



**CITY OF HUTTO, TEXAS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 25, 2018 AT 6:30 PM
CITY HALL – COUNCIL CHAMBERS
401 W. FRONT STREET**

HISTORIC PRESERVATION COMMISSION

Nicholas Linzenmeyer

Jonathan Wagner

Robert Lykins

Curtis Orton

Mary Belton

Travis Allen

AGENDA

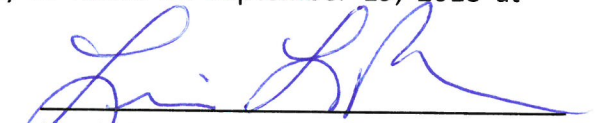
1. **CALL THE MEETING TO ORDER - 6:30 PM**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
 - 3A. Remarks from visitors. *(Three minute time limit)*
4. **AGENDA ITEMS**
 - 4A. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on March 27, 2018.
 - 4B. Nominate and elect the Historic Preservation Commission Chairman.
 - 4C. Nominate and elect the Historic Preservation Commission Vice-Chairman.
 - 4D. Nominate and select one member of the Historic Preservation Commission to the Old Town Facade Improvement Grant Review Committee.
 - 4E. Discussuion on demolition of non-contributing structures located in the Historic District (Note: this item is discussion only, no action will be taken).

- 4F. Consideration and possible action on a Certificate of Appropriateness request for 133 Front Street (new construction).

5. **ADJOURNMENT**

CERTIFICATION

I certify that this notice of the September 25, 2018 Historic Preservation Commission meeting was posted on the City Hall bulletin board of the City of Hutto on September 19, 2018 at 4:50 pm.


Lisa L. Brown, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512)759-4033 or lisa.brown@huttotx.gov for assistance.



**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MARCH 27, 2018 (DRAFT)**

The Hutto Historic Preservation Commission met in a regular session on Tuesday, March 27, 2018 in the City Hall Council Chambers, 401 West Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Vice-Chairman Linzenmeyer called the meeting to order at 6:33 p.m.

ROLL CALL

Members of the Historic Preservation Commission that were present were Vice Chairman Nicholas Linzenmeyer, Commissioner Robert Lykins and Commissioner Curtis Orton.

Members of staff that were present were Carolyn Horner, Director of Planning; Allison Easterling, Permit Technician.

PUBLIC COMMENT

3A. Remarks from visitors.

Donna Fowler- 108 W. Live Oak St. She has served on a Hutto commission and was first chair. She wants to speak about the construction that is happening on Pecan Street, specifically the three-plex. She is against that because as hard as we try to keep old town looking like old town, having the three-plex built will change that look. She advised that many films are made here and when film makers come to town they are looking for that continuity and small town, old feel. If Hutto is to continue being appealing to film makers. Also, traffic will be very congested at the corner of Pecan and 1660 because the street is very narrow.

Bob Clark- 109 W. Live Oak. He is against the three-plex because it would change the look of old town Hutto. He is all for the growth of the town, but not that type of growth in this area. He wants to keep old town looking like old town.

Mike Fowler- 108 W. Live Oak. The alley access and neighbors will be compromised. Drainage issues from North to South will occur. He is against the three-plex being built as this style should not be allowed in this part of Hutto. He asked if the engineer/ buyer would be willing to install two craftsman style homes instead of the three-plex as it would fit better in this location. Privacy issues will also arise at the three-plex will be two stories and allow whoever lives there to see into the backyard of their neighbors.

Karen Radtke- Interior designer for the three plex. She advised that the builder and Architect would be willing to alter the proposed design to something that better fits the neighborhood.

AGENDA ITEMS

- 4A. Consideration and possible action on the minutes for the Special Called Historic Preservation Commission meeting held on February 27, 2018.

MOTION: Commissioner Lykins moved to approve the minutes from the February 27,, 2018 meeting. Commissioner Orton seconded, and the motion carried with 3 ayes and 0 nays.

- 4B. Nominate and elect the Historic Preservation Commission Chairman.

MOTION: Postpone until the next meeting. Commissioner Orton moved to approve. Commissioner Lykins seconded, and the motion carried with 3 ayes and 0 nays.

- 4C. Nominate and elect the Historic Preservation Commission Vice-Chairman.

MOTION: Postpone until the next meeting. Commissioner Orton moved to approve. Commissioner Lykins seconded, and the motion carried with 3 ayes and 0 nays.

- 4D. Consideration and possible action on a Certificate of Appropriateness request for 106 Pecan Street (West) (New Construction).

Mrs. Horner presented the staff report to the Commission. She explained that the applicant is requesting build a new three-plex. Mrs. Horner went on to explain that the property is located in Old Town District at 106 West Pecan Street in the OT-4T Transition transect. The applicant has requested a Certificate of Appropriateness to construct new townhomes on this lot. Per Section 10.704.2 of the Unified Development Code (UDC), a Certificate of Appropriateness is required for all new construction in the Historic District.

The OT-4T Transition Zone consists of a mixed use neighborhood that provides a transition to the adjoining residential neighborhood. Buildings are generally residential homes that may accommodate retail, offices and personal services. The applicant is proposing townhomes, which are single family dwelling units, with alley access and a front sidewalk. Townhomes, also known as single household attached dwelling units, are permitted by right in the OT-4T transect.

The applicant is paving the alley behind the lot to accommodate the rear access. Per the Development Standards as listed in the Unified Development Code (UDC), Section 10.1003.3.3, parking is required to be in the rear portion of the lot. The applicant has met with the Director of Construction, the Engineering Department, and the Public Works Department on the process and requirements for paving the alley.

The applicant has submitted elevations for the proposed townhomes (three-plex), and included the proposed building materials. The elevations proposed by the applicant are appropriate for new construction in the OT-4T Transition Zone of the Old Town District.

Staff finds that the proposed materials are compatible and complementary, as recommended in the UDC design standards for the OT District.

Staff recommends approval of the request to construct new townhomes on the property, with the condition that the alley paving be completed and accepted by the city prior to issuance of a Certificate of Occupancy.

Commissioner Lykins and Orton agreed that there didn't seem to be enough detail on the proposed homes to say they match the neighborhood.

MOTION: Postpone the decision until the next meeting to give the architect time to come back with a better design that fits the neighborhood. Commissioner Orton moved to approve. Commissioner Lykins seconded, and the motion carried with 3 ayes and 0 nays.
SECOND MOTION: Garages are required in the rear of the property, not carports as presented. Commissioner Orton moved to approve. Commissioner Lykins seconded, and the motion carried with 3 ayes and 0 nays.

