



# City of Hutto

## Agenda

### **Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting Monday, September 14, 2026 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 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](http://huttotx.gov)

#### **1. CALL SESSION TO ORDER**

#### **2. ROLL CALL**

- 2.1. Caitlin Morales, Vice Chair  
Mike Snyder, Board Member  
Dan Thornton, Board Member  
Evan Porterfield, Board Member  
Jim Morris, Board Member  
Charles Warner, Board Member

#### **3. PLEDGE OF ALLEGIANCE**

#### **4. 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 Hutto Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B on agenda issues and on agenda issues (i.e., Corporation 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) 759-4913 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 governing bodies from a full discussion, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the Corporation Staff for action may be placed on the agenda of a future meeting.)

#### **5. ECONOMIC DIRECTOR'S REPORT**

- 5.1. Staff will provide updates on critical projects including the Pecan Street Improvement Project, the Right of Way Optimization Project, City of Hutto Fire Station #1; key partnerships updates including Williamson County Economic Development Partnership, Hutto Area Chamber; and information on recent and future events.

#### **6. PRESENTATIONS**

- 6.1. Discuss and consider a presentation regarding the incentive for Hutto Hospitality (Manish Amin).
- 6.2. Discuss and consider action on a presentation on the Pecan Street Improvement Project (RJ Endsley, Halff & Associates).

## **7. PUBLIC HEARINGS**

- 7.1. Conduct a Public Hearing for the consideration of incentives for Project 107 East St.
- 7.2. Conduct a Public Hearing for the consideration of incentives for Project Orchard.
- 7.3. Conduct a Public Hearing for the consideration of incentives for Project 106 East St.

## **8. AGENDA ITEMS**

- 8.1. Discuss and consider action to approve the Corporation's monthly financial report for August 2026.
- 8.2. Discuss and consider action to approve the Meeting Minutes from the Hutto Economic Development Corporation Special Called Joint Meeting with Hutto City Council on August 6, 2026 and the regularly scheduled meeting held on August 10, 2026.
- 8.3. Discuss and consider action on the appointment of officers of the Corporation.
- 8.4. Discuss and consider action on Resolution R-HEDC-2026-046 to approve the creation and funding of a Special Political Action Committee (SPAC) to support the pursuit of wet alcohol zoning in the City of Hutto.
- 8.5. Discuss and consider action on Resolution R-HEDC-2026-047 to ratify the purchase of 101 Anthony Street.
- 8.6. Discuss and consider action on a proposed strategy for downtown redevelopment.

## **9. EXECUTIVE SESSION**

The Board will now recess the open meeting and reconvene in executive session pursuant to Texas Government Code Section 551.071 (Attorney Consultation), 551.087 (Economic Development), and 551.072 (Real Property) to deliberate and seek legal advice regarding the following economic development projects: Project Core, the Megasite project; Project Blue Hub, Project Crawford, Project Colovore, Project Innoveight, Project Heartbeat, Project Air, Project Orchard, Project Maestro, Project 107 East Street, Project 106 East Street; potential real estate transactions; the incentive agreement for Hutto Hospitality; the planning and development of the Cottonwood Properties and any related incentives; litigation with Midway; infrastructure projects impacting Corporation owned property; the sales tax sharing agreement between the City of Hutto and Williamson County Emergency Services District 3; alcohol zoning for the City of Hutto; proposed Hutto Fire Station #1; a loan program for the Corporation; and the evaluation of available corporate funds for incentives.

## **10. ACTION RELATIVE TO EXECUTIVE SESSION**

- 10.1. Consideration and possible action related to Executive Session agenda items, listed above.
- 10.2. Discuss and consider action on Resolution R-HEDC-2026-049 to approve an Economic Development Performance Agreement for Project Orchard.
- 10.3. Discuss and consider action on Resolution R-HEDC-2026-050 to approve a loan program for the Corporation.
- 10.4. Discuss and consider action on Resolution R-HEDC-2026-051 to approve a loan from the Corporation to the Hutto Area Chamber.

## **11. FUTURE AGENDA ITEMS**

## **12. ADJOURNMENT**

## **13. CERTIFICATION**



Angel Kavanaugh

Senior 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](mailto:City.Secretary@huttotx.gov) or call (512) 759-4033 for assistance.

