



City of Hutto

Agenda

Historic Preservation Commission Wednesday, March 25, 2026 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 3 business days prior to the scheduled date 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 25, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. MINUTES

4.1. Discussion and possible action of the meeting minutes from the regularly scheduled Historic Preservation Commission meeting held on January 28, 2026.

5. AGENDA ITEMS

5.1. Consideration and possible action on a certificate of appropriateness for the installation of a monument sign at 215 Brushy Street.

5.2. Consideration and possible action on a certificate of appropriateness for a fence and driveway extension on a residential property located at 503 N FM 1660.

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the March 25, 2026 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 19, 2026 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 CitySecretary@huttotx.gov or call (512) 759-4033 for assistance.



City of Hutto

Minutes

**Historic Preservation Commission
Wednesday, January 28, 2026 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

The Historic Preservation Commission meeting was called to order at 7:05 PM

2. ROLL CALL

- 2.1. Robert Lykins
- Catherine Skeen
- Jon Stephenson
- Alexis Ortiz
- DeAnne Worley Chair
- Christine Benson

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 January 28, 2026. 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. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the Special called Historic Preservation Commission meeting held on November 19, 2025.

A motion was made by Commissioner Jon Stephenson to approve meeting minutes from the regularly scheduled Historic Preservation Commission meeting held on November 19, 2025 as written, seconded by Commissioner Catherine Skeen.

Motion passed 4 Ayes to 0 Nays

- 4.2. Consideration and possible action on a presentation about future planned Downtown projects.

Gracie Matthew, President of Downtown Hutto Business Association made a presentation.

Commissioner Jon Stephenson made a motion to make an effort to work with the DHBA as partners in development of the historic district, seconded by Commissioner Alexis Ortiz.

Motion passed 4 Ayes to 0 Nays

4.3. Consideration and possible action on future teardown or remodel plans for the property at 102 Taylor Street.

discussssion 102 Taylor Street No action taken.

4.4. Consideration and possible action on presentation of potential Downtown Hutto improvements by Mayor Mike Snyder.

Mayor Mike Snyder spoke about downtown investment - No Action Taken.

4.5. Discussion regarding a potential food truck park located at 106 Farley Street.

Staff presented questions about procedural issues with the COA for a food truck park at 106 Farley Street, specifically the permanent structure on an otherwise temporary use property. HPC will visit the site, together or alone, and write back to staff with input, if any.

No action

4.6. Consideration and possible action on a certificate of appropriateness for a roof replacement at 104 W metcalfe street.

Staff presented applicants' request for a roof replacement at 104 Metcalf Street. Commissioner Jon Stephenson made a motion to approve item 4.6 as presented, Seconded by Commissssioner Cathereine Skeen.

Motion passed 4 Ayes to 0 Nays

4.7. Discussion regarding an exterior remodel for the property located at 106 HWY 79, also known as Hutto Autoplex.

Hutto Autoplex exterior remodel – staff presents questions and solicits feedback for the “theoretical” proposal.

Is this (the supplied rendering) what the project will look like?

How old is the structure?

Can we get a materials/color palette board? – not required

[EIFS materials shouldn't be allowable. Blech. –Ed.]

5. ADJOURNMENT

The meeting was adjourned at 8:13 PM.

6. CERTIFICATION

I certify that this notice of the January 28, 2026 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 22,2026 before 5:00 P.M.

Historic Preservation Commission Chair or Representative

AGENDA ITEM REPORT

5.1.



To: Historic Preservation Commission
Subject: Consideration and possible action on a certificate of appropriateness for the installation of a monument sign at 215 Brushy Street.
Meeting: Wednesday, March 25, 2026
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

The site, 215 Brushy Street, is a 0.23-acre lot on the northwest corner of Evans and Brushy Streets. The parcel is developed with a single primary structure, the Little Ebenezer Church, a religious institution, and an accessory structure along the northern property line. The property is zoned OT-4R (Historic), is a contributing structure, and falls under the purview of the Historic Preservation Commission due to the construction of a new detached structure (10.704.2.1). The applicant (Little Ebenezer Church) is proposing a new ground sign in the northeast corner of the lot, facing Brushy Street.

Surrounding uses:

- North – OT-4R(Historic)
- East – OT-4R (Historic)
- South – ROW (Evans Street Right of Way)
- West – OT-4R (Historic)

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.

The applicant is proposing one, single-sided monument sign, built to the allowable specifications outlined in section 10.410.4.3 of the UDC.