THIRD MOTION: The colors requested must be used and are acceptable. Commissioner Orton moved to approve. Commissioner Lykins seconded, and the motion carried with 3 ayes and 0 nays.

Notes:

-

ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:21 p.m.

RESPECTFULLY SUBMITTED:

Allison Easterling, Permit Technician

CITY OF HUTTO HISTORIC PRESERVATION COMMISSION AGENDA

AGENDA ITEM NO.:

AGENDA DATE: September 25, 2018

PRESENTED BY: John Byrum, Senior Planner, Business & Development Services

ITEM:

Consideration and possible action on a Certificate of Appropriateness request for 133 East Front Street (new construction).

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Reason for Request: New construction of a gas station

Location: 133 East Front Street

Property Owner: Najib Wehbe

Applicant: Najib Wehbe

Zoning: SD-A (Special District-Arterial)

Summary of Request:

The request is for a Certificate of Appropriateness for a new gas station on the west side of F.M. 1660 South between East Front Street and East Austin Avenue. The applicant has proposed to build a new 9,900 square foot facility, which will include a 4,500 square foot convenience store, 5,400 square feet of retail lease space, and five gas pumps. A warrant for the proposed gas station use was approved by HPC on December 20, 2016. A Certificate of Appropriateness was approved on January 24, 2017 but has since expired.

As per Sec. 10.604.2 of the UDC, all new construction within the Historic District requires approval by the Historic Preservation Commission. The requested Certificate of Appropriateness is subject to the Old Town Architectural Design Standards, located in Appendix B of the Heart of Hutto Old Town Master Plan. Pending approval of the Certificate of Appropriateness by the Commission, the proposed site plan will also be subject to staff review for compliance with all applicable UDC and SmartCode standards, including drainage, landscaping, traffic circulation, parking, etc.

Compliance with Architectural Design Standards:

Per Sec. D.1(i) of the Architectural Designs Standards, "all primary entrances shall address the

primary street.” In this case, the proposed primary entrance to the building faces east toward the gas pumps. However, there will be a secondary pedestrian entrance on the north elevation, facing East Front Street. Staff finds that this additional pedestrian entrance on Front Street meets the intent of this provision.

Sec. D.1(viii) of the Architectural Design Standards states that “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.” The applicant has proposed a high level of transparency on the east elevation, which exceeds the minimum standards. The proposed pedestrian entrance on the north elevation also consists of transparent glass. In addition to the transparency provided on the north and east elevations, the north and south elevations will also include faux windows (similar to those on O’Reilly’s). Staff finds that the proposed faux windows on the north and south elevations meet the intent of the transparency requirement found in the Architectural Design Standards.

Sec. D.4(i) of the Architectural Design Standards states that at least 80% of the street-facing sides of all new buildings in the SD-A district shall be finished in masonry, cementitious lap siding, or split-face concrete block. The proposed building will be clad in a combination of brick and stucco, and will therefore be 100% masonry.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

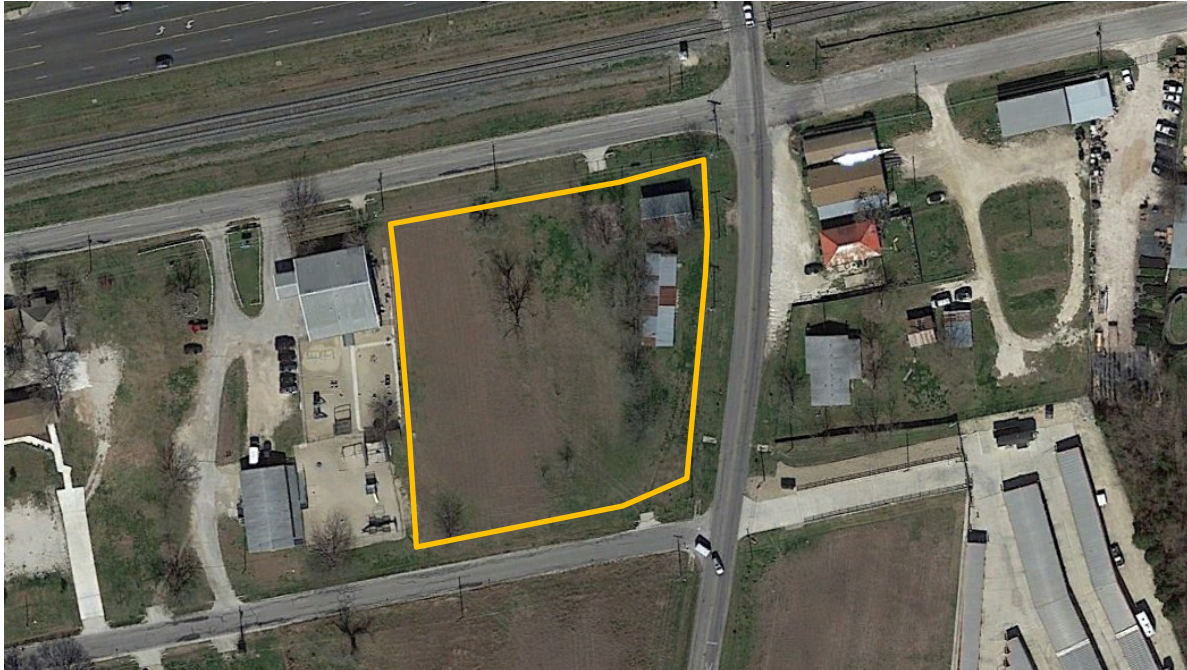
STAFF RECOMMENDATION:

Staff finds that the proposed building meets the intent of the Old Town Architectural Design Standards. Therefore, staff recommends approval of the request for a Certificate of Appropriateness as proposed. The Certificate of Appropriateness shall apply only to the architectural design of the proposed building and shall not be construed as approval of the preliminary site plan. Pending approval of the Certificate of Appropriateness, a formal site plan application will be reviewed by staff for conformance with all applicable UDC and SmartCode standards.