The Board reserves the right to recess the open session of the meeting and reconvene in Executive Session at any time between the meeting's opening and adjournment by majority vote on any item on the agenda for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding gifts and donations pursuant to Chapter 551.073 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the Board's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the item discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members of other governmental bodies, and/or city boards may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

# AGENDA ITEM REPORT

## 5.1.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Staff will provide updates on critical projects including the Pecan Street Improvement Project, the Right of Way Optimization Project, City of Hutto Fire Station #1; key partnerships updates including Williamson County Economic Development Partnership, Hutto Area Chamber; and information on recent and future events.  
**Meeting:** Monday, September 14, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

None



# AGENDA ITEM REPORT

## 6.1.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider a presentation regarding the incentive for Hutto Hospitality (Manish Amin).  
**Meeting:** Monday, September 14, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

None

# AGENDA ITEM REPORT

## 8.1.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action to approve the Corporation's monthly financial report for August 2026.  
**Meeting:** Monday, September 14, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

Highlights of the August 2026 financial report include:

- Revenues currently exceed expenses for the current year by \$6,751,225
- The corporation's current fund balance is \$15,124,760
- As of August, sales tax revenue is at 88.2% of budgeted amounts, which is about 3.5% short of expectations. Interest income is 138% of the budget, or \$65,765 over budgeted amounts, with one month of activity remaining.
- The most notable expenditures this month include the property purchase for Air and the semi-annual interest payment to Alliance Bank.

### SUMMARY OF REQUEST:

Staff requests approval as presented.

### STAFF REVIEW:

Accounting staff has prepared the attached report, and the assistant finance director has reviewed it. Staff recommends approval as presented.

### FISCAL NOTES:

Not applicable

### POLICY IMPLICATIONS:

Not applicable

### ATTACHMENTS:

1. August 2026 EDC Financials



City of Hutto, TX

# Balance Sheet

## Account Summary

As Of 08/31/2026

| Account                                                         | Name                                   | Balance              |
|-----------------------------------------------------------------|----------------------------------------|----------------------|
| <b>Fund: 35 - Economic Development Corporation</b>              |                                        |                      |
| <b>Assets</b>                                                   |                                        |                      |
| <a href="#">35-1000</a>                                         | Claim on Cash                          | 0.00                 |
| <a href="#">35-1036</a>                                         | Wells Fargo - EDC Checking             | 5,995,827.82         |
| <a href="#">35-1079</a>                                         | TexPool - EDC Operating                | 6,741,501.83         |
| <a href="#">35-1081</a>                                         | Cash on Hand                           | 0.00                 |
| <a href="#">35-1137</a>                                         | Alliance Escrow Account                | 1,175,895.92         |
| <a href="#">35-1221</a>                                         | Sales Tax Receivable                   | 1,277,436.20         |
| <a href="#">35-1231</a>                                         | Accounts Receivable                    | 0.00                 |
| <a href="#">35-1270</a>                                         | Loan Funds at BCL                      | 0.00                 |
| <a href="#">35-1271</a>                                         | Purchase Option Assets                 | 0.00                 |
| <a href="#">35-1275</a>                                         | Business Loans                         | 58,794.44            |
| <a href="#">35-1278</a>                                         | Allowance for Doubtful Accounts-Leases | 0.00                 |
| <a href="#">35-1279</a>                                         | Allowance for Doubtful Accounts        | -58,794.44           |
| <a href="#">35-1298</a>                                         | Megasite Arterial Rd Rec               | 780.00               |
| <a href="#">35-1299</a>                                         | Lease Receivable                       | 0.00                 |
| <a href="#">35-1310</a>                                         | Due From City                          | 0.00                 |
| <a href="#">35-1422</a>                                         | Prepaid Expenses                       | 0.00                 |
| <b>Total Assets:</b>                                            |                                        | <b>15,191,441.77</b> |
|                                                                 |                                        | <b>15,191,441.77</b> |
| <b>Liability</b>                                                |                                        |                      |
| <a href="#">35-2001</a>                                         | Accounts Payable                       | 80.54                |
| <a href="#">35-2005</a>                                         | Economic Dev Agreement Payable         | 16,403.98            |
| <a href="#">35-2250</a>                                         | Due to City of Hutto                   | 196.80               |
| <a href="#">35-2251</a>                                         | Due to City of Hutto TIRZ              | 0.00                 |
| <a href="#">35-2290</a>                                         | Other Liabilities                      | 50,000.00            |
| <a href="#">35-2504</a>                                         | Legal Fee Deposit Liability            | 0.00                 |
| <a href="#">35-2998</a>                                         | Deferred Inflows - Notes Receivable    | 0.00                 |
| <a href="#">35-2999</a>                                         | Deferred Inflows - Leases              | 0.00                 |
| <b>Total Liability:</b>                                         |                                        | <b>66,681.32</b>     |
| <b>Equity</b>                                                   |                                        |                      |
| <a href="#">35-3001</a>                                         | Fund Balance                           | 8,373,535.72         |
| <b>Total Beginning Equity:</b>                                  |                                        | <b>8,373,535.72</b>  |
| Total Revenue                                                   |                                        | 14,724,686.67        |
| Total Expense                                                   |                                        | 7,973,461.94         |
| <b>Revenues Over/Under Expenses</b>                             |                                        | <b>6,751,224.73</b>  |
| <b>Total Equity and Current Surplus (Deficit):</b>              |                                        | <b>15,124,760.45</b> |
| <b>Total Liabilities, Equity and Current Surplus (Deficit):</b> |                                        | <b>15,191,441.77</b> |



