels that may be exited by pedestrians directly into a building. Secondary exits may be provided from the building to a parking lot or garage or Parking Structure.

10.503.7.6.4 Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.

10.503.7.6.5 A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

10.503.7.6.6 All parking lots and Parking Structures shall be provided Driveway access from B-Grid Streets only.

10.503.7.7 Specific To Zones OT-3, OT-4R, OT-4T, OT-5H, OT-5C And Special District SD-A

10.503.7.7.1 All parking shall be located where indicated in the specific Frontage standards in Section 10.1003.3.

10.503.7.7.2 Any parking provided shall meet the city's standards for parking lot design as established in the UDC.

10.503.7.7.3 All driveway approaches, both Commercial and Residential, must be concrete. Parking areas for Commercial businesses shall be paved with asphalt or concrete and shall be marked in accordance with UDC Sec. 10.405.11.3. Residential Driveways may be paved, with exception of the Driveway approach, with an alternative surface, such as decomposed granite or gravel.

10.503.8 Streetscape and Landscape Standards

10.503.8.1 Sidewalks.

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. If necessary to meet the required sidewalk width, the sidewalk may extend onto private property to fulfill the minimum requirement, with a sidewalk easement provided. Sidewalks shall consist of two zones: a planting zone located adjacent to the curb, and a clear zone (see figures below).

10.503.8.1.1 Planting Zone: 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.

10.503.8.1.2 Clear Zone: The clear zone shall be hardscaped, shall be located adjacent to the planting zone, shall comply with city adopted accessibility standards, and shall be unobstructed by any permanent or nonpermanent element for the required minimum width of four (4) feet and a minimum height of eight (8) feet. Accessibility is required to connect sidewalk clear zones on adjacent sites.



Illustrations delineating the Streetscape Zone elements

10.503.9 Street Trees and Streetscape

10.503.9.1 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.

10.503.9.2 Alternatively, if street trees surround the perimeter of a park, square or plaza, they can be clustered and placed along a meandering sidewalk as reviewed and approved by the Director of Development Services and Director of Parks and Recreation.

10.503.9.3 Street trees shall be centered within the Planting/Furnishings Zone and be planted a minimum of 3' from the face of curb or as specified by other city streetscape planting standards.

10.503.9.4 The minimum caliper size for each tree shall be 3" and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet.

10.503.9.5 Species shall be selected from the Canopy or Shade trees in the Planting List in Section 10.407.6.

10.503.9.6 Maintenance of all landscaping shall meet the standards for landscape maintenance in Section 10.407.6.12.

10.503.10 Parking Lot and Service Area Screening

10.503.10.1 Any frontage along any street (except alleys) with surface parking or drive aisles between the building and the sidewalk shall be screened at the setback line by a 3-foot high Street Screen (see Figure below).

10.503.10.2 Furthermore, along all streets (except alleys), service areas shall be screened in such a manner that the service area shall not be visible to a person standing on the property line on the far side of the adjoining street (see Figure below).

10.503.10.3 Required Street Screens shall be of one of the following:

- The same building material as the principal structure on the lot, or
- A vegetative screen composed of shrubs planted to be opaque at maturity, or
- A combination of the two.

10.503.10.4 Species shall be selected from the Planting List Section 10.407.6. The required Street Screen shall be located at the minimum setback line along the corresponding street frontage.

10.503.10.5 Street Screens cannot block any required sight triangles along a cross street or driveway.

10.503.10.6 Street Screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

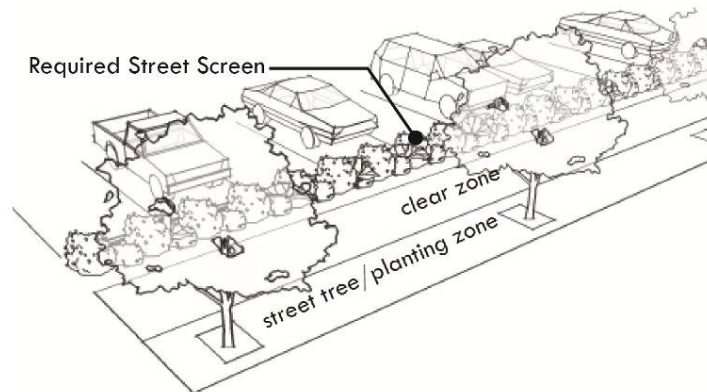


Illustration showing required Street Screen along all frontages without a Building within the setback zone

10.503.11 Screening of Roof Mounted Equipment

10.503.12.1 All roof mounted mechanical equipment (except solar panels) shall be screened from view of a person standing on the property line on the far side of the adjoining street (see Figure below). The screening material used shall be the same as the primary exterior building material used.

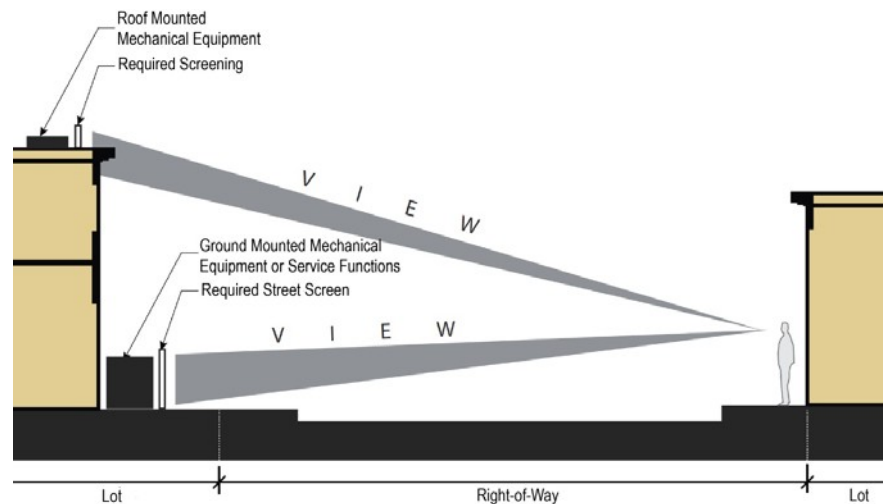


Illustration showing required screening of roof and ground mounted equipment