STAFF REVIEW:

This monument sign is in compliance with height, material choices, size, and all other requirements as outlined in the UDC. Staff recommends approval of this sign with the condition that it is constructed in substantial compliance with the plans as presented.

AGENDA ITEM REPORT

5.1.



FISCAL NOTES:

There is no fiscal impact of this project on the City.

POLICY IMPLICATIONS:

There are no identifiable policy implications of erecting new outdoor signage on this non-residential lot.

ATTACHMENTS:

1. 215 Brushy Sign
2. LEBC SIGN
3. Init (2-20-26)Photos of Church
4. Init (2-20-26)Little_Ebenezer_Scope_of_Work
5. Init (2-20-26)Elevation
6. 215 Brushy St Zoning

88k



\$316k

\$320k

\$3



LITTLE EBENEZER BAPTIST CHURCH
— Rev. Arthur Spence, Pastor —

LEBC WE HERE!

LEBC SUNDAY SCHOOL - ALL AGES 10:00 AM
SUNDAY WORSHIP 11:00 AM
WEDNESDAY BIBLE STUDY 7:00 PM
WWW.LITTLEEBENEZERBAPTISTCHURCH.COM

4ft

4ft







LITTLE EBENEZER BAPTIST CHURCH

— Rev. Arthur Spence, Pastor —

LEBC WE HERE!



SUNDAY SCHOOL - ALL AGES 10:00 AM
SUNDAY WORSHIP 11:00 AM
WEDNESDAY BIBLE STUDY 7:00 PM
WWW.LITTLEEBENEZERBAPTISTCHURCH.COM

Scope of Work

Monument Sign Installation

Little Ebenezer Baptist Church – Hutto, Texas

Project Overview

Provide and install a custom monument sign for Little Ebenezer Baptist Church in Hutto, Texas. The sign will feature decorative masonry-style columns, a non-illuminated reader board, and custom church branding.

1. Site Evaluation & Preparation

- Conduct on-site inspection
- Verify property boundaries
- Contact Texas 811
- Assess soil and drainage
- Obtain permits if required

2. Design & Fabrication

- Digital renderings
- Approx. 96" x 72"
- Masonry-style columns
- Aluminum framework
- Weather-resistant panels
- Custom lettering

3. Foundation & Structural Work

- Excavate area
- Reinforced concrete footing
- Structural anchors
- Proper curing

4. Assembly & Installation

- Install columns
- Mount sign cabinet
- Install reader board
- Apply lettering
- Level and secure

5. Finishing & Cleanup

- Seal joints
- Touch-ups
- Debris removal
- Restore landscaping

6. Inspection & Client Approval

- Final inspection
- Structural verification

- Walkthrough
- Punch-list completion

7. Warranty & Documentation

- Material warranty
- Maintenance guidelines
- Final files

Project Timeline

Design: 1–2 Weeks

Permits: 1–3 Weeks

Fabrication: 3–5 Weeks

Installation: 3–5 Days

Compliance & Regulations

- City of Hutto Sign Ordinance
- Williamson County Code
- Zoning requirements

Exclusions

- Electrical and lighting
- Landscaping
- Traffic control
- Maintenance

Estimated Budget

Design: \$500–\$1,500

Fabrication: \$3,500–\$7,000

Foundation: \$1,500–\$3,000

Installation: \$1,000–\$2,500

Total: \$6,500–\$14,000

Payment Terms

30% Deposit

40% During Fabrication

30% Upon Completion

72" height

LITTLE EBENEZER BAPTIST CHURCH

ESTABLISHED 1901

— Rev. Arthur L. Spence, Pastor —

LEBEC WE HERE!



