



City of Hutto

Agenda

**Historic Preservation Commission
Wednesday, March 26, 2025 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

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on March 26, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission Meeting held on January 29, 2025
- 4.2. Presentation and discussion regarding the proposed project at 203 N FM 1660.
- 4.3. Discussion of ideas from the Boards and Commissions Strategic Planning Session held on January 25, 2025.

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the March 26, 2025 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 March 21, 2025 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@huttotx.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

4.1.



To: Historic Preservation Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission Meeting held on January 29, 2025
Meeting: Wednesday, March 26, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Historic Preservation Commission Meeting minutes 1.29.2025



City of Hutto

Minutes

**Historic Preservation Commission
Wednesday, January 29, 2025 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

The Historic Preservation Commission Meeting was called to order at 7:01 PM

2. ROLL CALL

Members of the Historic Preservation Commission in attendance were: Norm Delay, Alexis Ortiz, DeAnne Worley and Catherine Skeen, Jon Stevenson arrived at 7:04 PM. Robert Lykins and Ray Alba were not in attendance.

3. PUBLIC COMMENT

John Fisher- 201 N FM 1660 spoke on the CO for the Chiropractor location.

John Fisher - 201 N FM 1660 spoke on the Certificate of Occupancy for the Chiropractor's office

4. AGENDA ITEMS

4.1. Consideration and possible action on the meeting minutes for the regular scheduled Historic Preservation Commission meeting held on October 23,2024

A motion was made by Commissioner Norman Delay to approve the meeting minutes from the regular scheduled meeting held on October 23,2024, seconded by Commissioner Alexis Ortiz. Motion passed 5 Ayes to 0 Nays

4.2. Certified Local Government (CLG) Presentation and Recommendation

Ashley and Kristi presented, no action

5. ADJOURNMENT

The Historic Preservation Commission meeting was adjourned at 7:25 PM

6. CERTIFICATION

I certify that this notice of the January 29, 2025 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 January 24, 2025 before 5:00 P.M.

Historic Preservation Commission Representative

AGENDA ITEM REPORT

4.2.



To: Historic Preservation Commission
Subject: Presentation and discussion regarding the proposed project at 203 N FM 1660.
Meeting: Wednesday, March 26, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

This is a presentation and discussion item on the proposed project at 203 N FM 1660. No action will be taken at this time. This project will come back before the Historic Preservation Commission at a later date for a Certificate of Appropriateness. The applicant is proposing a salon.

The property at 203 N FM 1660 is a contributing structure and is currently zoned OT-4T (Transition).

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 203 N FM 1660 Initial Review
2. City_of_Hutto_Historic_and_Contributing_Structures_Map
3. City_of_Hutto_Historic_District_Zoning_Map_2025

203 FM 1660 N - BEAUTY SALON - COA - INITIAL SUBMITTAL

3/11/2025

Attendees

jbyrum (john.byrum@huttotx.gov)

Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

Scope of Work Letter.pdf

Site plan with Parking illustrated.pdf

Kitchen & Bath Authority Inc.

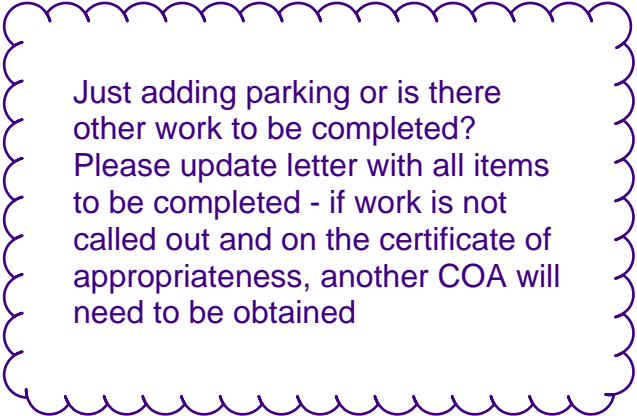
3216 Poe Cove 2A, Lago Vista, TX. 78645

PH: 512-800-2239 email: kbauthoritytx@gmail.com

Article 1: Scope of Work

The new owners of the property have purchased the property with the intent of creating a salon. The purpose of this application is for additional parking to service the needs of the salon. There are 3 onsite parking spaces currently in front of the garage. Additional street parking on Pecan St. is available. This is a plan to add 7 parking spaces, one being ADA. The lot size and yard space allow for additional parking spaces to be created if needed.

