



# City of Hutto

## Agenda

### Historic Preservation Commission Meeting Tuesday, March 9, 2021 at 6:30 PM City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at [www.huttotx.gov](http://www.huttotx.gov)

Page

1. CALL SESSION TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

- 3.1. Dial in numbers  
Toll: 1-512-717-4201  
Toll Free: 1-800-717-4201  
Conference ID:  
242-3288

**Once you are in the conference call press \*5 to signal that you are requesting to speak during 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 Historic Preservation Commission on agenda issues and on non-agenda issues (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.

*[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]*

#### 4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the Special Called Historic Preservation Commission Meeting held on January 6, 2021.  
[Agenda Item Report - AIR-21-023 - Pdf](#)

3 - 5

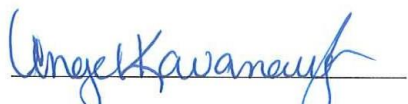
- 4.2. Consideration and possible action on a Certificate of Appropriateness request for 304 East Live Oak Street. 6 - 16  
[Agenda Item Report - AIR-21-027 - Pdf](#)
- 4.3. Consideration and possible action on a Certificate of Appropriateness request for 200 Evans Street. 17 - 28  
[Agenda Item Report - AIR-21-029 - Pdf](#)
- 4.4. Update regarding ongoing projects including but not limited to the Big Silo at the Co-Op District, Railroad Depot at 200 College Street. 29  
[Agenda Item Report - AIR-21-030 - Pdf](#)

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the March 9, 2021 Special Called Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on March 4, 2021 at 12:00 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](mailto:City.Secretary@huttox.gov) or call (512) 759-4033 for assistance.

Historic Preservation Commission  
**AGENDA ITEM REPORT**



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**To:**

**Subject:** Consideration and possible action on the meeting minutes from the Special Called Historic Preservation Commission Meeting held on January 6, 2021.

**Meeting:** Special Called Historic Preservation Commission - 09 Mar 2021

**Department:**

**Staff Contact:** Ashby Grundman

**ATTACHMENTS:**

[Special Called Historic Preservation Commission](#)



# MINUTES

## Historic Preservation Commission Meeting

7:00 PM - Wednesday, January 6, 2021  
City Council Chambers

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The Historic Preservation Commission of the City of Hutto was called to order on Wednesday, January 6, 2021, at 7:00 PM, in the City Council Chambers, with the following members present:

**PRESENT:** DeAnne Worley, Robert Lykins, Travis Allen, and Curtis Orton

**EXCUSED:**

### 1 CALL SESSION TO ORDER

Chair Robert Lykins called meeting to order at 7:00 pm

### 2 ROLL CALL

Members of the City of Hutto Staff Present were Ashby Grundman, Director of Planning.

### 3 PUBLIC COMMENT

- a) Dial in numbers  
Toll: 1-512-717-4201  
Toll Free: 1-800-717-4201  
Conference ID:  
242-3288

**Once you are in the conference call press \*5 to signal that you are requesting to speak during 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 Historic Preservation Commission on agenda issues and on non-agenda issues (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.

*[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]*

#### 4 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes from the Special Called Historic Preservation Commission meeting held on December 2, 2020.

Commissioner DeeAnne Worley made a motion to accept the meeting minutes from the Special Called Historic Preservation Commission meeting held on December 2, 2020. Seconded by Commissioner Curtis Orton Motion passed 4 Ayes to 0 Nays.

- b) Consideration and possible action on a Certificate of Appropriateness request at 617 FM 1660 North for a new fence and a gazebo.

Commissioner Travis Allen made a motion to accept Certificate of Appropriateness request at 617 FM 1660 North for a new fence and a gazebo as presented with Condition that if the applicant wants the 8 foot tall fence, they must obtain proper ZBA approval. Seconded by Commissioner DeAnne Worley. Motion Passed 4 Ayes to 0 Nays.

- c) Update regarding ongoing projects including but not limited to the Big Silo at the Co-Op District, Railroad Depot at 200 College Street.

No update on the Big Silo at this time

#### 5 ADJOURNMENT

Having no further business meeting was adjourned at 7:21 pm.

#### 6 CERTIFICATION

I certify that this notice of the January 6, 2021 Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on December 31, 2020 at 3:00 P.M.



  
Angel Kavanaugh, Management Assistant

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# Historic Preservation Commission

## AGENDA ITEM REPORT



**To:** Historic Preservation Commission  
**Subject:** Consideration and possible action on a Certificate of Appropriateness request for 304 East Live Oak Street.  
**Meeting:** Special Called Historic Preservation Commission - 09 Mar 2021  
**Department:** Development Services  
**Staff Contact:** Ashby Grundman

### BACKGROUND INFORMATION:

This is a request for a Certificate of Appropriateness for a residential addition. The application is proposing to add two bedrooms and a bathroom to the existing residence.

The property is zoned OT-3 (Residential) and is part of the Pierce Subdivision.

The proposed addition will match the existing residence in material and paint color. If the Certificate of Appropriateness is approved, the applicant will have to apply for a building permit to perform the construction.

### FINANCIAL IMPACT:

Not applicable.

### POLICY IMPLICATIONS:

Not applicable.

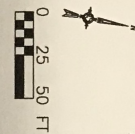
### RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve the Certificate of Appropriateness request as presented.

### ATTACHMENTS:

[IMG\\_1237](#)  
[part0 \(1\)](#)  
[part0 \(2\)](#)  
[part0](#)  
[304 Live Oak-020921-Prelim Set](#)

# PIERCE SUBDIVISION FINAL PLAT CITY OF HUTTO, TEXAS



## LEGEND

- IRON ROD FOUND
- 1/2" REBAR WITH CAP SET
- FENCE POST
- OFFICIAL RECORDS WILLAMSON COUNTY
- P.O.B. POINT OF BEGINNING
- EXIST. CLEAN OUT
- EXIST. WATER METER
- EXIST. GAS METER
- EXIST. IRRIGATION CONTROL VALVE
- EXIST. FENCE
- FUTURE SIDEWALK LOCATION