SUPPORTING MATERIAL:

1. [133 East Front Street - Certificate of Appropriateness-Supporting Documents](#)

January 24, 2017



Aerial view of the subject property



View of the subject property from East Austin Ave., facing North

January 24, 2017



View of the subject property from F.M. 1660 South, facing west



View of the subject property from E. Front Street, facing south

FRONT GAS STATION
133 EAST FRONT STREET
HUTTO, TEXAS 78634
CITY LIMITS

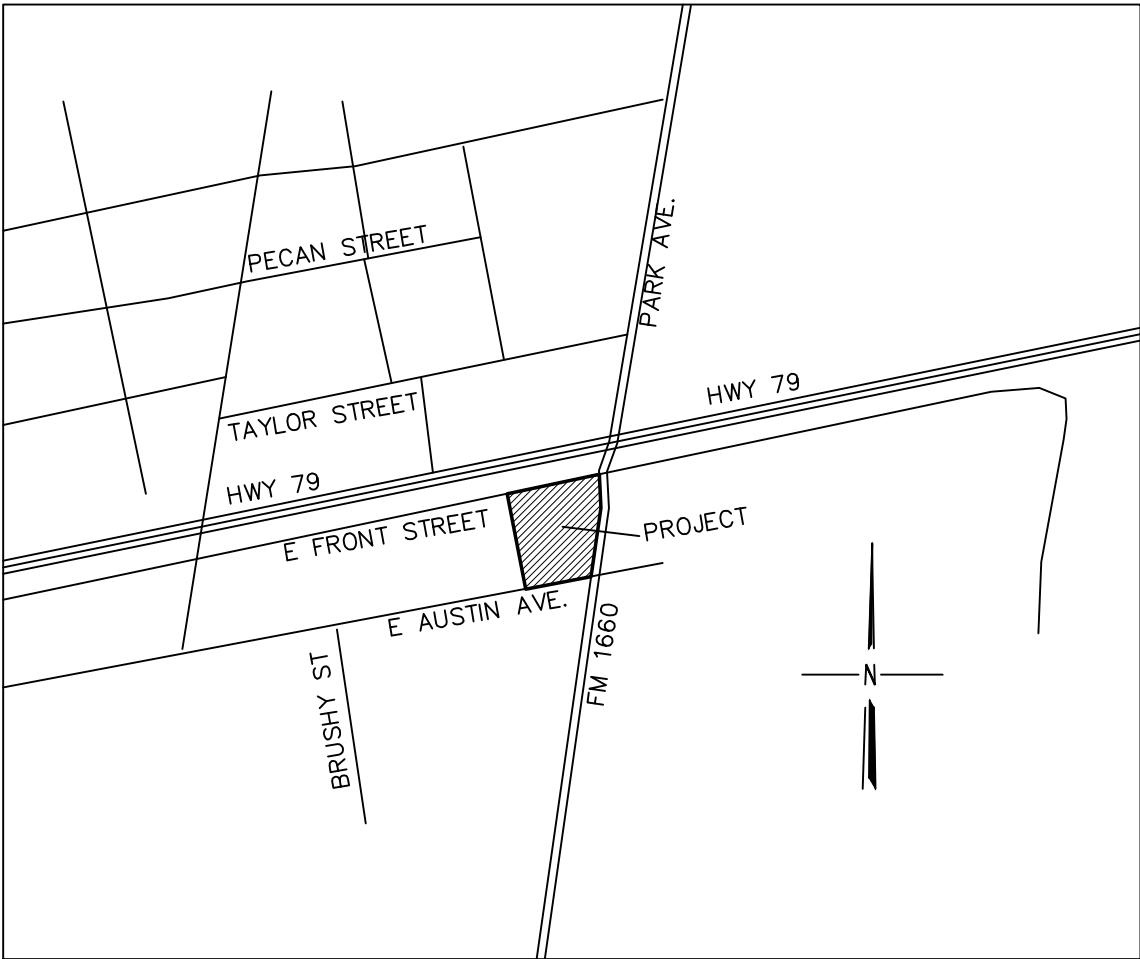
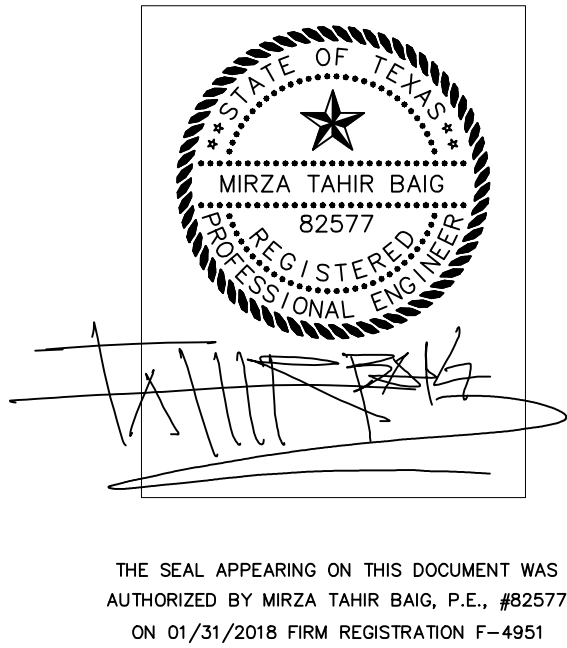
CLIENT
133 W FRONT STREET, LLC.
5902 MOUNTAIN VILLA DR., AUSTIN, TEXAS 78731
(512) 657-0203

CONSULTING ENGINEERS
PROFESSIONAL **Stru**CIVIL ENGINEERS
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
12710 RESEARCH BLVD, SUITE 390, AUSTIN, TX 78759
(512) 238-6422 (512) 258-8095

- LIST OF DRAWINGS
- 1. COVER SHEET
 - 2. GENERAL NOTES
 - 3. FINAL PLAT
 - 4. EXISTING SURVEY
 - 5. DIMENSIONAL SITE PLAN
 - 6. GRADING SITE PLAN
 - 7. GENERAL DETAILS
 - 8. DRAINAGE AREA MAP
 - 9. DETENTION POND
 - 10. EROSION SEDIMENTATION CONTROL PLAN
 - 11. EROSION & SEDIMENTATION CONTROL DETAILS
 - 12. UTILITY SITE PLAN
 - 13. GENERAL UTILITY DETAILS
 - 14. EMERGENCY ACCESS SITE PLAN
 - 15. FIRE PROTECTION SITE PLAN
 - 16. LANDSCAPE PLAN
 - 17. LANDSCAPE SPECIFICATIONS & DETAILS
 - 18. TxDOT STANDARD DETAILS
 - 19. BUILDING ELEVATIONS
 - 20. CANOPY ELEVATION
 - 21. PHOTOMETRIC SITE PLAN