Scott Utterback
512-800-2239



Just adding parking or is there other work to be completed? Please update letter with all items to be completed - if work is not called out and on the certificate of appropriateness, another COA will need to be obtained

add north arrow to the plans

main entrance off of FM 1660, correct?

Scale is below the min - 1in = 20 ft

Scale 1/4" = 10'

Scale:

203 N FM 1660
HUTTO, TX 78634

Parcel No. (APN) R-14-2000-0005-0007
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Buildings 2 Buildings

THIS IS NOT /
This woi
features.

are any trees being removed to add the parking?

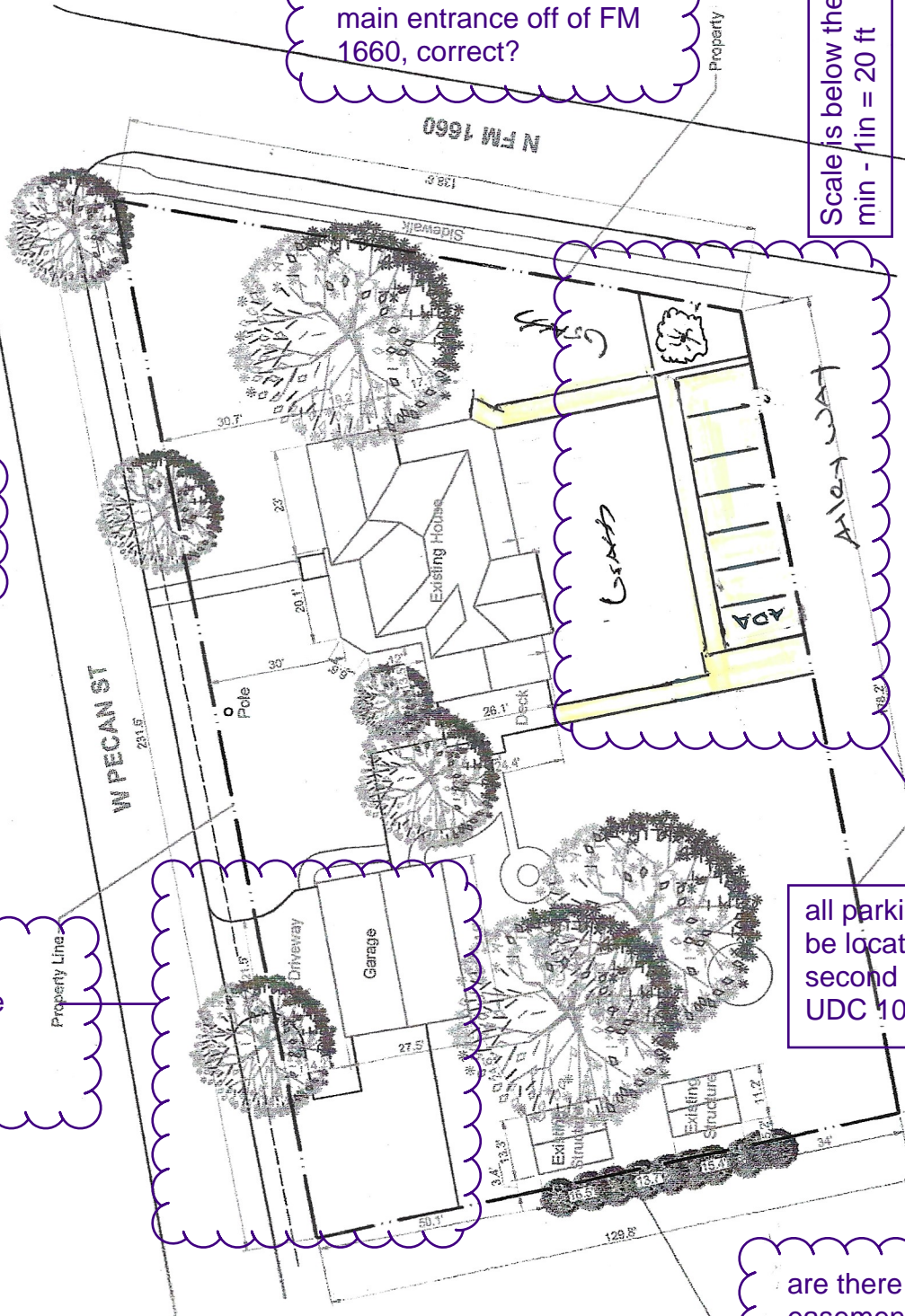
where is the other three spots? In the driveway?

all parking areas shall be located at the second or third layer UDC 10.1003.3.3

is the yellow on the site plan concrete that is being added? Even up to the house and to the deck?

are there any easements where the parking is to be added?