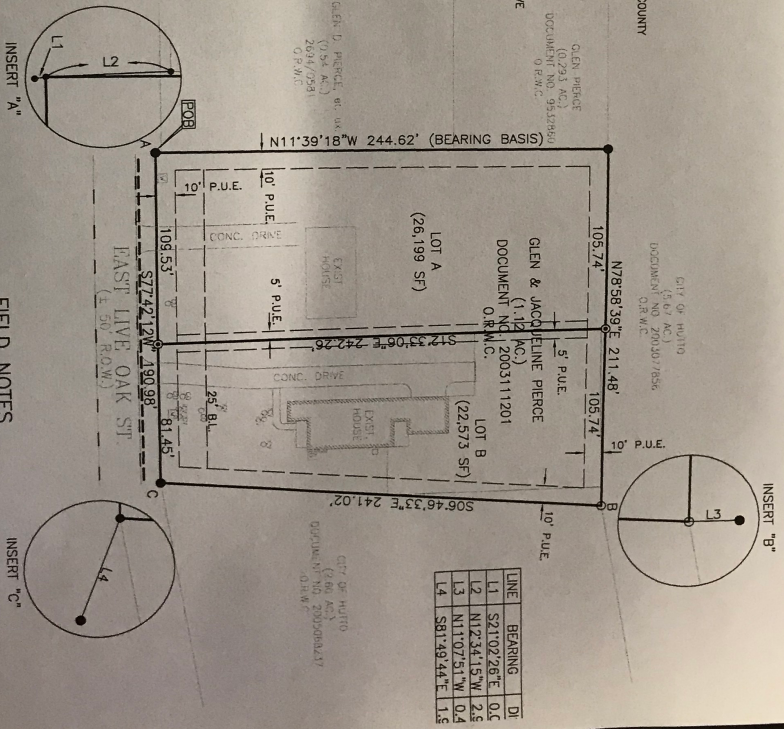
## NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM WITH CITY OF HUTTO ZONING REQUIREMENTS.
3. A 10' P.U.E. IS DEDICATED ALONG REAR LOT LINES.
4. A P.U.E. TEN FEET WIDE ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE CITY OF HUTTO SUBDIVISION ORDINANCES.
7. SIDEWALK REQUIRED ALONG RIGHT-OF-WAY SHOWN BY DOTTED LINE ON PLAT.
8. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
9. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS AVAILABLE THROUGH THE CITY OF HUTTO. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
10. NO PORTION OF THIS TRACT IS ENROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0520E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLAMSON COUNTY, TEXAS.

## FIELD NOTES

BEING A 11.2 ACRE TRACT OF LAND OUT OF AND PART OF THE W.J. BROWN SURVEY, ABSTRACT NUMBER 105, SITUATED IN WILLAMSON COUNTY, TEXAS, AND BEING ALL OF THAT 11.2 ACRE TRACT OF LAND DESCRIBED IN DEED TO GLEN AND JACQUELINE PIERCE RECORDED IN DOCUMENT NUMBER 2003111201 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (Bearings are based on the west line of said 11.2 acre tract, being N 11 degrees 39 minutes 18 seconds W);

BEGINNING at an iron rod found for the southeast corner of 0.54 acre Glen D. Pierce, et al., tract as described by the instrument recorded in Volume 2004, Page 0581, of the Official Records of Williamson County (O.R.W.C.) and the north right-of-way line of East Live Oak Street, from which an iron rod found bears S 21 degrees 02 minutes 26 seconds E at a distance of 0.006 feet and marked from rod found to be N 12 degrees 34 minutes 15 seconds W at a distance of 2.90 feet;

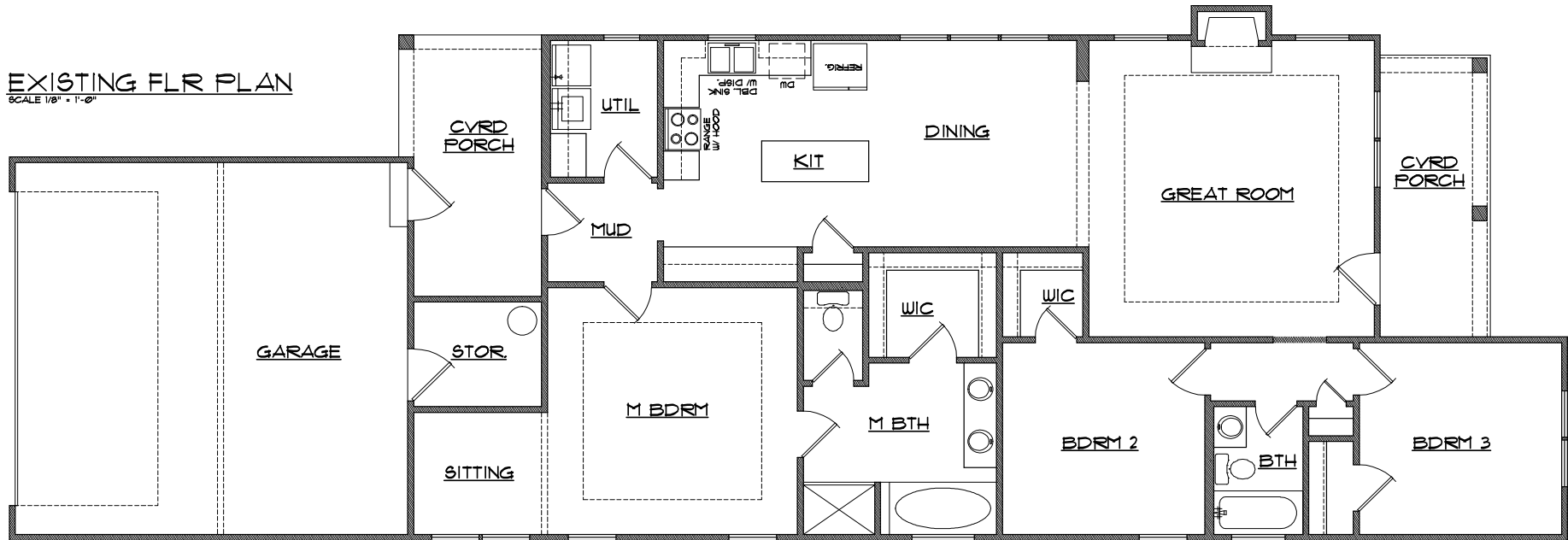


| LINE | BEARING     | DI. |
|------|-------------|-----|
| 1-1  | S21°02'28"E | 0.6 |
| 1-2  | N12°34'15"W | 2.5 |
| 1-3  | N11°07'51"W | 0.4 |
| 1-4  | S81°49'44"E | 1.5 |









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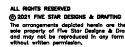
FEB. 2021

304 E LIVE OAK

REV.

A1.1

**PIERCE REMODEL**  
304 E. LIVE OAK HUTTO, TX

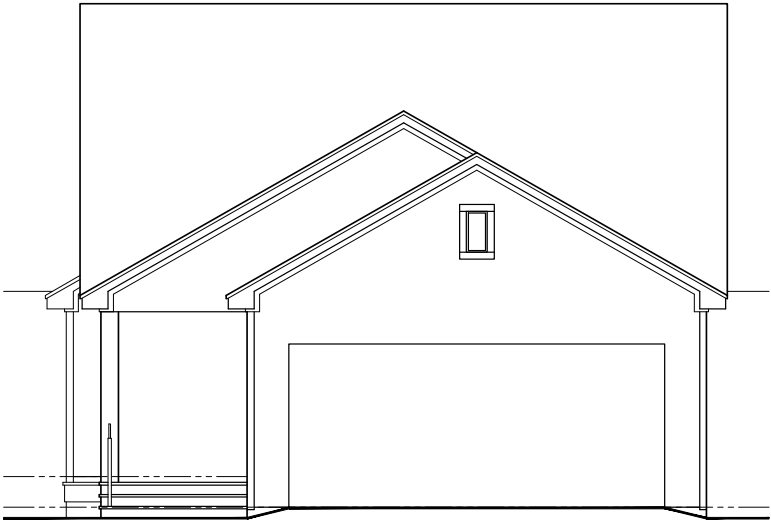


FEB. 2021  
304 E LIVE OAK  
REV.