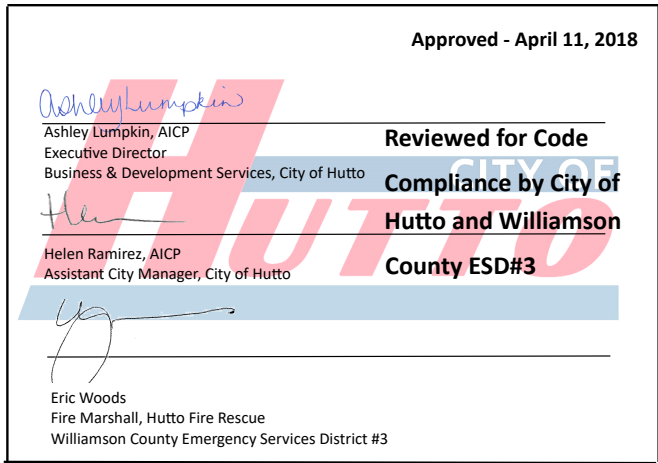
FIRE DEPARTMENT NOTES:
1) THE PLANS ARE IN COMPLIANCE WITH 2009 INTERNATIONAL FIRE CODE AND ITS AMENDMENTS.
2) 2009 INTERNATIONAL FIRE CODES REQUIRE
(I) EMERGENCY GAS SHUT OFF AND SIGNAGE. (PART OF BUILDING PERMIT)
(II) COMMUNICATIONS (PART OF CANOPY AND UST PERMIT)
(III) FIRE EXTINGUISHERS FOR REFUELING FACILITY WILL BE 4-A-40BC (SEE AMENDMENTS). (PART OF CANOPY AND UST PERMIT)

CITY APPROVED REVISION & CORRECTION							
NO	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) SHEET NO's	NET CHANGE IMPERVIOUS COVER (SQ.FT.)/%	TOTAL IMPERVIOUS COVER (SQ.FT.)/%	DESIGN ENGINEER SIGNATURE	CITY OF HUTTO APPROVAL	APPROVAL DATE



SITE LOCATION MAP

SUBMITTAL DATE: FRONT GAS STATION
PROJECT TITLE: 133 WEST FRONT STREET, HUTTO, TEXAS 78634
STREET ADDRESS: 133 W FRONT STREET, LLC
PROPERTY OWNER: 5902 MOUNTAIN VILLA DRIVE, AUSTIN, TEXAS 78731
CONTACT: NAJIB WEBHE 512-657-0203
DESIGN COMPANY: PROFESSIONAL STRUCIVIL ENGINEERS
12710 RESEARCH BLVD., SUITE 390, AUSTIN, TX 78759
CONTACT: MIRZA TAHIR BAIG P.E. (512) 238-6422
SURVEYOR: HOLT CARLSON, INC., 1904 FORTVIEW ROAD, AUSTIN, TEXAS 78704
512-442-0990 (RPLS #5166)
NAME OF WATERSHED: BRUSHY CREEK
100-YEAR FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED IN 100 YEARS FLOOD PLAN AS (ZONE "X")
SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD
BOUNDARY MAP, PANEL NO. 48491C0520E, SEPTEMBER 26, 2008.
LEGAL DESCRIPTION: LOT 1, 1.72 ACRES, FRONT STREET ADDITION, DOCUMENT NO: 20180XXX
RECORDED IN WILLIAMSON COUNTY, TEXAS.
RECHARGE ZONE: THIS SITE IS NOT LOCATED OVER EDWARDS AQUIFER RECHARGE ZONE.
RELATED CASES:



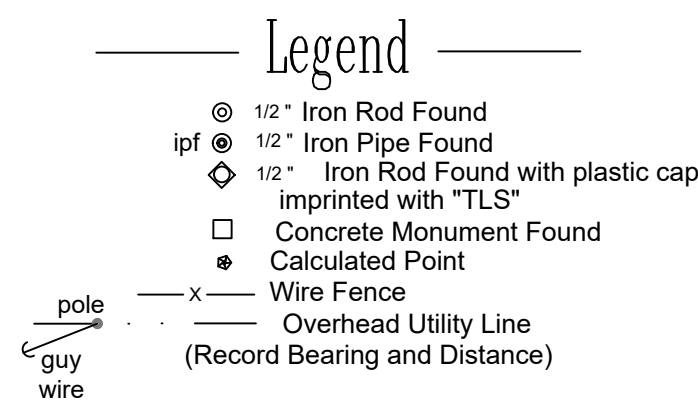
APPROVED BY: _____
CITY OF HUTTO

DATE

Received 4/11/18
HUTTO CITY OF
WWW.HUTTOTX.GOV

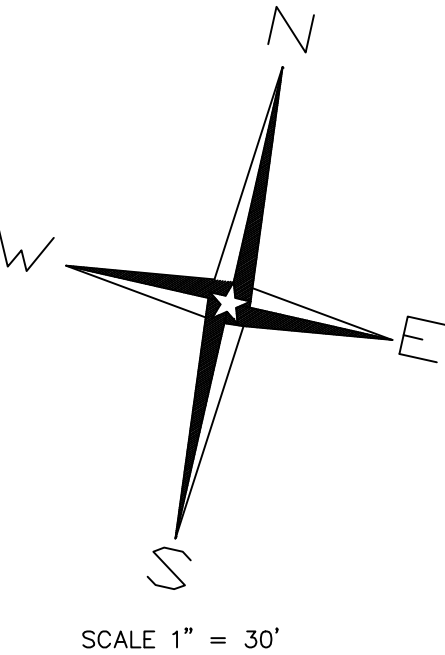
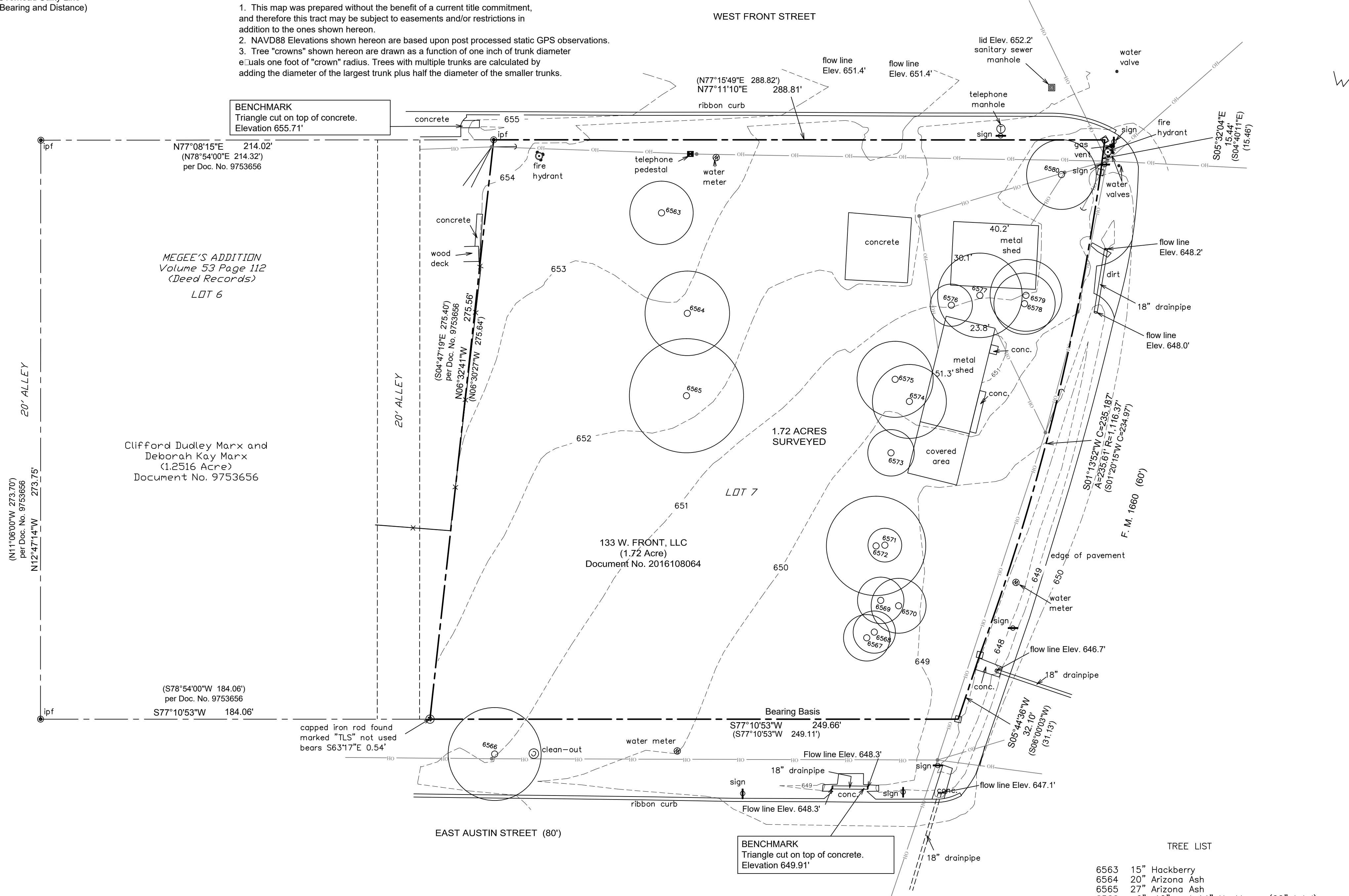
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF HUTTO MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.