IT'S IN MY DNA

SUNDAY SCHOOL - ALL AGES 10:00 AM

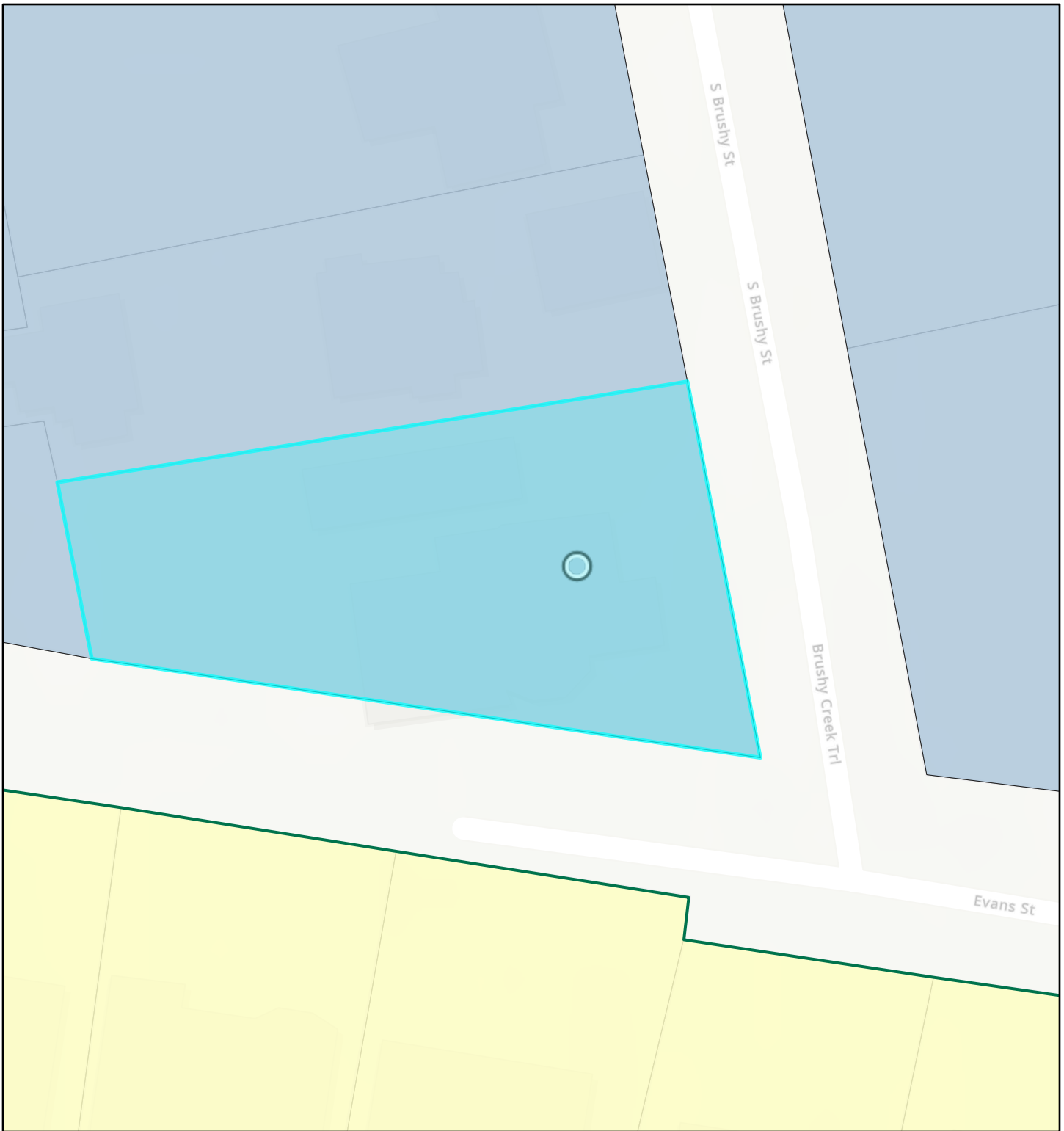
SUNDAY WORSHIP 11:00 AM

WEDNESDAY BIBLE STUDY 7:00 PM

WWW.LITTLEEBENEZERBAPTISTCHURCH.COM

96"

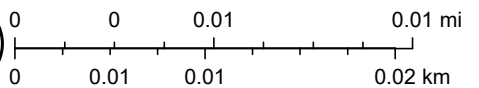
215 Brushy St Zoning



3/17/2026, 7:39:13 PM

1:461

- | | | |
|--|--------------------------------|---------------------------|
| Development Agreements in Lieu of Annexation | Historic (OT-5H) | Special District (SD-A) |
| In City Development Agreements | Light Industrial (LI) | Transition (OT-4T) |
| Gateway Overlay District (G) | Local Business (B-1) | Two Family (SF-2) |
| Historic Overlay District (H) | Multi-Family (MF) | Urban Residential (OT-4R) |
| SmartCode (SC) | Planned Unit Development (PUD) | City Limits |
| Hutto Zoning Districts | Recreation (REC) | ETJ |
| Agriculture (AG) | Residential (OT-3) | Parcels |
| General Commercial (B-2) | Single Family (SF-1) | World_Hillshade |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

AGENDA ITEM REPORT

5.2.