**PIERCE REMODEL**  
304 E. LIVE OAK HUTTO, TX



EXSTG. FRONT ELEVATION  
SCALE 1/8" = 1'-0"



EXSTG. REAR ELEVATION  
SCALE 1/8" = 1'-0"



EXSTG. RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"

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PIERCE REMODEL  
304 E. LIVE OAK HUTTO, TX

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11401 US 183 N #1027 Austin, TX 78750 (512) 635-6009

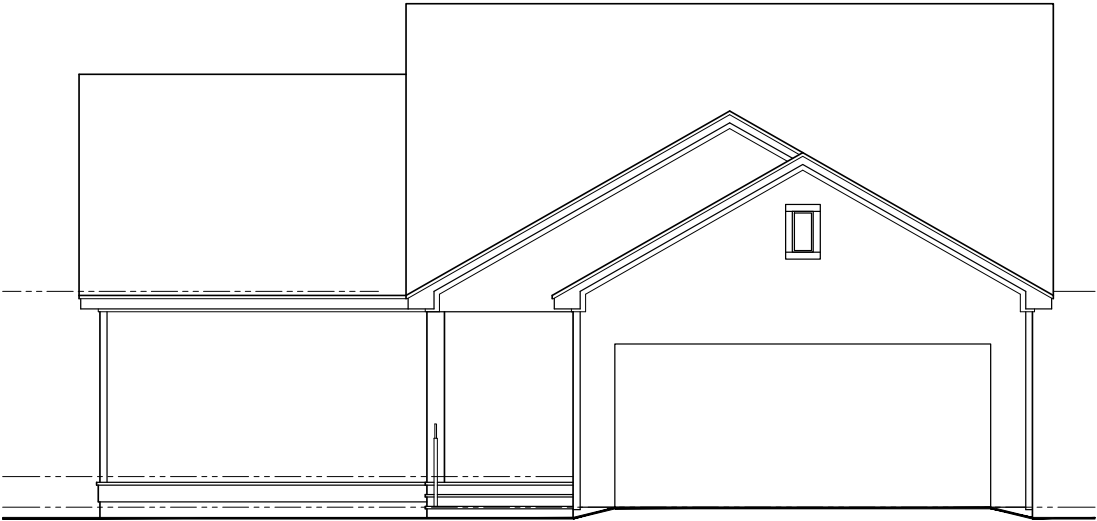
FEB. 2021

304 E LIVE OAK

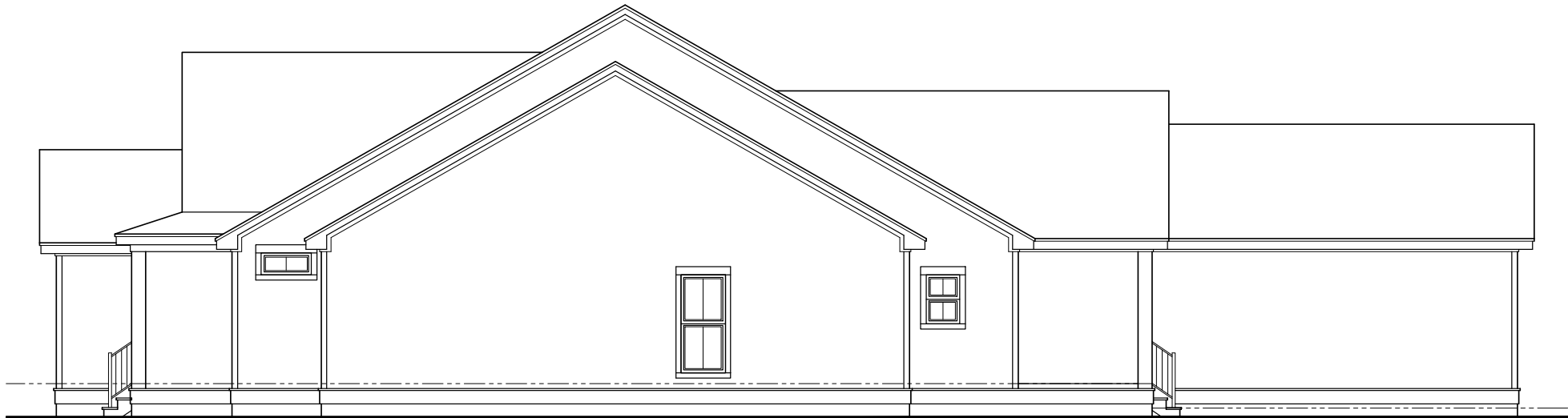
REV.



NEW FRONT ELEVATION  
SCALE 1/8" = 1'-0"



NEW REAR ELEVATION  
SCALE 1/8" = 1'-0"



NEW RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"

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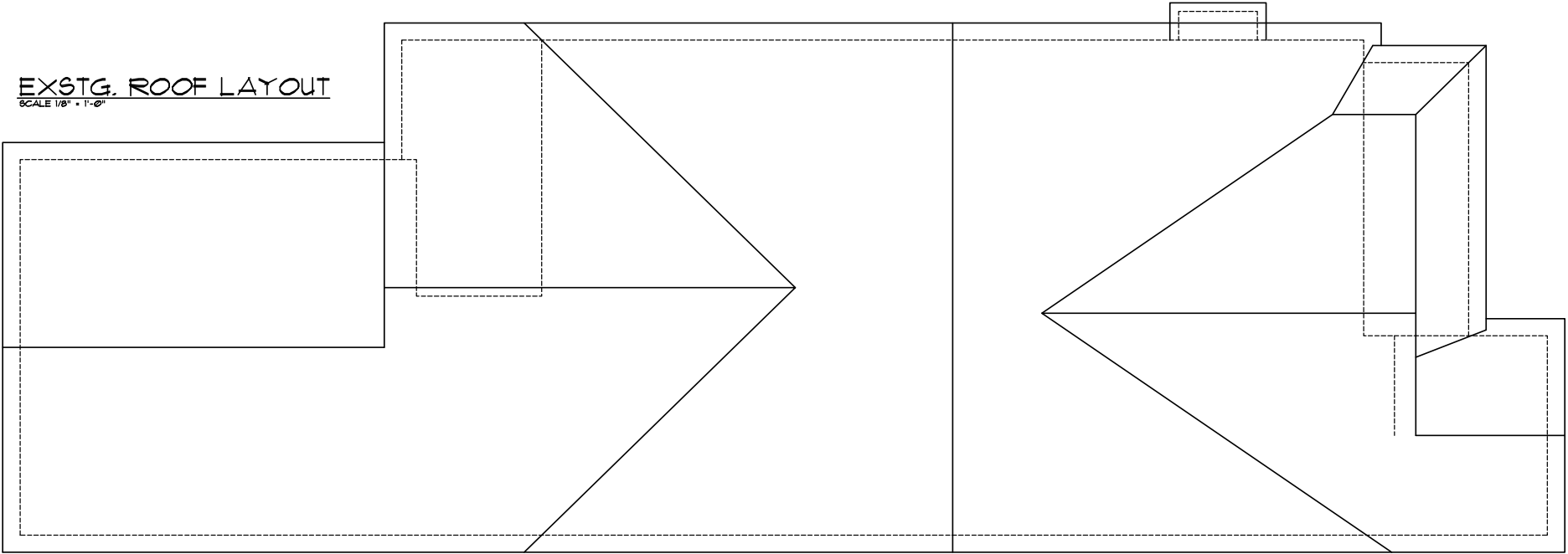
PIERCE REMODEL  
304 E. LIVE OAK HUTTO, TX

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FEB. 2021

304 E LIVE OAK

REV.