NOTES:

- This map was prepared without the benefit of a current title commitment, and therefore this tract may be subject to easements and/or restrictions in addition to the ones shown hereon.
- NAVD88 Elevations shown hereon are based upon post processed static GPS observations.
- Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.



TOPOGRAPHIC SURVEY MAP OF:

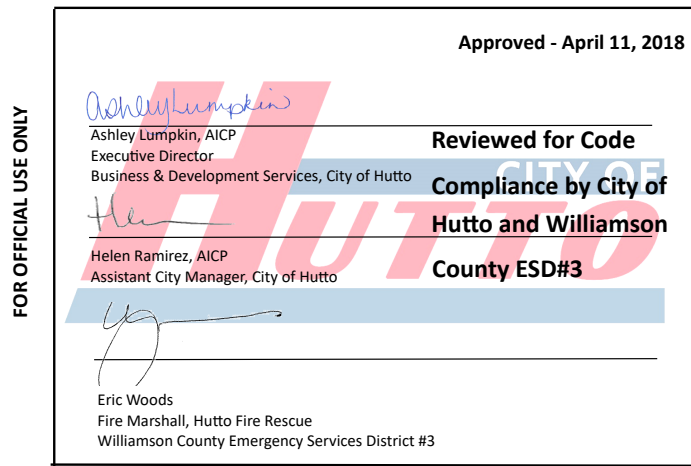
1.72 ACRES OF LAND OUT OF LOT 7, MEGEE'S ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 53 PAGE 112 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN (1.72 ACRE) TRACT OF LAND AS CONVEYED TO 133 W. FRONT, LLC BY DEED RECORDED IN DOCUMENT NO. 2016108064 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LOCATED AT 133 WEST FRONT STREET.

TREE LIST

- 6563 15" Hackberry
- 6564 20" Arizona Ash
- 6565 27" Arizona Ash
- 6566 6", 10" and 14" Hackberry (22" total)
- 6567 11" Hackberry
- 6568 10" Hackberry
- 6569 11" Hackberry
- 6570 8" and 9" Hackberry (13" total)
- 6571 8" Hackberry
- 6572 two-5", 8", 9" and 10" Hackberry (23." total)
- 6573 11" Hackberry
- 6574 6", 9" and 10" Hackberry (17.5" total)
- 6575 18" Hackberry
- 6576 10" Hackberry
- 6577 6", two-7" and 10" Hackberry (20" total)
- 6578 5" and two-8" Hackberry (14.5" total)
- 6579 17" Hackberry
- 6580 9" and 12" Hackberry (16.5" total)

A 993108



Received 4/11/18



Professional Engineer Seal for Mirza Tahir Baig, P.E., #82577, State of Texas, Commission Expires 01/31/2018, Firm Registration F-4951.

Rev	Description	Date	Drawn
6			
5			
4			
3			
2			
1	ISSUED FOR APPROVAL	01/31/18	
0	ISSUED FOR APPROVAL	10/23/17	

PROFESSIONAL STRUCTURAL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
12710 RESEARCH BLVD., SUITE 300, AUSTIN, TX 78759 • TEL: 512.238.6422 • FAX: 512.238.8095

Project: **FRONT GAS STATION**
133 E. FRONT STREET
HUTTO, TEXAS 78634

Title: **EXISTING SURVEY**

PROJECT	SHEET
30251	4

OF 21

GENERAL LEGEND	
	PROPERTY LINE
	LOC
	LIMITS OF CONSTRUCTION
	SF
	SILT FENCE
	SILT FENCE ± LOC
	PUE
	PUBLIC UTILITY EASEMENT
	DE
	DRAINAGE EASEMENT
	EE
	ELECTRICAL EASEMENT
	SSE
	SANITARY SEWER EASEMENT
	WSL
	WATER SURFACE ELEVATION
	CMP
	CORRUGATED METAL PIPE
	ELEV. -----
	EXISTING CONTOURS
	ELEV. =====
	PROPOSED GRADING CONTOURS

UTILITY LEGEND	
	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WW CLEAN-OUT
	WATER LINE
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
	FLOW INDICATOR (SHOWN TO RIGHT)
	PROPOSED SERVICE TAP
	WATER METER
	IRRIGATION METER
	STORM SEWER INLET
	WATER SERVICE (SINGLE)
	WATER SERVICE (DOUBLE)
	UTILITY POLE
	LIGHT POLE
	OVERHEAD ELECTRIC
	WIRE FENCE

