



City of Hutto

Minutes

Historic Preservation Commission
Wednesday, May 27, 2026 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:01 PM

2. ROLL CALL

DeAnne Worley, Board Chair	Y
Catherine Skeen, Board Member	Y
Jon Stephenson, Board Member	arrived at 7:25 PM
Alexis Ortiz, Board Member	N
Christine Benson, Board Member	Y
Marie Joelle Dan, Board Member	Y

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 May 27, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No public comment

4. MINUTES

4.1. Consideration and possible action on the meeting minutes from the regularly scheduled Historic Preservation Commission meeting held March 25, 2026.

The meeting minutes were corrected. A motion to approve was made by Commissioner Catherine Skeen, seconded by Commissioner Christine Benson.

Motion passed 4 Ayes to 0 Nays

5. AGENDA ITEMS

5.1. Consideration and possible action on a certificate of appropriateness (COA-25-0008) for the installation of a fence at 204 W US 79.

Planning Manager, Forrest Williams provided a presentation on the project beginning at 7:04. The applicant was present and shared the scope of work. Commissioner Catherine Skeen asked if we would be losing any parking spots because of the addition of the fence. The applicant shares that additional parking has already been secured through the demo of a building. The old metal siding building that was behind the gas station. Commissioner Christine Benson asks if there will be any outdoor seating created. The applicant says no. Commissioner Marie Dan made a motion to approve item 5.1, seconded by Chair DeAnne Worley.

Motion passed 4 Ayes to 0 Nays

- 5.2. Consideration and possible action on a certificate of appropriateness (COA-26-0002) for the installation of wall sconces at 117 East St.

Planning Manager, Forrest Williams provides a presentation beginning at 7:11. Chair DeAnne Worley states that the application mentions the lighting is supposed to match the time period and asks if we have anything in our code that regulates our lighting types. Forrest shares that we do not, but that if the board is interested it could be a later discussion to establish something.

A motion was made by Commissioner Christine Benson to approve item 5.2, seconded by Commissioner Marie Dan.

Motion passed 4 Ayes to 0 Nays

- 5.3. Consideration and possible action on a certificate of appropriateness (COA-26-0004) for the installation of a new fence located at 615 N FM 1660.

Planning Manager, Forrest Williams, begins the presentation at 7:16.

Deliberation regarding fence height. The presentation included an 8 ft-high section of fence. Staff mentions to board that the maximum allowed height is 6ft. The applicant shares that there are 2 non-compliant fences on the same street. Planner, Manny Hernandez shares that those fences have not been before staff, or have been approved by staff, and that they are non-compliant and require code action. Chair DeAnne Worley asks if this can be tabled. Director, Howard Koontz shares that non-compliance should not influence their decision, and that their responsibility is to look at this through the lens of what is currently allowed by the code.

A motion was made by Commissioner Marie Dan to approve item 5.3 with the condition that the max height is 6 ft, seconded by Commissioner Christine Benson.

Motion passed 4 Ayes to 0 Nays

- 5.4. Consideration and possible action on a certificate of appropriateness (COA-26-0005) regarding the paint color of the structure(s) located at 611 N FM 1660.

Planning Manager, Forrest Williams begins presentation at 7:29

Commissioner Jon Stephenson asks why they are asking to vary. The applicant shares that they were inspired by existing colors in the historic district of the old HBC building, but those colors are not on the approved color palette. No further questions from the board.

A motion was made by Commissioner Catherine Skeen to approve item 5.4, seconded by Commissioner Marie Dan.

Motion passed 5 Ayes to 0 Nays

- 5.5. Consideration and possible action on a certificate of appropriateness (COA-26-0006) regarding the replacement of skirting around the home located at 609 N FM 1660.

Planning Manager, Forrest Williams presents at 7:37

Commissioner Jon Stephenson asks about the year that this was built, and if we are aware of when it was built. Jennifer shares that she believes it was 1942.

A Motion was made by Commissioner Jon Stephenson to approve item 5.5, seconded by Commissioner Marie Dan.

Motion passed 5 Ayes to 0 Nays

Stephenson asks if he can be kept in the loop regarding the outcome of the grant.

6. OTHER BUSINESS

- 6.1. Discussion on the updates from the City of Hutto 150th Birthday Celebration activities to be held on November 14, 2026. (Catherine Skeen and Jon Stephenson)

CC approved \$20,000 and an additional \$40,000 in matching funds if the commission raises enough money for the sponsorship.

The history committee is requesting sponsors to help raise money for the banners. Taylor is hosting a Smithsonian traveling exhibit. This is a great opportunity for Hutto to share 5 historical markers, which would be the first time that our city has installed 6 topics on 5 markers, one double-sided.

The activity book that teaches the history of Hutto is something that Skeen is working on. A 200-word essay competition that covers the topic of historic Hutto. Plant growing contest (historic plants) bring it and compete for who grows the best crop? Costume competition at the event at Adam Orgain.

- 6.2. Placeholder for discussion on specs for possible Hutto museum or Visitor Center

The board does not remember requesting this. Discussion about the old train depot and what happened to it. Stephenson suggests staying in touch with the school district and seeing if we can acquire a portable building that they want to get rid of to use as a museum building. Benson and Skeen question the feasibility of taking a building and where one would place it. Stephenson states that the city has plenty of land and suggests it would be easy to find somewhere to place it.

Benson suggests that the farm building at the Peterson community demonstration garden could be a good fit for the museum. Cat suggests that someone from the garden could help judge a plant competition.

Worley requests that 6.1 and 6.2 become standing items at these meetings so they can continue to discuss.

- 6.3. Discussion and direction on Certificate of Appropriateness (COA) requirements related to: prior Historic Preservation Commission (HPC) actions, possible amendments to the UDC, and amendments to COA Fee(s).

Planning Manager ,Forrest Williams presents at 8:06.

Paint Palette

Commissioner Jon Stephenson recommends that staff work on updating the paint palette and bringing it back. Other board members suggest that it be range rather than specific colors and that it should not be brand-specific. Benson recommends that we add a note to the website that this is not formally adopted and not required at this time. Instead, at that time all paint must come before the board.

Fences

The board is open to getting it included in the UDC. No direction on expanding fence types or zoning districts. Staff will come up with multiple scenarios and present them to the board.

Staff will come up with a list of what is considered a minor improvement and will not require coming before the board.

Stephenson recommends eliminating the fees. He also wants to know the history of the fees and where the money goes once the fee is charged. Staff will do research. Direction for the budget session is to reduce costs with the goal of eliminating fees.

7. **ADJOURNMENT**

The meeting was adjourned at 8:30 PM

8. **CERTIFICATION**

I certify that this notice of the May 27, 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 May 21, 2026 before 5:00 P.M.



Historic Preservation Commission Chair or Representative