To: Historic Preservation Commission
Subject: Consideration and possible action on a certificate of appropriateness for a fence and driveway extension on a residential property located at 503 N FM 1660.
Meeting: Wednesday, March 25, 2026
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

503 N FM 1660 is a residential lot, approximately 0.606 acres in size. It is located along the west side of N FM 1660, between Hutto and West Metcalfe Streets. The lot is developed with one single-family detached structure and one detached accessory structure (a single-car garage) in the rear yard. The property is a contributing structure and is zoned OT-3 (Historic). The proposed changes fall under the purview of the Historic Preservation Commission for a certificate of appropriateness. The applicant is proposing an extension of their driveway, and a new fence. The materials proposed can be seen in the attached files.

Surrounding uses:

- North – OT-3 (Historic)
- East – OT-3 (Historic)
- South – OT-3 (Historic)
- West – OT-3 (Historic)

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.

Section 10.203.5.2 of the Unified Development Code (UDC) requires a certificate of appropriateness for changes to the exterior of a contributing structure and construction of new structures. A fence is considered a structure. The applicant is proposing a road base material for the driveway extension; Section 10.503.7.7.3 of the UDC allows alternative materials for residential driveways (other than concrete or asphalt) within the historic district. The scope of work has been outlined by the applicant and the attached documents show the layout and material choices.

AGENDA ITEM REPORT

5.2.



STAFF REVIEW:

Staff recommends approval of this certificate of appropriateness as presented. It meets all requirements as outlined in the UDC, is in line with the spirit of Hutto's Old Town and poses no threat to the relative health, safety, and welfare of the community at large.

FISCAL NOTES:

There is no perceived fiscal implications to this project, as proposed.

POLICY IMPLICATIONS:

There are no policy implications to this exterior home improvement project.

ATTACHMENTS:

1. Init(2-24-26)-Scope of Work 503 N FM 1660 Hutto TX 78634 (1)
2. Init(2-24-26)-Site Plan -503 N FM 1660-Driveway Extension and Fence Replacement (1)
3. Init(2-24-26)-Material Samples (1)
4. Init(2-24-26)-Site Photos - 503 N FM 1660 Hutto TX (1)
5. 503 FM 1660 Zoning

Scope of Work

503 N FM 1660 Hutto TX 78634

Driveway Extension and Fence Replacement

12-18-2026

To Whom it may concern:

I am requesting to extend my existing driveway and to relocate the existing chain link fence line to the dimensions shown on the attached site plan.

Driveway:

A 1.5-inch Road Base will be the material used to extend the driveway, material sample attached. This will be evenly spread over the outlined area. In addition, the existing driveway will get a fresh layer of the same road base to match the extension.

Fence:

Bring the existing chain link fence line closer towards the garage and the house. See new proposed fence line on the attached site plan. The new fence will be 8' tall, horizontal Cedar Pickets, and metal posts.