EROSON CONTROL LEGEND	
	TREE (EXISTING)
	TREE (TO BE REMOVED) (R)
	TREE PROTECTION

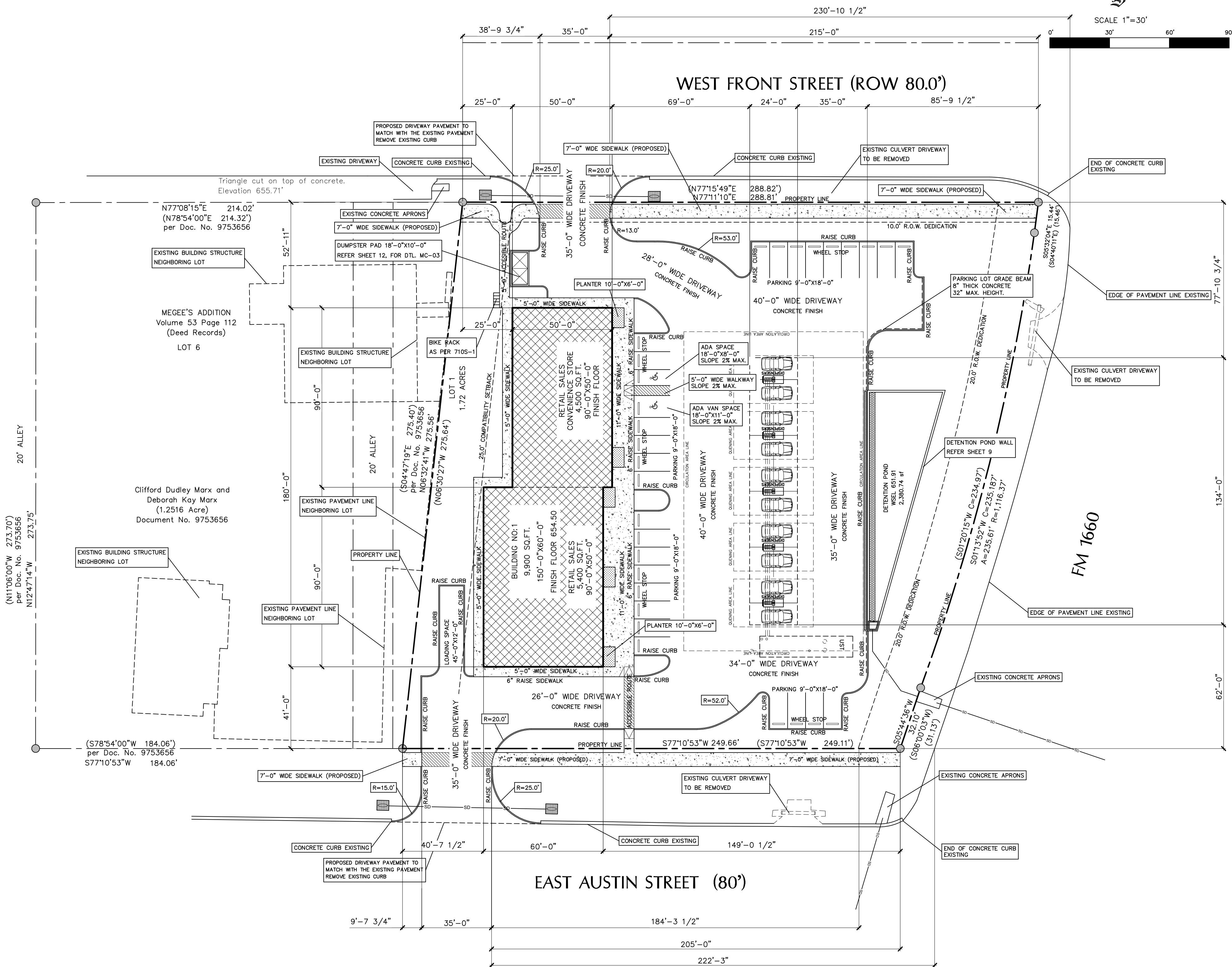
SITE INFORMATION TABLE		
LOT AREA	74,923.20 SF	1.72 ACRES
IMPERVIOUS COVER EXISTING	4,031.61 SF	0.093 ACRES
IMPERVIOUS COVER PROPOSED	48,387.37 SF	1.11 ACRES
TOTAL IMPERVIOUS COVER	48,387.37 SF	1.11 ACRES (64.58%)
NOTE: ALL EXISTING IMPERVIOUS COVER TO BE REMOVED.		
ZONING	B2	
PROPOSED USAGE	RETAIL SALES, CONVENIENCE STORE, FUEL STATION	

IMPERVIOUS COVER TABLE			
BUILDING	9,900.00 SF		
PARKING	34,397.30 SF		
SIDEWALK	4,090.07 SF		
TOTAL	48,387.37 SF	1.11 ACRES	64.58%
ALLOWABLE IMPERVIOUS COVER			75%

BUILDING INFORMATION TABLE	
BUILDING COVERAGE	9,900 SF
NUMBER OF STORIES	1
TYPE OF CONSTRUCTION	II-B
MAX. BUILDING HEIGHT	23.0'

PARKING TABLE	
TOTAL PARKING SPACES REQUIRED	50(MAX.) - 25(MIN.)
9,900/200sf=50	
9,900/400sf=25	
TOTAL PARKING SPACES PROVIDED	29

SUMMARY OF PARKING SPACES
PROVIDED STANDARD SPACES
PROVIDED HANDICAP VAN
PROVIDED STANDARD HANDICAP
PROVIDED LOADING SPACE



ACCESSIBLE SITE PLAN NOTE:

- 1) ACCESSIBLE ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [IBC1104.1]
- 2) ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- 3) OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10]
- 4) CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.9]
- 5) GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1] SURFACE TEXTURE SHALL BE PROVIDED.
- 6) PARKING ACCESS AISLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5]
- 7) PARKED VEHICLE OVERHANGS MUST NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE TO LESS THAN 36". WHEN THE SIDEWALK TO A MINIMUM OF 5 FEET OR PROVIDE WHEEL STOPS 1.5 FEET FROM THE CURB. [ANSI 403.5, TABLE 403.5]
- 8) CURB RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1]
- 9) IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5]
- 10) CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.[ANSI 406.6]
- 11) EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
- 13) APPROVAL OF THESE PLANS BY THE CITY OF HUTTON INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- 14) ALL SIDEWALK AND ACCESSIBLE ROUTE SHALL BE CONCRETE FINISH.