Hutto Below
203 FM 1660
Hutto, TX

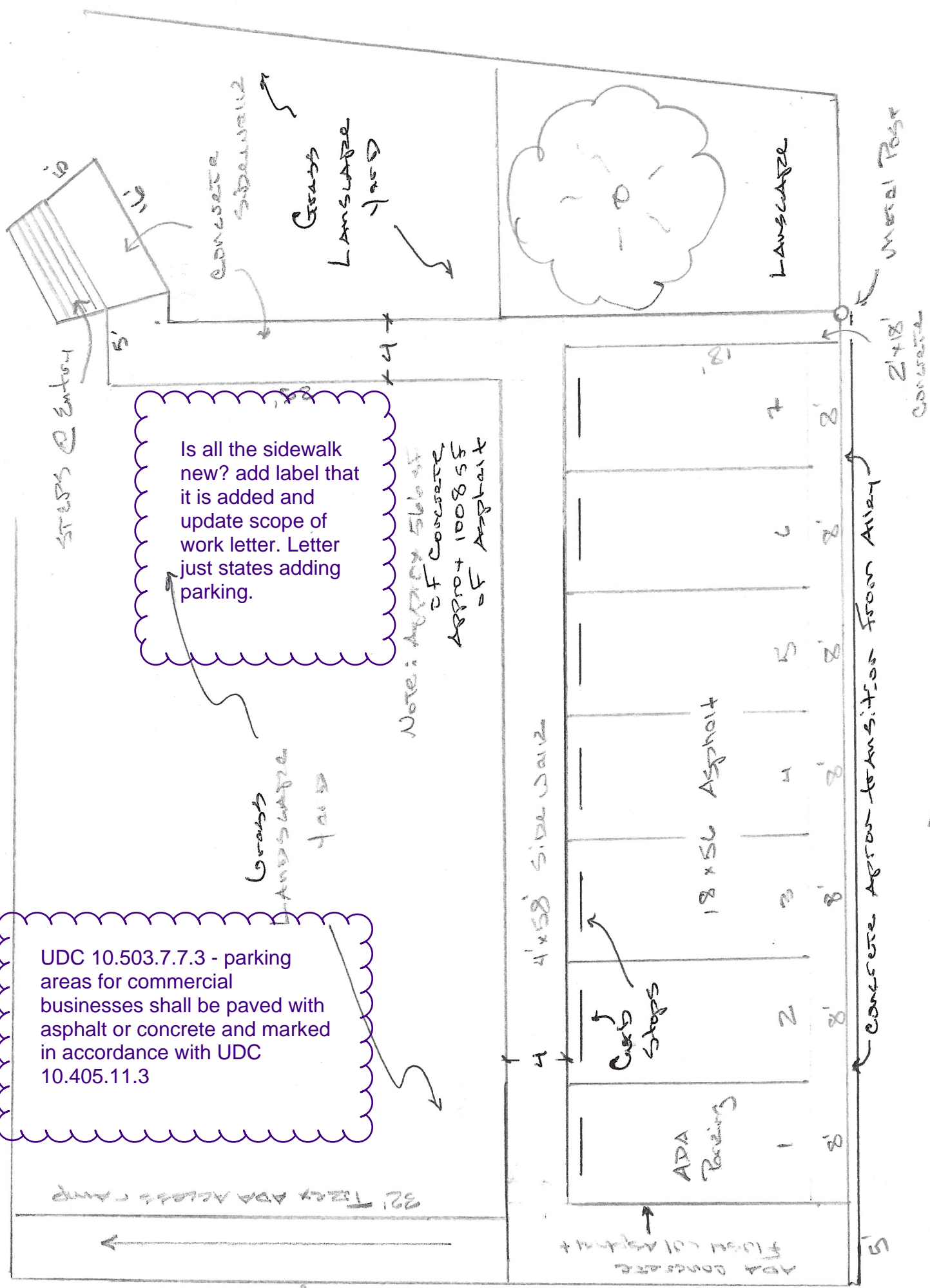


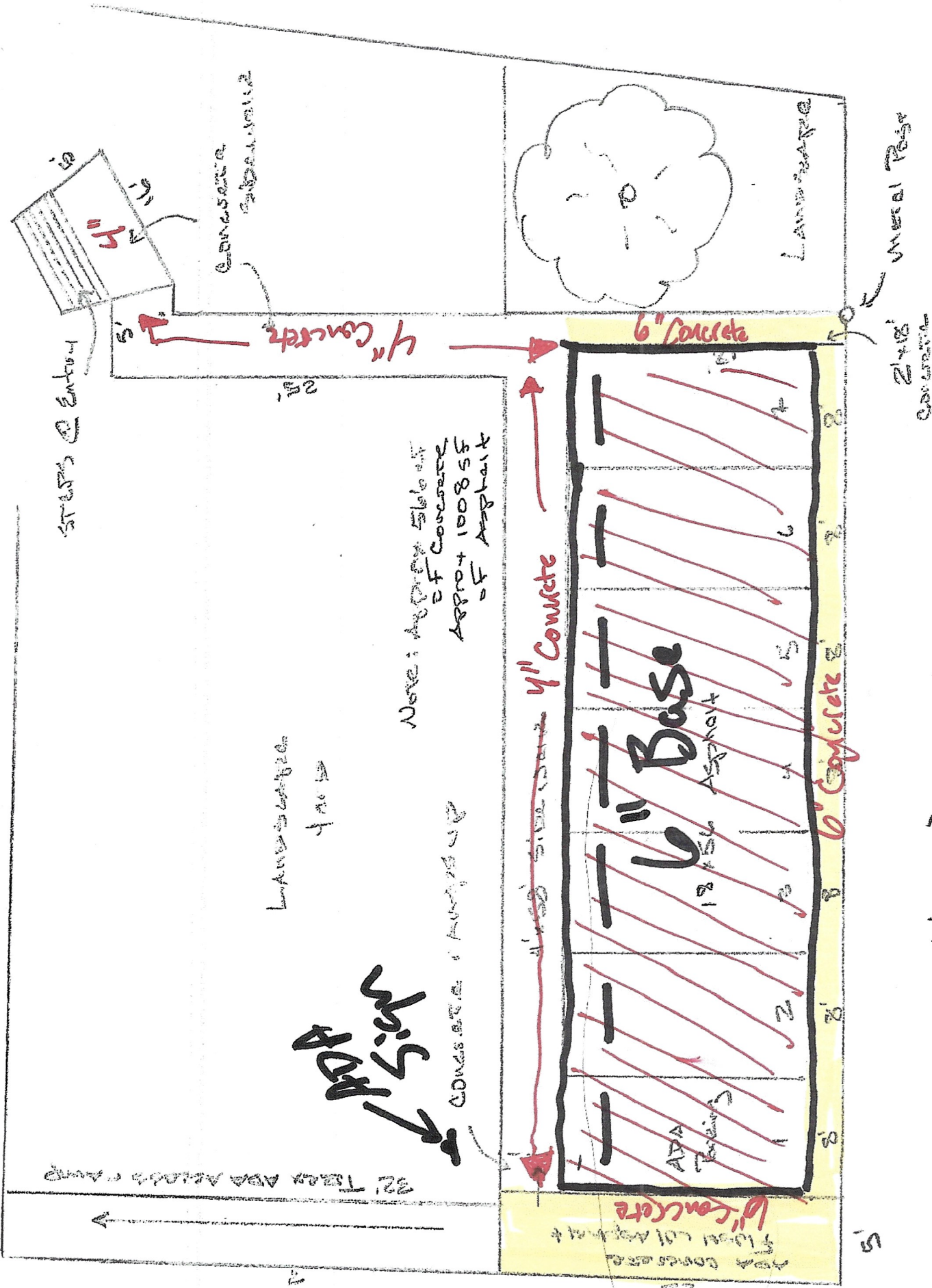
Property Line

Property Line

Property Line

120'
90'
60'
30'
0' 5' 10' 15'