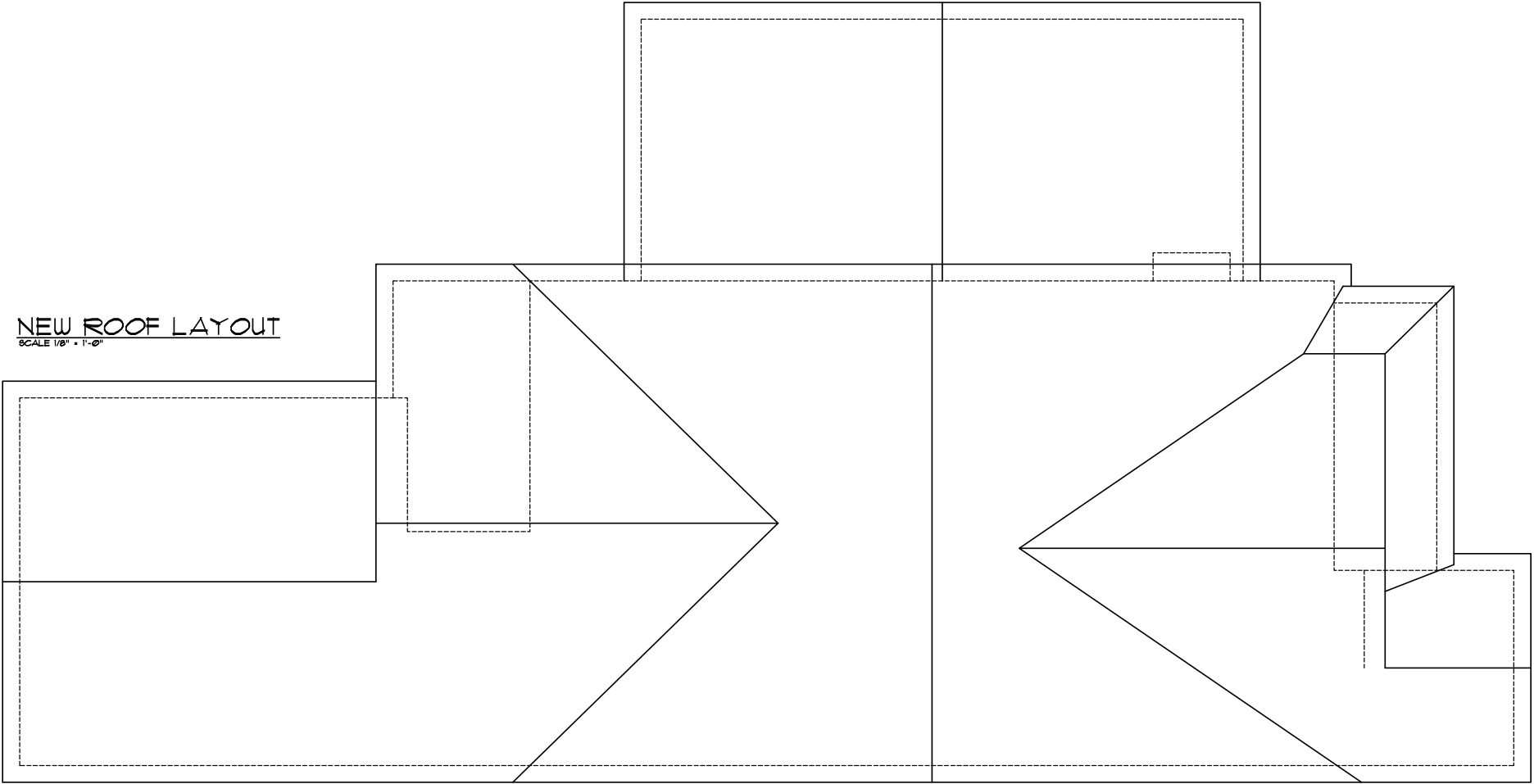


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|                |
|----------------|
| FEB. 2021      |
| 304 E LIVE OAK |
| REV.           |

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**PIERCE REMODEL**  
304 E. LIVE OAK HUTTO, TX



NEW ROOF LAYOUT  
SCALE 1/8" = 1'-0"

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|                |
|----------------|
| FEB. 2021      |
| 304 E LIVE OAK |
| REV.           |

**FIVE ★ STAR**  
DESIGN & DRAFTING  
1146 US 183 N #102 Austin, TX 78706 (512) 656-6609

**PIERCE REMODEL**  
304 E. LIVE OAK HUTTO, TX

# Historic Preservation Commission

## AGENDA ITEM REPORT



**To:** Historic Preservation Commission  
**Subject:** Consideration and possible action on a Certificate of Appropriateness request for 200 Evans Street.  
**Meeting:** Special Called Historic Preservation Commission - 09 Mar 2021  
**Department:** Development Services  
**Staff Contact:** Ashby Grundman

### BACKGROUND INFORMATION:

The applicant is proposing a fourplex at 200 Evans Street. This is currently a vacant lot and is zoned OT-4R. Fourplexes are an allowed use in the OT-4R.

The proposed elevations are included in the packet. They consist of board and batten and masonry. The proposed fourplexes floorplans are also included in the packet. The applicant is proposing on-site parking with 8 spaces.

#### 10.306.13 Dwelling; two to four household

##### 10.306.13.1 Definition

*Dwelling, two to four household:* building with two to four separate dwelling units, sharing common walls and/or with one or two household above one or two others. Two to four household dwellings include duplexes; triplexes or "threeplexes", quadplexes or "fourplexes", two-flats, semi-detached houses, and attached patio or "pinwheel" houses.

##### 10.306.13.2 Permitted locations

- Two to four household dwellings are permitted by right in the SF-2 district in developments approved for the dwelling type.
- Two to four household dwellings are permitted by right in the T-4, T-5, OT-3, OT-4, and OT-5H transect zones in developments approved for the dwelling type.

There are some site plan issues that are still being worked out for this project, including the parking and landscaping. Those will have to be addressed prior to any permit being issued for this site.

### FINANCIAL IMPACT:

Not applicable.

### POLICY IMPLICATIONS:

Not applicable.