Approved - April 11, 2018

Williamson County ESD#3

Reviewed for Code
Compliance by City of
Hutto and Williamson
County ESD#3

Helen Ramirez
Helen Ramirez, ACP
Assistant City Manager, City of Hutto

Eric Woods
Eric Woods
Fire Marshal, Hutto Fire Rescue
Williamson County Emergency Services District #3

Received 4/11/18



Project :

FRONT GAS STATION

133 E. FRONT STREET
HUTTO, TEXAS 78634

Title :

DIMENSIONAL SITE PLAN

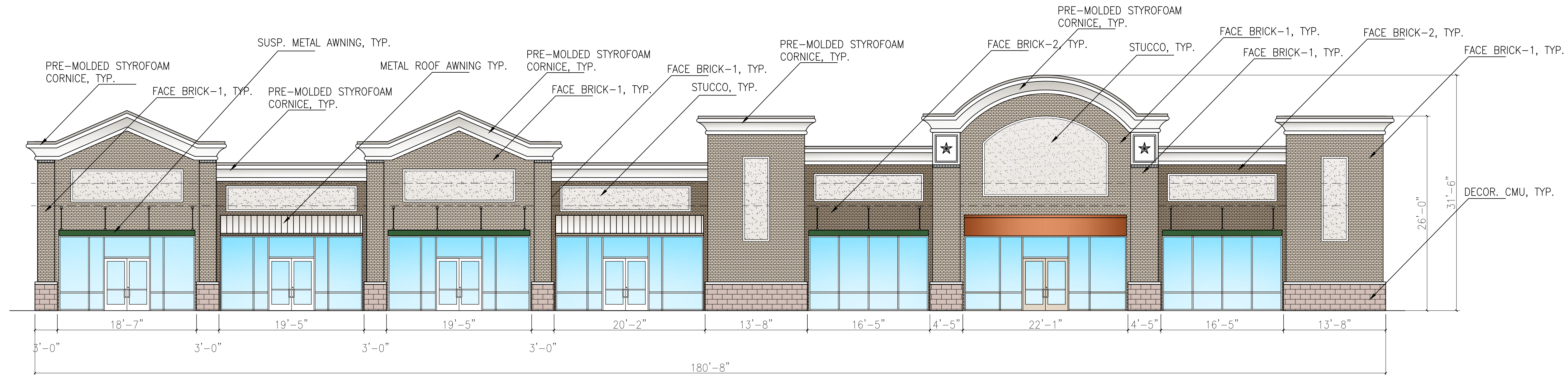
PROJECT

30251

SHEET

5

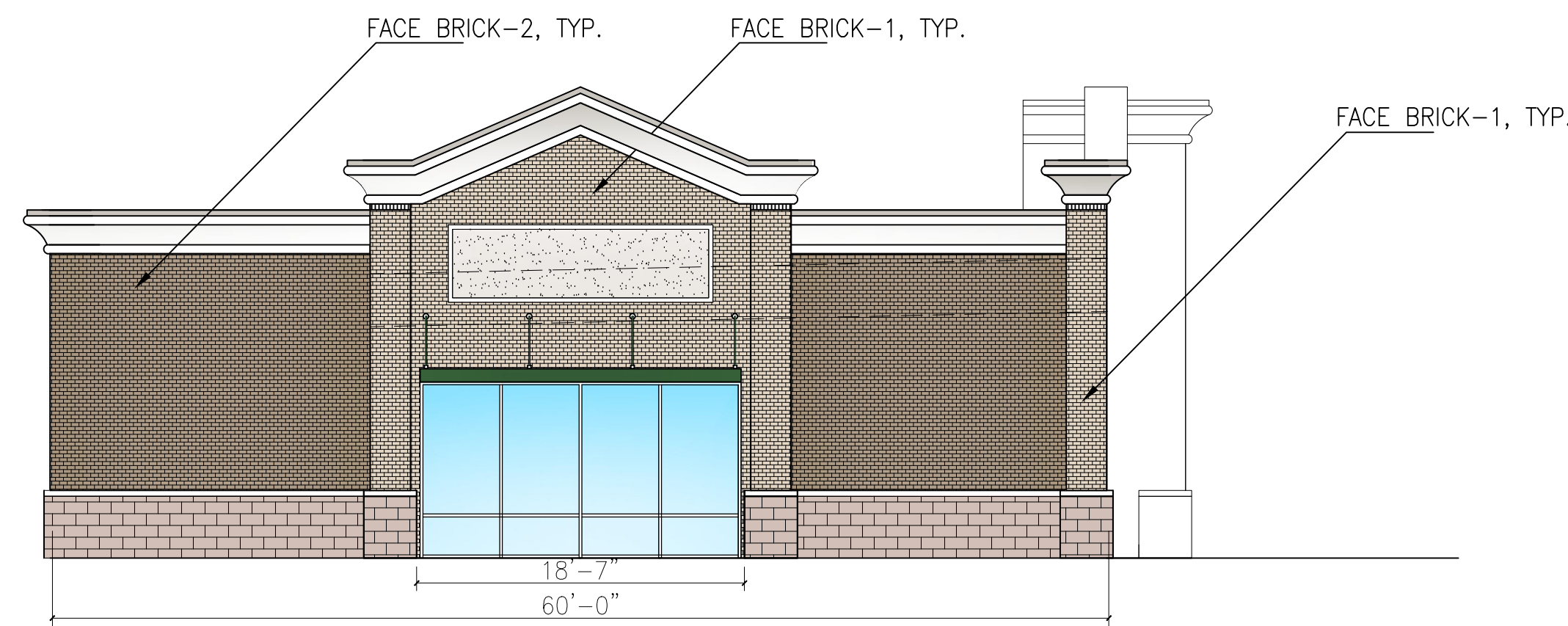
OF 21



1 EAST ELEVATION

1/8" = 1'-0"