City of Hutto, TX

# Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 08/31/2026

|                                                    |                                                                       | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity  | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|----------------------------------------------------|-----------------------------------------------------------------------|--------------------------|-------------------------|---------------------|----------------------|----------------------------------------|----------------------|
| <b>Fund: 35 - Economic Development Corporation</b> |                                                                       |                          |                         |                     |                      |                                        |                      |
| <b>Revenue</b>                                     |                                                                       |                          |                         |                     |                      |                                        |                      |
| <a href="#">35-5005</a>                            | Sales Tax                                                             | 3,618,706.00             | 3,848,956.00            | 367,620.99          | 3,392,855.59         | -456,100.41                            | 11.85 %              |
| <a href="#">35-5007</a>                            | Sales Tax Rebates                                                     | 0.00                     | -230,250.00             | 0.00                | -17,899.28           | 212,350.72                             | 7.77 %               |
| <a href="#">35-5041</a>                            | Interest Earned                                                       | 175,000.00               | 175,000.00              | 23,233.35           | 240,765.26           | 65,765.26                              | 137.58 %             |
| <a href="#">35-5099</a>                            | Other Revenue                                                         | 38,080,654.00            | 7,971,893.00            | 94,000.00           | 7,784,392.59         | -187,500.41                            | 2.35 %               |
| <a href="#">35-5199</a>                            | Lease Revenue                                                         | 0.00                     | 0.00                    | 8,547.25            | 14,847.25            | 14,847.25                              | 0.00 %               |
| <a href="#">35-5925</a>                            | Contribution from City                                                | 0.00                     | 46,256,436.00           | 471,704.79          | 3,309,725.26         | -42,946,710.74                         | 92.84 %              |
|                                                    | <b>Revenue Total:</b>                                                 | <b>41,874,360.00</b>     | <b>58,022,035.00</b>    | <b>965,106.38</b>   | <b>14,724,686.67</b> | <b>-43,297,348.33</b>                  | <b>74.62%</b>        |
| <b>Expense</b>                                     |                                                                       |                          |                         |                     |                      |                                        |                      |
| <b>Department: 500 - HEDC</b>                      |                                                                       |                          |                         |                     |                      |                                        |                      |
| <b>Division: 008 - Hutto Economic Dev. Corp.</b>   |                                                                       |                          |                         |                     |                      |                                        |                      |
| <a href="#">35-500-008-6204</a>                    | Special Events/Awards                                                 | 346.50                   | 346.50                  | 0.00                | 57.00                | 289.50                                 | 83.55 %              |
| <a href="#">35-500-008-6205</a>                    | Food/Meals                                                            | 750.00                   | 750.00                  | 0.00                | 793.99               | -43.99                                 | -5.87 %              |
| <a href="#">35-500-008-6208</a>                    | Tradeshows & Conferences                                              | 1,311.50                 | 1,311.50                | 0.00                | 10.80                | 1,300.70                               | 99.18 %              |
| <a href="#">35-500-008-6401</a>                    | Attorney Svcs                                                         | 125,000.00               | 125,000.00              | 0.00                | 110,835.29           | 14,164.71                              | 11.33 %              |
| <a href="#">35-500-008-6405</a>                    | Professional Svcs                                                     | 10,012.00                | 349,012.00              | 0.00                | 12,412.00            | 336,600.00                             | 96.44 %              |
| <a href="#">35-500-008-6416</a>                    | Marketing Services                                                    | 44,382.60                | 52,382.60               | 6,196.80            | 39,544.16            | 12,838.44                              | 24.51 %              |