Thank You,

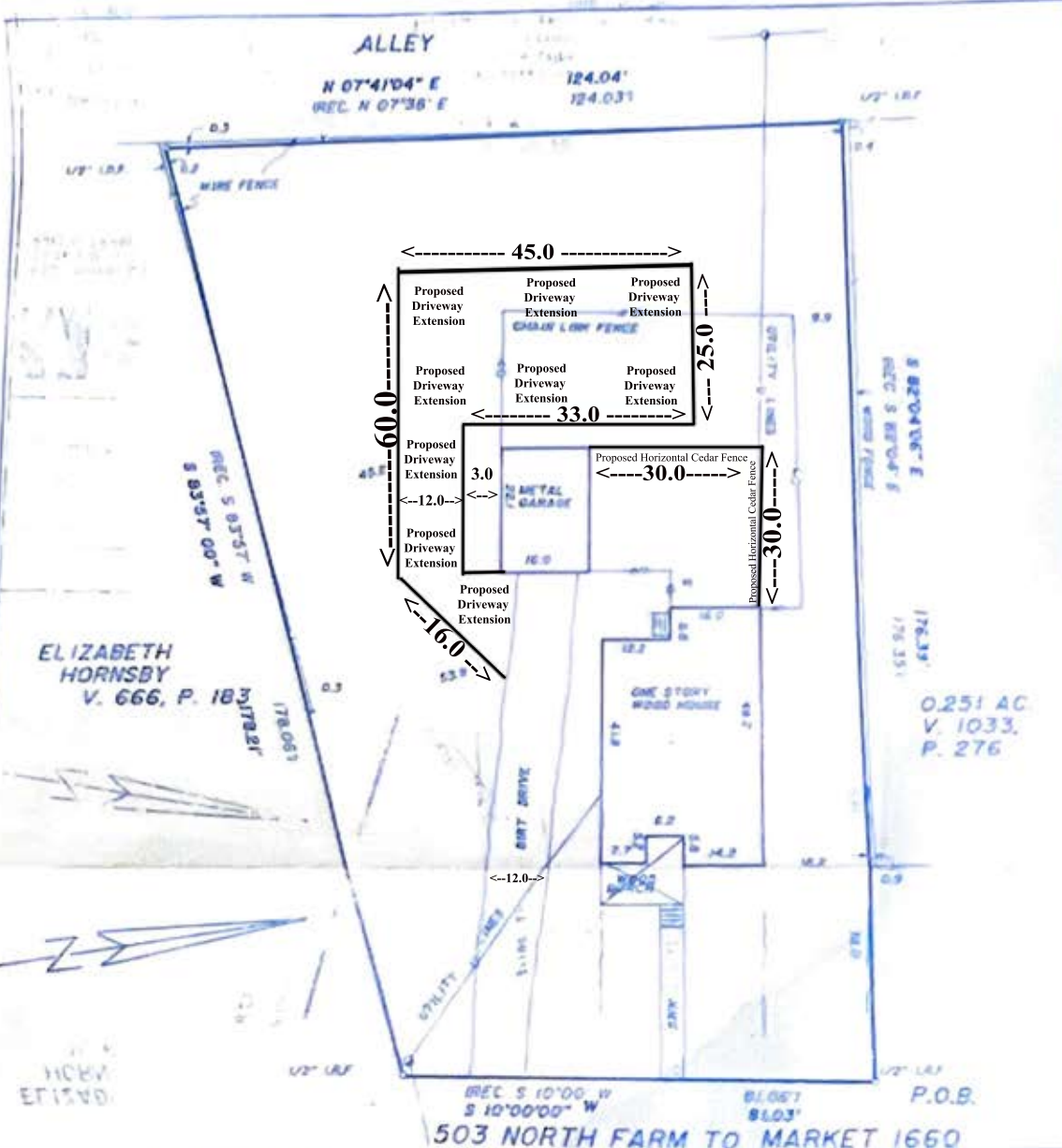
Cole Simecek

Cole Simecek

Homeowner

Cell: 512-484-6846

Email: Cole@RadHomesTexas.com



SEE EXHIBIT "A".

SECTION UNIT	PHASE	BOOK VOLUME CABINET	PAGE SLIDE	PLAT RECORDS
COUNTY WILLIAMSON	STATE OF TEXAS	STREET ADDRESS 503 NORTH FARM TO MARKET 1660		
CITY HUTTO, TX	REFERENCE NAME	AMANDA JO LINDEMANN		



Dewey H. Burris & Associates
 Land Surveying Services

5521 Burrell Lane
 Suite 110
 Austin, Texas 78757

1512-458-8985
 FAX 1512-458-9845




I, THE SURVEYOR, BEARING OF THE PREMISES SURVEYED AND TO BEAL PROFESSIONAL TITLE, INC.

Subject property 0023 807
 is within the 100 Year Flood prone area
 and has a Zone 1 rating as
 shown on the Flood Insurance Study Maps
 (F.I.S.M.) Community No. 281037
 Panel 0244 C
 08-27-97
 This certification is for insurance
 purposes only and is not a guarantee
 that this property will or will not flood.

DATE 08-07-98
 BY FX PRO
 822758
 8-08-17-98

	DATE	BY
FIELD WORK	08-04-98	FXM
DRAFTING	08-07-98	MMK
FINAL CHECK	08-07-98	
CORRECTIONS		
UP-DATE		

I do hereby certify that this survey was this day made on the ground at the property legally described hereon and that there are no boundary line conflicts, encroachments overlapping or overlapping, or roads in place, except as shown hereon, and verified with the legal description and easements shown on the referenced title commitment.