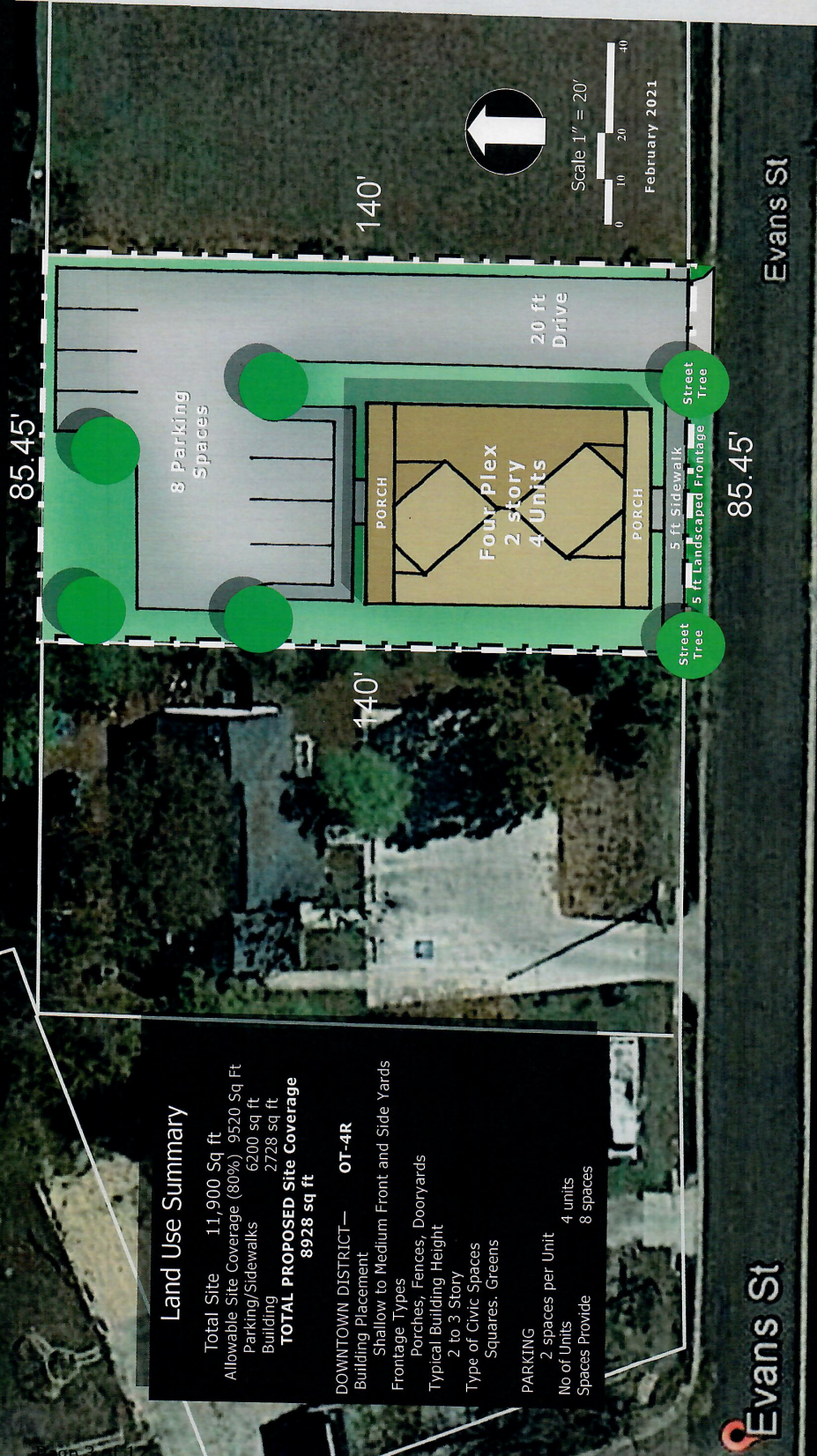
### RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve the Certificate of Appropriateness request.

**ATTACHMENTS:**

[Evans Street Fourplex](#)

# EVANS STREET SITE PLAN



## Land Use Summary

Total Site 11,900 Sq ft  
 Allowable Site Coverage (80%) 9520 Sq Ft  
 Parking/Sidewalks 6200 sq ft  
 Building 2728 sq ft  
**TOTAL PROPOSED Site Coverage**  
**8928 sq ft**

## DOWNTOWN DISTRICT— OT-4R

Building Placement  
 Shallow to Medium Front and Side Yards  
 Frontage Types  
 Porches, Fences, Dooryards  
 Typical Building Height  
 2 to 3 Story  
 Type of Civic Spaces  
 Squares, Greens