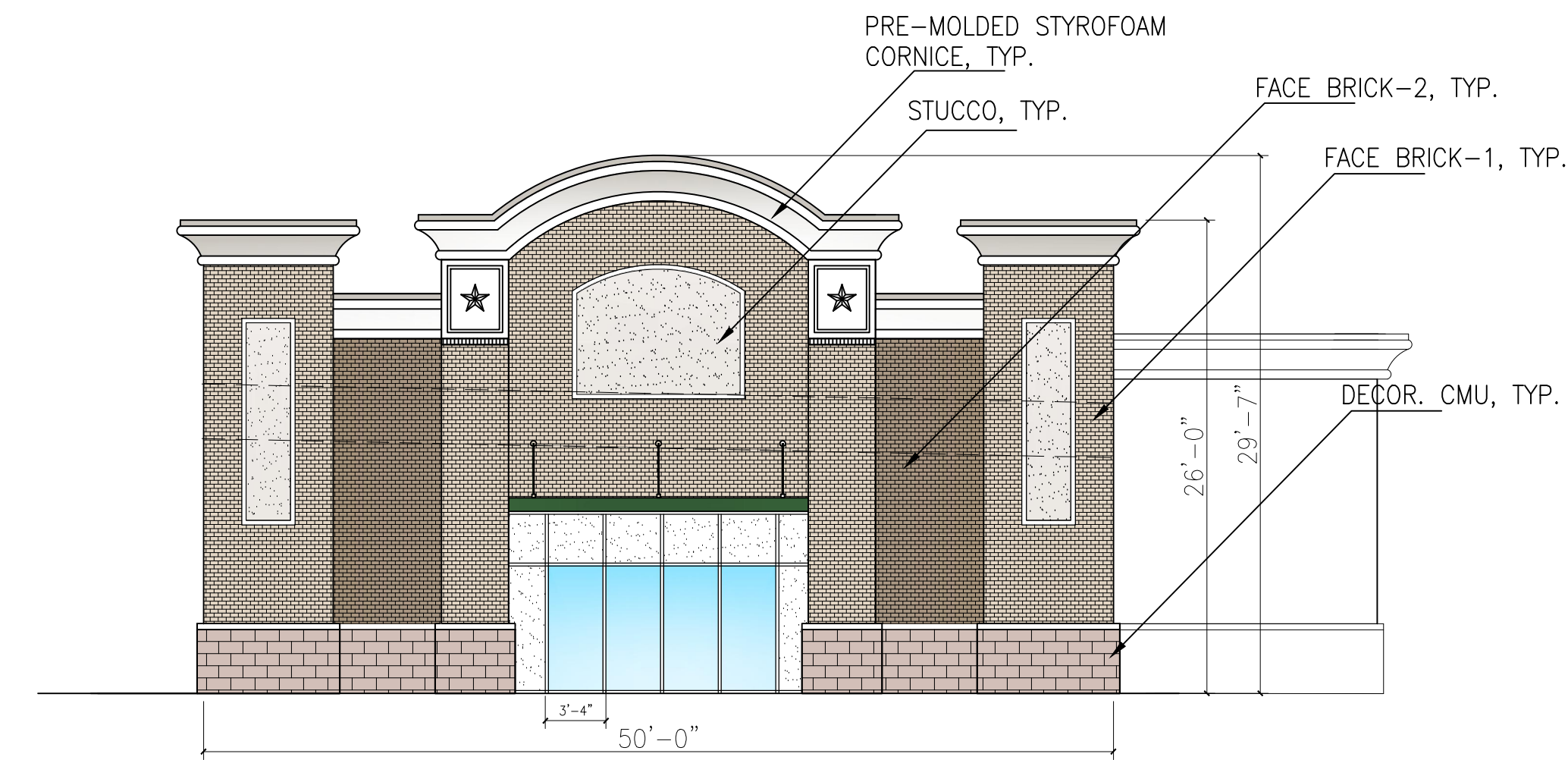
FACADE AREA : 4,317 S.F.
INCLUDING GLASS AREA : 1,300 S.F.



2 SOUTH ELEVATION

1/8" = 1'-0"

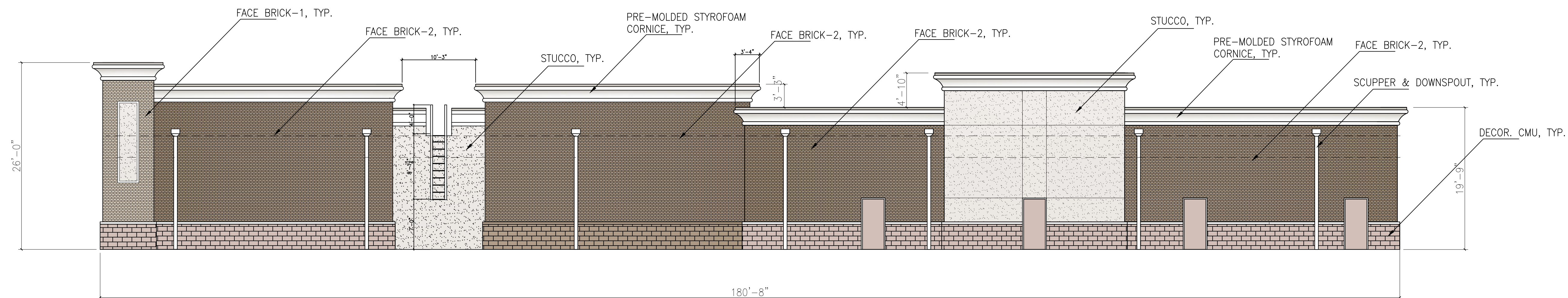
FACADE AREA : 1,313 S.F.
INCLUDING GLASS AREA : 182 S.F.



3 NORTH ELEVATION

1/8" = 1'-0"

FACADE AREA : 1,313 S.F.
INCLUDING GLASS AREA : 92 S.F.



4 WEST ELEVATION

1/8" = 1'-0"

FACADE AREA : 3,952 S.F.

Tthen Architects

11908 ANDERSON MILL, #615
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512.351.1801
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GENERAL NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES.
2. TTHEN ARCHITECTS SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY BUILDING PERMITS, INSURANCE, OR OTHER MATTERS THAT MAY BE REQUIRED BY THE CITY OR FOR SAFETY. PRECAUTIONS AND PROGRAMS RELATED TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CLIENT.
3. DO NOT SCALE DRAWINGS FOR ANY DIMENSIONS. CONTACT ARCHITECT FOR ANY DIMENSIONS.
4. USE ONLY CITY APPROVED DRAWINGS FOR CONSTRUCTION.

ISSUE DATE 08.24.18

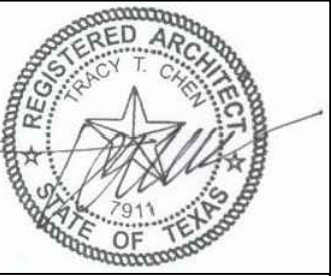
DRAWN BY

CHECKED BY

SCALE AS SHOWN

REVISIONS

I hereby certify that I am a licensed architect in the State of Texas, and that these plans have been prepared by me, or under my direct supervision, and to the best of my knowledge conform to applicable state and local building codes.



LICENSE NUMBER: 7911

EXP. DATE: 1.31.2019

PROJECT NAME
FRONT GAS STATION

PROJECT ADDRESS
133 FRONT STREET
HUTTO, TEXAS 78634

SHEET TITLE
SHELL BLDG ELEVATIONS

SHEET NUMBER

A-2.0