| <a href="#">35-500-008-6417</a>                    | Business Program Administration                                       | 21,684.00                | 21,684.00               | 0.00                | 15,750.00            | 5,934.00                               | 27.37 %              |
| <a href="#">35-500-008-6441</a>                    | Audit Svcs                                                            | 7,500.00                 | 7,500.00                | 0.00                | 7,500.00             | 0.00                                   | 0.00 %               |
| <a href="#">35-500-008-6502</a>                    | Training & Development                                                | 825.00                   | 825.00                  | 0.00                | 356.10               | 468.90                                 | 56.84 %              |
| <a href="#">35-500-008-6504</a>                    | Postage                                                               | 100.00                   | 100.00                  | 0.00                | 0.00                 | 100.00                                 | 100.00 %             |
| <a href="#">35-500-008-6505</a>                    | Bank & Finance Charges                                                | 350.00                   | 968.00                  | 0.00                | 1,324.41             | -356.41                                | -36.82 %             |
| <a href="#">35-500-008-6507</a>                    | Membership Dues & Subscriptions                                       | 13,360.00                | 13,360.00               | 0.00                | 12,635.00            | 725.00                                 | 5.43 %               |
| <a href="#">35-500-008-6550</a>                    | Business Incentives                                                   | 125,000.00               | 125,000.00              | 0.00                | 0.00                 | 125,000.00                             | 100.00 %             |
| <a href="#">35-500-008-6555</a>                    | Small Business Incentive Program                                      | 200,000.00               | 200,000.00              | 0.00                | 0.00                 | 200,000.00                             | 100.00 %             |
| <a href="#">35-500-008-6556</a>                    | Performance Grants                                                    | 772,500.00               | 772,500.00              | 275,000.00          | 685,000.00           | 87,500.00                              | 11.33 %              |
| <a href="#">35-500-008-6558</a>                    | Sponsorships/Community Outreach                                       | 51,650.00                | 53,150.00               | 1,000.00            | 52,926.54            | 223.46                                 | 0.42 %               |
| <a href="#">35-500-008-6631</a>                    | Land Purchases                                                        | 0.00                     | 2,689,500.00            | 428,477.76          | 772,842.37           | 1,916,657.63                           | 71.26 %              |
| <a href="#">35-500-008-6650</a>                    | Capital Outlay                                                        | 0.00                     | 47,281,436.00           | 138,047.82          | 3,309,725.26         | 43,971,710.74                          | 93.00 %              |
| <a href="#">35-500-008-6801</a>                    | EDC Debt Principal Pmt                                                | 215,000.00               | 215,000.00              | 0.00                | 215,000.00           | 0.00                                   | 0.00 %               |
| <a href="#">35-500-008-6802</a>                    | EDC Debt Interest pmt                                                 | 332,480.36               | 332,480.36              | 0.00                | 332,480.36           | 0.00                                   | 0.00 %               |
| <a href="#">35-500-008-6806</a>                    | Loan Principal Payment                                                | 13,403,723.00            | 4,813,066.00            | 0.00                | 1,688,614.19         | 3,124,451.81                           | 64.92 %              |
| <a href="#">35-500-008-6807</a>                    | Loan Interest Payment                                                 | 0.00                     | 526,939.00              | 347,307.90          | 715,654.47           | -188,715.47                            | -35.81 %             |
|                                                    | <b>Division: 008 - Hutto Economic Dev. Corp. Total:</b>               | <b>15,325,974.96</b>     | <b>57,582,310.96</b>    | <b>1,196,030.28</b> | <b>7,973,461.94</b>  | <b>49,608,849.02</b>                   | <b>86.15%</b>        |
|                                                    | <b>Department: 500 - HEDC Total:</b>                                  | <b>15,325,974.96</b>     | <b>57,582,310.96</b>    | <b>1,196,030.28</b> | <b>7,973,461.94</b>  | <b>49,608,849.02</b>                   | <b>86.15%</b>        |
|                                                    | <b>Expense Total:</b>                                                 | <b>15,325,974.96</b>     | <b>57,582,310.96</b>    | <b>1,196,030.28</b> | <b>7,973,461.94</b>  | <b>49,608,849.02</b>                   | <b>86.15%</b>        |
|                                                    | <b>Fund: 35 - Economic Development Corporation Surplus (Deficit):</b> | <b>26,548,385.04</b>     | <b>439,724.04</b>       | <b>-230,923.90</b>  | <b>6,751,224.73</b>  | <b>6,311,500.69</b>                    | <b>-1,435.33%</b>    |
|                                                    | <b>Report Surplus (Deficit):</b>                                      | <b>26,548,385.04</b>     | <b>439,724.04</b>       | <b>-230,923.90</b>  | <b>6,751,224.73</b>  | <b>6,311,500.69</b>                    | <b>-1,435.33%</b>    |