Note: Approx 5% of concrete of concrete approx 100856 approx of asphalt

ADP
this

CONCRETE + ASPHALT

LANDSCAPE SIDE WALK 4' x 10' 1/2"

STEPS & ENTRY

CONCRETE SIDE WALK

LANDSCAPE

2' x 6' METAL POST CONCRETE

ALLEY WAY

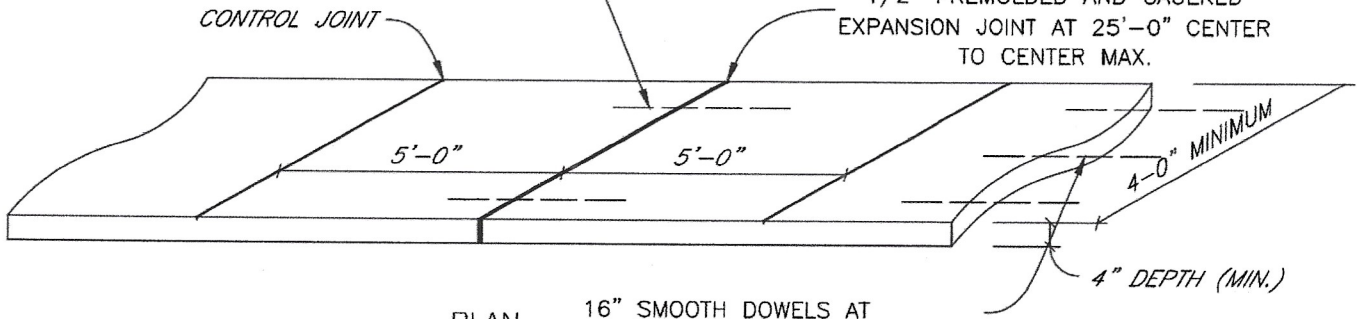
4' x 6' CONCRETE
6" CONCRETE
12' x 56' ASPHALT

22'

5'

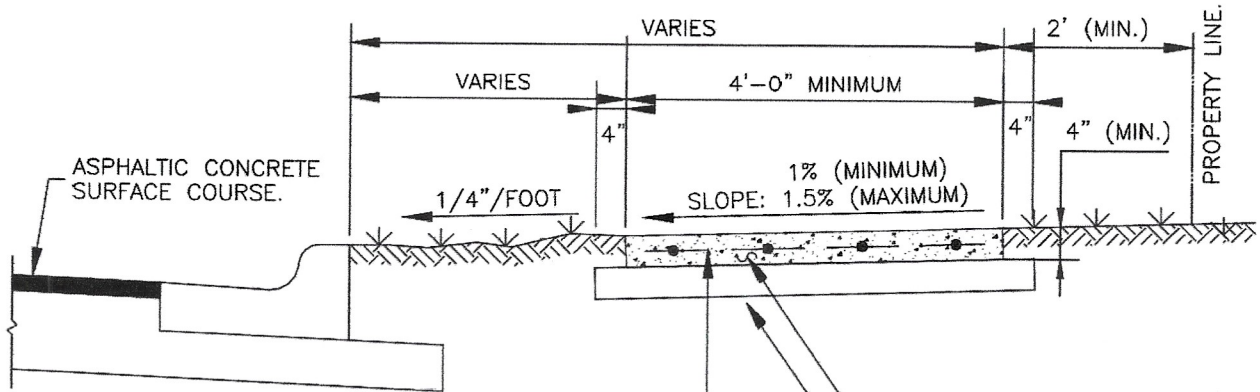
16" SMOOTH DOWELS WITH DOWEL COATING/SLEEVE PER EXPANSION JOINT ON DETAIL ST03: RESIDENTIAL DWY.

1/2" PREMOLDED AND CAULKED EXPANSION JOINT AT 25'-0" CENTER TO CENTER MAX.



PLAN

16" SMOOTH DOWELS AT SIDEWALK-DRIVEWAY/CURB RAMP OR OTHER SIMILAR JOINT.

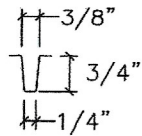


1 MAT OF #3 BARS MID DEPTH PLACED 18" O.C.E.W MAX. REBAR MAT MUST BE SUPPORTED WITH SOLID CONCRETE BRICKS, MIN 3"x3", MAX. 4"x4", OR OTHER APPROVED METHODS. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON SAND CUSHION OR SUBGRADE. REBAR MUST BE SEPARATED FROM FORMS BY AT LEAST 3".