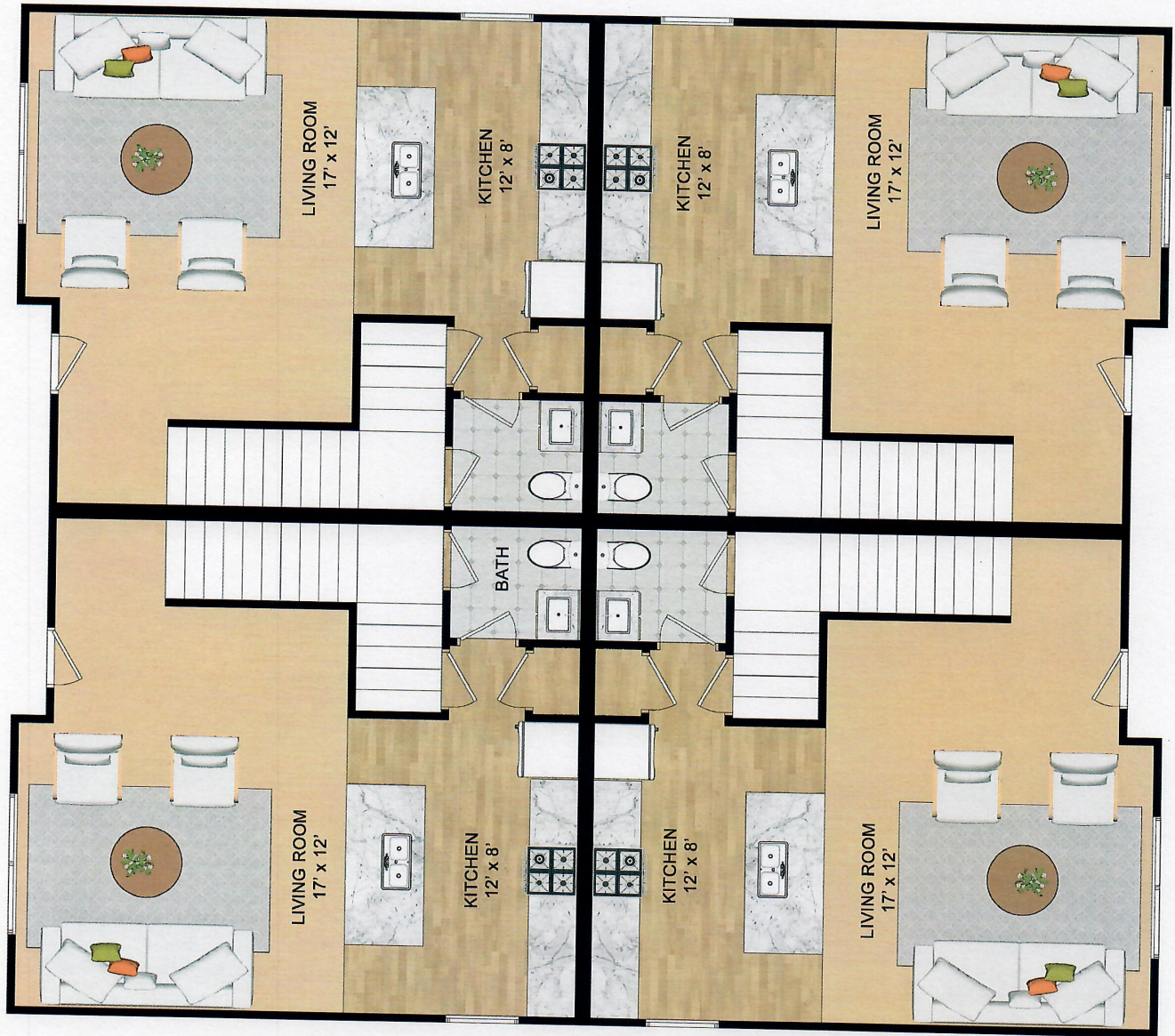
## PARKING

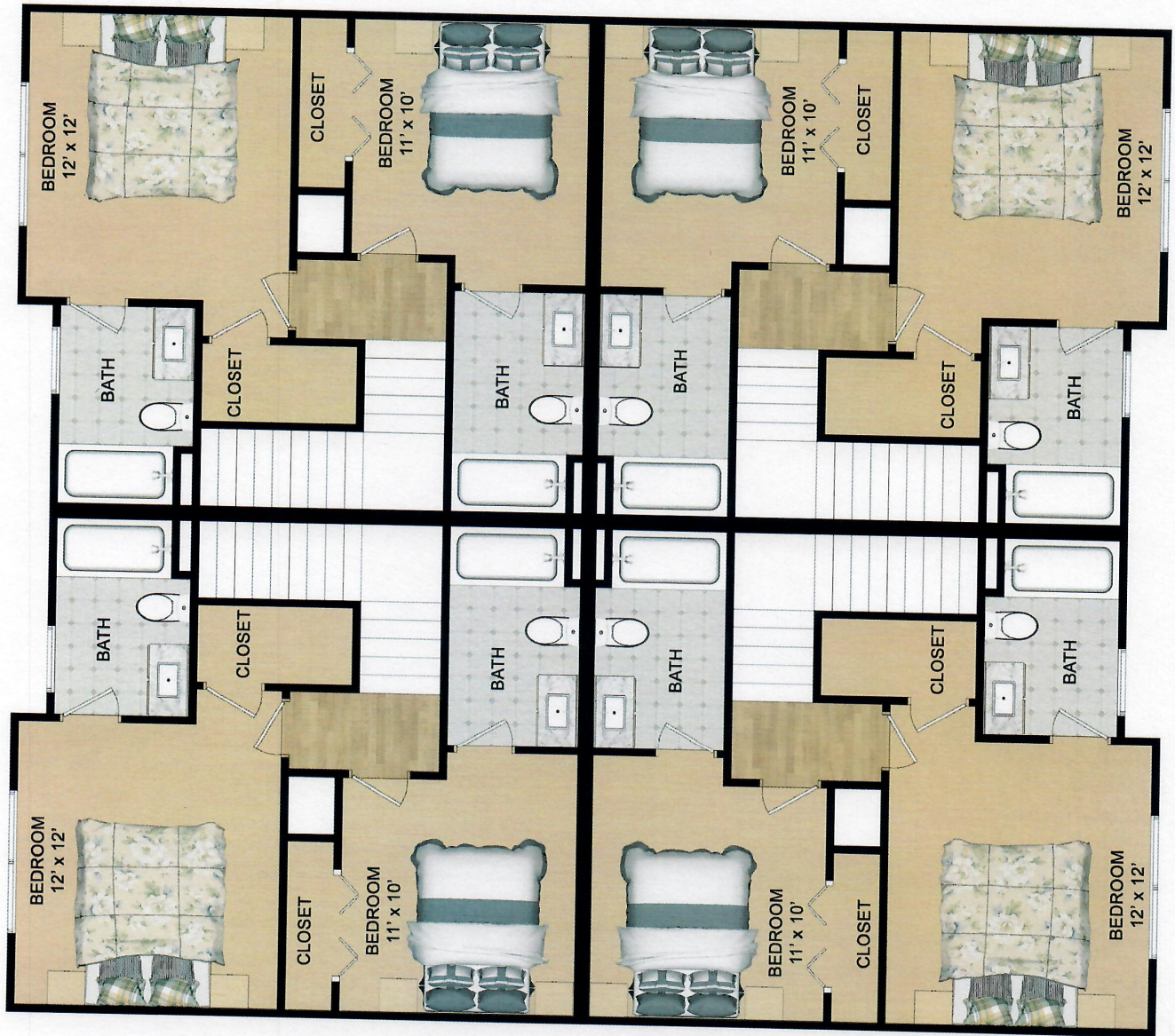
2 spaces per Unit  
 4 units  
 Spaces Provide 8 spaces