## Group Summary

| Divisio...                                                            | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity  | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Remaining |
|-----------------------------------------------------------------------|--------------------------|-------------------------|---------------------|----------------------|----------------------------------------|----------------------|
| <b>Fund: 35 - Economic Development Corporation</b>                    |                          |                         |                     |                      |                                        |                      |
| <b>Revenue</b>                                                        |                          |                         |                     |                      |                                        |                      |
|                                                                       | 41,874,360.00            | 58,022,035.00           | 965,106.38          | 14,724,686.67        | -43,297,348.33                         | 74.62%               |
| <b>Revenue Total:</b>                                                 | <b>41,874,360.00</b>     | <b>58,022,035.00</b>    | <b>965,106.38</b>   | <b>14,724,686.67</b> | <b>-43,297,348.33</b>                  | <b>74.62%</b>        |
| <b>Expense</b>                                                        |                          |                         |                     |                      |                                        |                      |
| <b>Department: 500 - HEDC</b>                                         |                          |                         |                     |                      |                                        |                      |
| 008 - Hutto Economic Dev. Corp.                                       | 15,325,974.96            | 57,582,310.96           | 1,196,030.28        | 7,973,461.94         | 49,608,849.02                          | 86.15%               |
| <b>Department: 500 - HEDC Total:</b>                                  | <b>15,325,974.96</b>     | <b>57,582,310.96</b>    | <b>1,196,030.28</b> | <b>7,973,461.94</b>  | <b>49,608,849.02</b>                   | <b>86.15%</b>        |
| <b>Expense Total:</b>                                                 | <b>15,325,974.96</b>     | <b>57,582,310.96</b>    | <b>1,196,030.28</b> | <b>7,973,461.94</b>  | <b>49,608,849.02</b>                   | <b>86.15%</b>        |
| <b>Fund: 35 - Economic Development Corporation Surplus (Deficit):</b> | <b>26,548,385.04</b>     | <b>439,724.04</b>       | <b>-230,923.90</b>  | <b>6,751,224.73</b>  | <b>6,311,500.69</b>                    | <b>-1,435.33%</b>    |
| <b>Report Surplus (Deficit):</b>                                      | <b>26,548,385.04</b>     | <b>439,724.04</b>       | <b>-230,923.90</b>  | <b>6,751,224.73</b>  | <b>6,311,500.69</b>                    | <b>-1,435.33%</b>    |

Fund Summary

| Fund                           | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) |
|--------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|
| 35 - Economic Development Corp | 26,548,385.04            | 439,724.04              | -230,923.90        | 6,751,224.73       | 6,311,500.69                           |
| Report Surplus (Deficit):      | 26,548,385.04            | 439,724.04              | -230,923.90        | 6,751,224.73       | 6,311,500.69                           |