1.5 Inch
Road Base











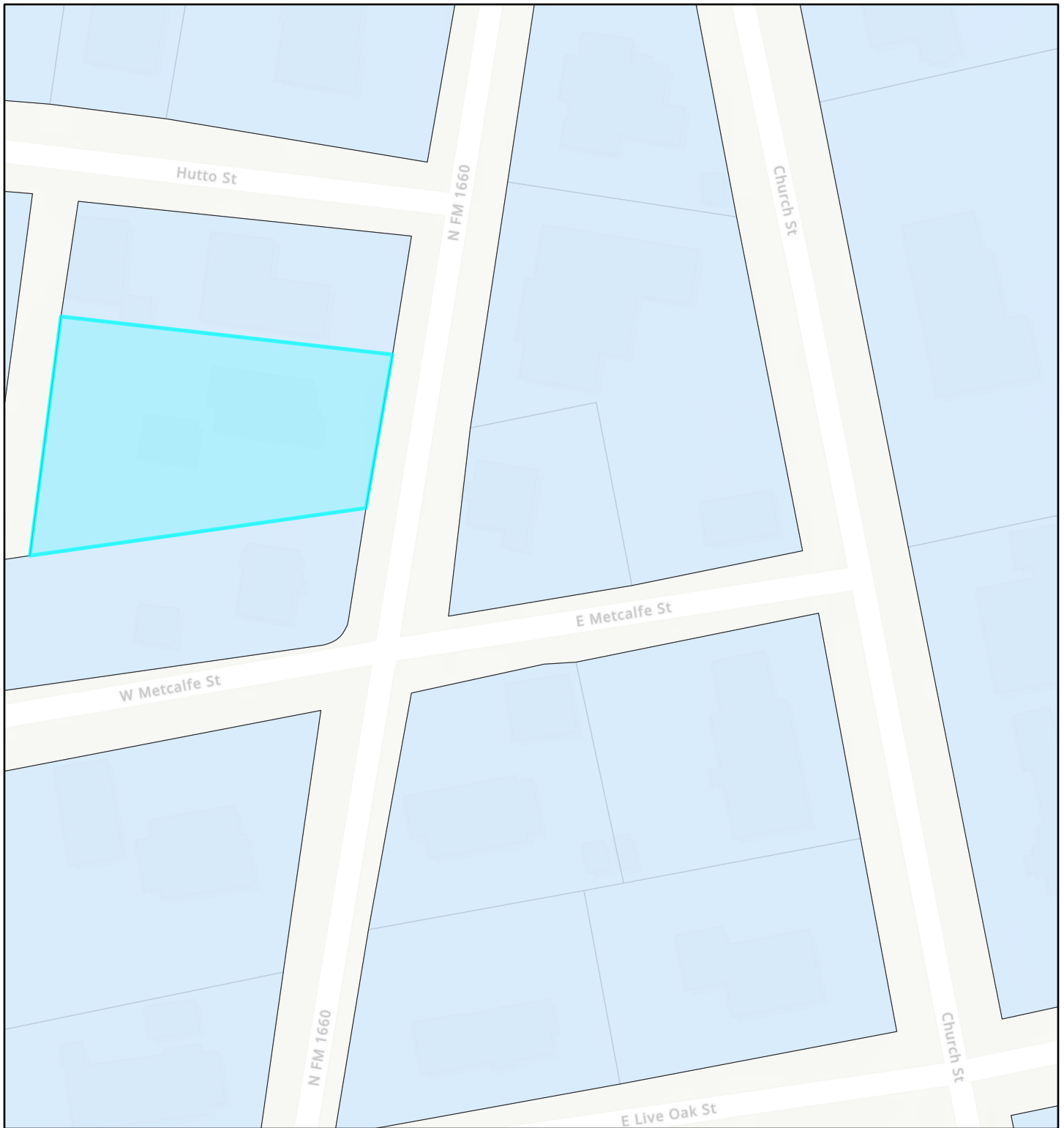








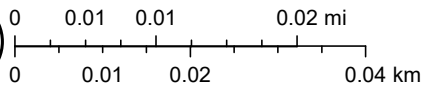
503 FM 1660 Zoning



3/17/2026, 7:30:51 PM

1:1,001

- | | | |
|--|--------------------------------|---------------------------|
| Development Agreements in Lieu of Annexation | Historic (OT-5H) | Special District (SD-A) |
| In City Development Agreements | Light Industrial (LI) | Transition (OT-4T) |
| Gateway Overlay District (G) | Local Business (B-1) | Two Family (SF-2) |
| Historic Overlay District (H) | Multi-Family (MF) | Urban Residential (OT-4R) |
| SmartCode (SC) | Planned Unit Development (PUD) | City Limits |
| Hutto Zoning Districts | Recreation (REC) | ETJ |
| Agriculture (AG) | Residential (OT-3) | Parcels |
| General Commercial (B-2) | Single Family (SF-1) | World_Hillshade |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community