CLASS "A" 3000 PSI CONCRETE.

8" CEMENT STABILIZED SUBGRADE PER CITY OF AUSTIN STANDARD SPECIFICATION ITEM NO. 204S OR 6" TXDOT TYPE A OR TYPE D COMPACTED TO 95% MAX DRY DENSITY

SECTION



CONTROL JOINT DETAIL

NOTES:

- FOR ROLLER STAMPED SIDEWALK: MATCH TO SPECIFICATIONS.
- STANDARD LOCATION OF SIDEWALK IS OFF BACK OF CURB. SPECIAL DESIGNS MAY BE APPROVED BY THE CITY ENGINEER, PRIOR TO FINAL DESIGN.
- SIDEWALK SHALL CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT STANDARDS.
- IF REQUIRED ALL SIDEWALKS SHALL BE SUBMITTED AND APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION BY THE ENGINEER OF RECORD.
- ANY VARIANCE IN TEXTURE, GRADE OR ALIGNMENT MUST BE APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.

The City of Hutto
Construction Standards and Details

CURRENT AS OF
10/01/2023

TYPICAL REPLACEMENT SIDEWALK DETAIL

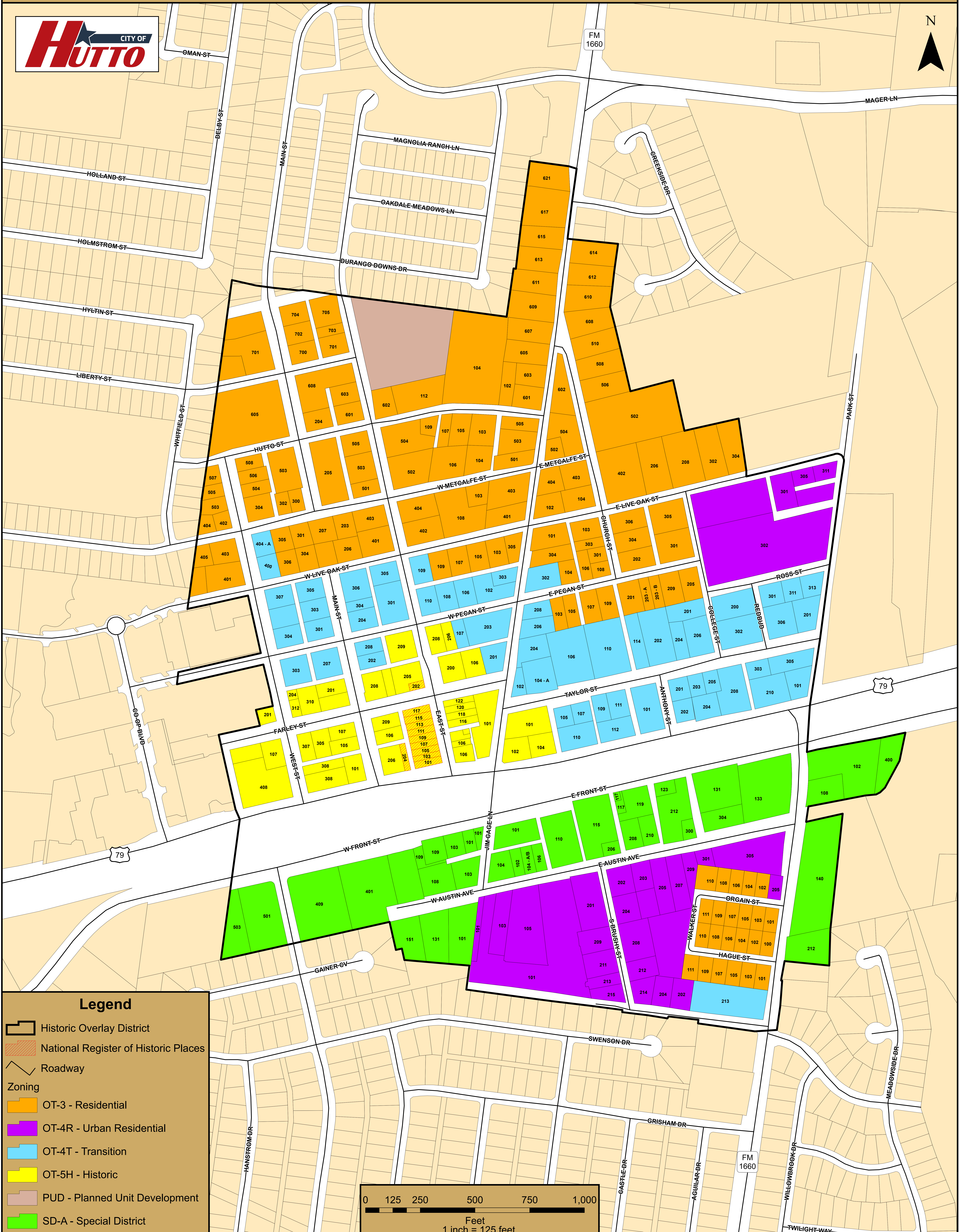
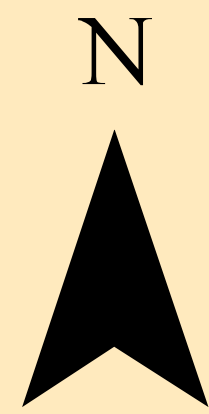


THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO.

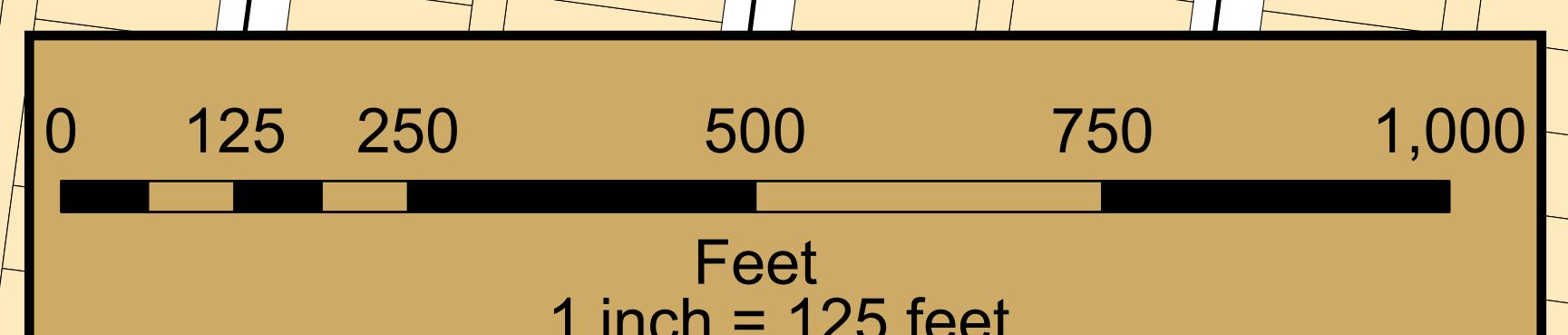
CH-ST-01R

City of Hutto Historic District Zoning Map



Legend

- Historic Overlay District
- National Register of Historic Places
- Roadway
- Zoning**
- OT-3 - Residential
- OT-4R - Urban Residential
- OT-4T - Transition
- OT-5H - Historic
- PUD - Planned Unit Development
- SD-A - Special District



AGENDA ITEM REPORT

4.3.



To: Historic Preservation Commission
Subject: Discussion of ideas from the Boards and Commissions Strategic Planning Session held on January 25, 2025.
Meeting: Wednesday, March 26, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

This item has been requested by Commissioner Delay to go over the Boards and Commission Strategic Planning Session that was held on January 25, 2025. This was a joint City Council - Boards and Commissions session with some or all members of the following Boards and Commissions:

- Building and Standards
- Hutto Economic Development Corporation
- Diversity, Equity, Inclusion & Belonging Commission
- Ethics Review Commission
- Historic Preservation Commission
- Library Advisory Board
- Parks Advisory Board
- Planning & Zoning Commission
- Zoning Board of Adjustment

Items discussed at the session were:

- Boards and Commissions Proposal of Priorities for 2025
- Opportunities for additional training for Boards and Commissions
- Items for Possible Future Consideration

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

4.3.



ATTACHMENTS:

None