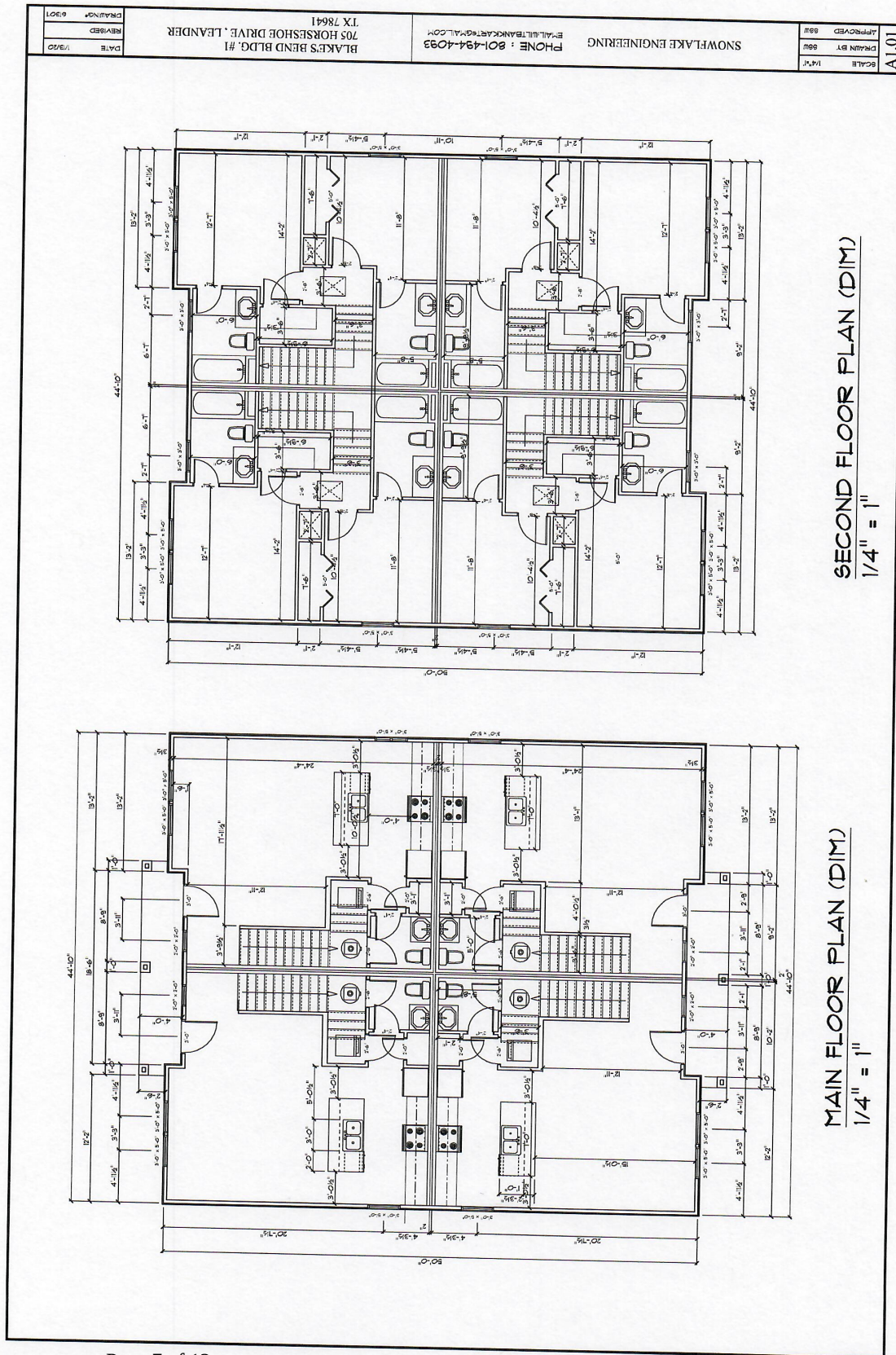
TAX ID R021513 Evans Street,  
 HUTTO, TEXAS

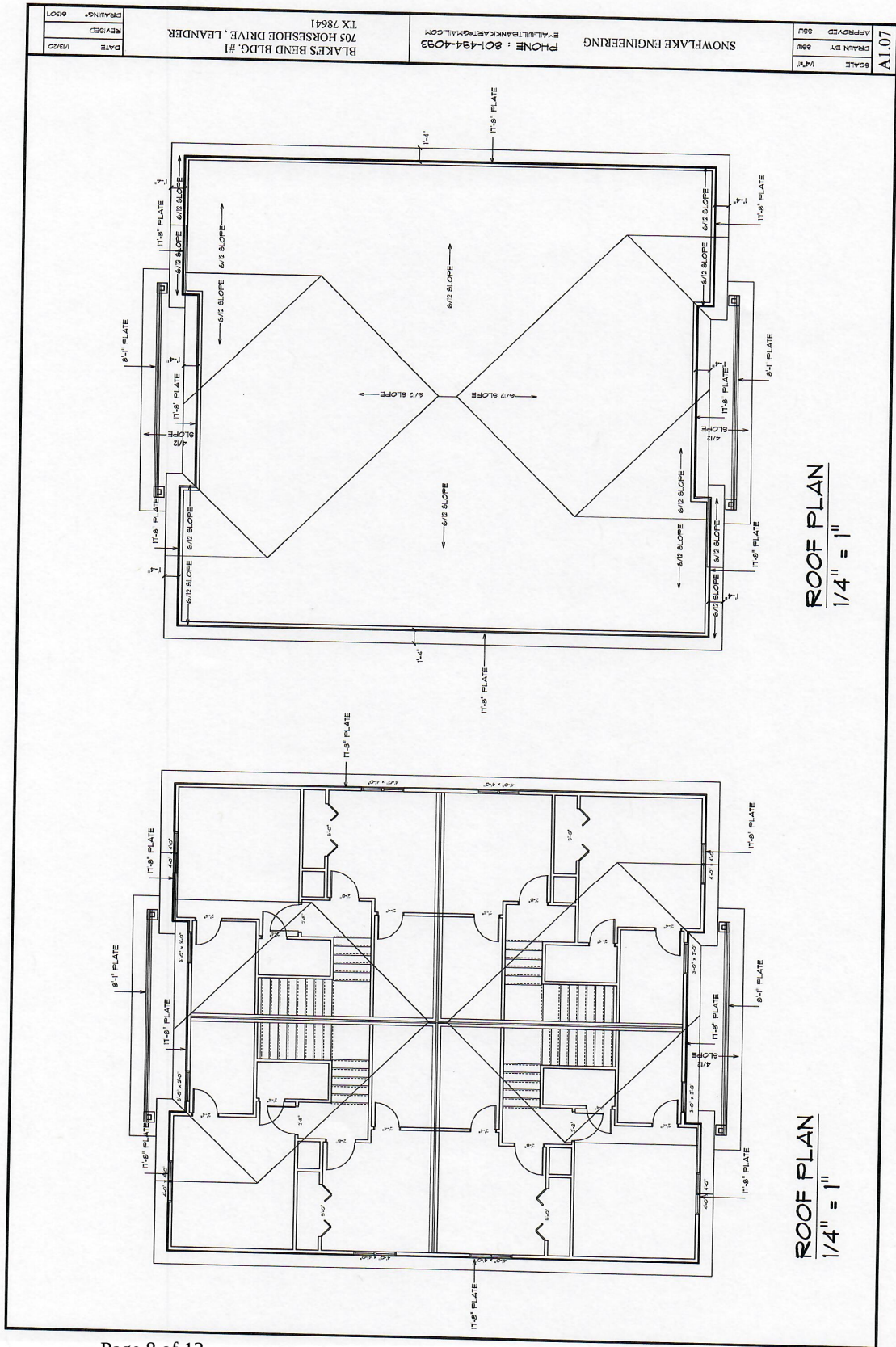
**DANNEN** DEVELOPEMENT  
**SUNRhea** DESIGN















**BLAKE'S BEND BLDG. #1**  
705 HORSESHOE DRIVE, LEANDER  
TX 78641

DATE: 1/19/20  
REVISED:  
DRAWING: 6/10/17

**SNOWFLAKE ENGINEERING**  
PHONE: 817-494-4093  
E-MAIL: SUE@SNOWFLAKEENGINEERING.COM

APPROVED: [Signature]  
DRAWN BY: [Signature]  
SCALE: 1/4" = 1'-0"