# Commercial Checking Acct Public Funds

Account number: 4373524362 ■ August 1, 2026 - August 31, 2026 ■ Page 1 of 2

WELLS  
FARGO

HUTTO ECONOMIC DEVELOPMENT CORPORATION  
OPERATING ACCOUNT  
500 W LIVE OAK ST  
HUTTO TX 78634-3179

## Questions?

Call Global Payments & Liquidity Service  
**1-800-AT WELLS** (1-800-289-3557)

Online: [wellsfargo.com](https://wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)  
PO Box 63020  
San Francisco, CA 94163

## Account summary

### Commercial Checking Acct Public Funds

| Account number | Beginning balance | Total credits | Total debits    | Ending balance |
|----------------|-------------------|---------------|-----------------|----------------|
| 4373524362     | \$6,983,812.18    | \$574,252.04  | -\$1,562,236.40 | \$5,995,827.82 |

## Credits

### Electronic deposits/bank credits

| Effective date | Posted date | Amount              | Transaction detail                                                                                        |
|----------------|-------------|---------------------|-----------------------------------------------------------------------------------------------------------|
|                | 08/19       | 138,047.82          | WT Seq453890 City of Hutto, Operatin /Org=City of Hutto Srf# Gb00000086621890 Trn#260819453890 Rfb# 1396  |
|                | 08/19       | 333,656.97          | WT Seq453881 City of Hutto, Operatin /Org=City of Hutto Srf# Gb00000086620927 Trn#260819453881 Rfb# 1395  |
|                | 08/24       | 8,547.25            | Over The Counter Deposit                                                                                  |
|                | 08/28       | 94,000.00           | WT Fed#01C00 US Bank, NA /Org=1/Commonwealth Land Title Companycl Srf# 260828B020Q0 Trn#260828156977 Rfb# |
|                |             | <b>\$574,252.04</b> | <b>Total electronic deposits/bank credits</b>                                                             |
|                |             | <b>\$574,252.04</b> | <b>Total credits</b>                                                                                      |

## Debits

### Electronic debits/bank debits

| Effective date | Posted date | Amount                | Transaction detail                                                                                                           |
|----------------|-------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------|
|                | 08/11       | 347,307.90            | WT Fed#03R00 Alliance Bank Cent /Ftr/Bnf=Hutto Economic Development Corpora Srf# Gw00000086429096 Trn#260811063486 Rfb# 1390 |
|                | 08/19       | 10,000.00             | WT Fed#03R00 Frost Bank /Ftr/Bnf=Corridor Title LLC Escrow Acct Comm Srf# Gw00000086616158 Trn#260819091962 Rfb# 1394        |
|                | 08/27       | 693,477.76            | WT Fed#01R01 Frost Bank /Ftr/Bnf=Corridor Title Escrow Acct Commer Srf# Gw00000086810461 Trn#260827150850 Rfb# 1399          |
|                |             | <b>\$1,050,785.66</b> | <b>Total electronic debits/bank debits</b>                                                                                   |



Checks paid

| <i>Number</i> | <i>Amount</i> | <i>Date</i> | <i>Number</i>         | <i>Amount</i> | <i>Date</i>              | <i>Number</i> | <i>Amount</i> | <i>Date</i> |
|---------------|---------------|-------------|-----------------------|---------------|--------------------------|---------------|---------------|-------------|
| 8159          | 333,656.97    | 08/17       | 8161                  | 32,745.95     | 08/11                    | 8163          | 6,000.00      | 08/20       |
| 8160          | 1,000.00      | 08/19       | 8162                  | 138,047.82    | 08/21                    |               |               |             |
|               |               |             | <b>\$511,450.74</b>   |               | <b>Total checks paid</b> |               |               |             |
|               |               |             | <b>\$1,562,236.40</b> |               | <b>Total debits</b>      |               |               |             |