**A1.05**

**FRONT ELEVATION**

**REAR ELEVATION**

**FRONT & REAR ELEVATIONS**

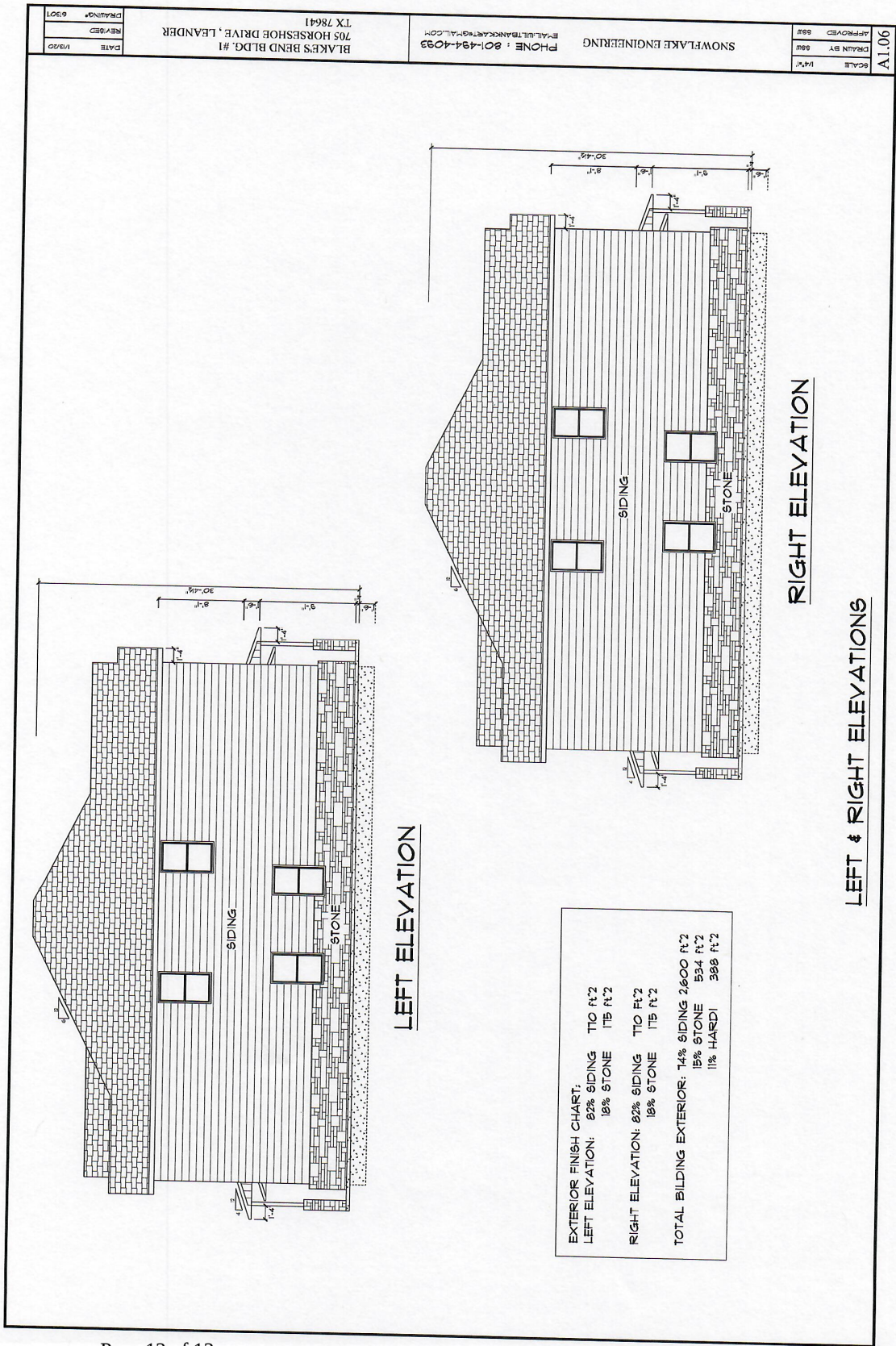
**A1.05**

**ELEVATION NOTES:**

- EXTERIOR FINISH
  - 2x4 STUDS @ 16" O.C.
  - 1/2" SHEATHING
  - 1/2" FIBERGLASS INSULATION (2" LAYERS OF GRADE TO FILL AT EXTERIOR FACE OF ALL WOOD BEFORE INSTALLING FINAL EXTERIOR FINISH, (per code-specified))
  - R13 INSULATION
  - ROCK, BRICK, AND STUCCO
- A CONTINUOUS WEEP SCREED/EXTERIOR WALL DRAIN ASSEMBLY IS REQUIRED, (AT THE BOTTOM OF ALL EXTERIOR WALL STUCCO/PLASTER SYSTEMS), TO ALLOW FOR THE ADEQUATE EXIT OF MOISTURE FROM THE EXTERIOR WALL ASSEMBLY, (PER CODE AND SPECIFIC MANUFACTURER'S INSTALLATION INSTRUCTIONS).
- ROOF DETAILS:
  - 1/2" PITCHES
  - 1/2" FIBERGLASS INSULATION
  - ASPHALT SHINGLES
  - 2x6 FASCIA
- ALL PERMANENT EXTERIOR LIGHTING SHALL BE NON-FLASHING AND SHIELDED SUCH THAT THE LIGHT SOURCES IS NOT VISIBLE FROM THE PUBLIC HIGHWAY OR ADJACENT RESIDENTIAL USES AT THE PROPERTY LINE. WALL PACK LIGHTING AND THEIR LIGHTING THAT DIRECTS THE LIGHT IN A HORIZONTAL DIRECTION WITHOUT AN ADEQUATE SHIELD IS NOT PERMITTED IF THERE ARE STREETS OR RESIDENTIAL USES IN THE DIRECTION OF THE LIGHT.
- ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
- UNDOUBTS SHALL HAVE A MAXIMUM EXTERIOR REFLECTIVITY OF TWENTY (20%) PERCENT.
- ALL BUILDING ELEVATIONS SHALL ADHERE TO THE TYPE A ARCHITECTURAL REQUIREMENTS.
- THESE SHALL NOT BE ANY ROOFTOP EQUIPMENT/MECHANICAL EQUIPMENT. ALL UNITS WILL BE LOCATED ON GROUND LEVEL.

**EXTERIOR FINISH CHART:**

| FRONT ELEVATION:         | 65% SIDING         | 530 N <sup>2</sup>  |
|--------------------------|--------------------|---------------------|
| 11% STONE                | 92 N <sup>2</sup>  |                     |
| 24% HARDI                | 194 N <sup>2</sup> |                     |
| REAR ELEVATION:          | 65% SIDING         | 530 N <sup>2</sup>  |
| 11% STONE                | 92 N <sup>2</sup>  |                     |
| 24% HARDI                | 194 N <sup>2</sup> |                     |
| TOTAL BUILDING EXTERIOR: | 4% SIDING          | 2600 N <sup>2</sup> |
| 9% STONE                 | 534 N <sup>2</sup> |                     |
| 1% HARDI                 | 368 N <sup>2</sup> |                     |



Historic Preservation Commission  
**AGENDA ITEM REPORT**



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**To:** Historic Preservation Commission  
**Subject:** Update regarding ongoing projects including but not limited to the Big Silo at the Co-Op District, Railroad Depot at 200 College Street.  
**Meeting:** Special Called Historic Preservation Commission - 09 Mar 2021  
**Department:** Development Services  
**Staff Contact:** Ashby Grundman

**BACKGROUND INFORMATION:**

Staff will provide an update on the projects listed above.