Daily ledger balance summary

| <i>Date</i>                         | <i>Balance</i> | <i>Date</i>           | <i>Balance</i> | <i>Date</i> | <i>Balance</i> |
|-------------------------------------|----------------|-----------------------|----------------|-------------|----------------|
| 07/31                               | 6,983,812.18   | 08/19                 | 6,730,806.15   | 08/24       | 6,595,305.58   |
| 08/11                               | 6,603,758.33   | 08/20                 | 6,724,806.15   | 08/27       | 5,901,827.82   |
| 08/17                               | 6,270,101.36   | 08/21                 | 6,586,758.33   | 08/28       | 5,995,827.82   |
| <b>Average daily ledger balance</b> |                | <b>\$6,609,284.43</b> |                |             |                |





City of Hutto, TX

## Bank Statement Register

EDC Checking

Period 8/1/2026 - 8/31/2026

Packet: BRPKT03211

### Bank Statement

### General Ledger

|                   |              |                          |              |
|-------------------|--------------|--------------------------|--------------|
| Beginning Balance | 6,983,812.18 | Account Balance          | 5,995,827.82 |
| Plus Debits       | 593,056.76   | Less Outstanding Debits  | 0.00         |
| Less Credits      | 1,581,041.12 | Plus Outstanding Credits | 0.00         |
| Adjustments       | 0.00         | Adjustments              | 0.00         |
| Ending Balance    | 5,995,827.82 | Adjusted Account Balance | 5,995,827.82 |

|                           |              |
|---------------------------|--------------|
| Statement Ending Balance  | 5,995,827.82 |
| Bank Difference           | 0.00         |
| General Ledger Difference | 0.00         |

### CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

35-1036

Wells Fargo - EDC Checking

### Cleared Checks

| Item Date                | Reference            | Item Type | Description                | Amount      |
|--------------------------|----------------------|-----------|----------------------------|-------------|
| 06/08/2026               | <a href="#">8154</a> | Check     | Hyde Kelley LLP            | -18,804.72  |
| 08/10/2026               | <a href="#">8159</a> | Check     | Capital Excavation Company | -333,656.97 |
| 08/10/2026               | <a href="#">8160</a> | Check     | HUTTO CHAMBER OF COMMERCE  | -1,000.00   |
| 08/10/2026               | <a href="#">8161</a> | Check     | Hyde Kelley LLP            | -32,745.95  |
| 08/10/2026               | <a href="#">8162</a> | Check     | McKee Utility Contractors  | -138,047.82 |
| 08/10/2026               | <a href="#">8163</a> | Check     | Resimplifi, Inc            | -6,000.00   |
| Total Cleared Checks (6) |                      |           |                            | -530,255.46 |

### Cleared Other

| Item Date               | Reference                   | Item Type      | Description                            | Amount      |
|-------------------------|-----------------------------|----------------|----------------------------------------|-------------|
| 08/10/2026              | <a href="#">8154</a>        | Check Reversal | Hyde Kelley LLP Reversal               | 18,804.72   |
| 08/24/2026              | <a href="#">MISC0010433</a> | Miscellaneous  | Allen L Click - Lease Revenue 08/2026  | 8,547.25    |
| 08/31/2026              | <a href="#">MISC0010469</a> | Miscellaneous  | Contribution from City - CIP Reimburse | 138,047.82  |
| 08/31/2026              | <a href="#">MISC0010471</a> | Miscellaneous  | Contribution from City - CIP Reimburse | 333,656.97  |
| 08/31/2026              | <a href="#">MISC0010472</a> | Miscellaneous  | Land Purchases - GF#26-3703-C          | -10,000.00  |
| 08/31/2026              | <a href="#">MISC0010498</a> | Miscellaneous  | Project Air - GF#26-3703-C             | -693,477.76 |
| 08/31/2026              | <a href="#">MISC0010499</a> | Miscellaneous  | Option Payment - Hutto Data Center     | 94,000.00   |
| 08/31/2026              | <a href="#">MISC0010500</a> | Miscellaneous  | Loan Interest Payment - August 2026    | -347,307.90 |
| Total Cleared Other (8) |                             |                |                                        | -457,728.90 |



**Bank Statement Register**  
Transaction Summary

| Transaction Type | Count | Outstanding | Cleared     | Total       |
|------------------|-------|-------------|-------------|-------------|
| Check            | 6     | 0.00        | -530,255.46 | -530,255.46 |
| Check Reversal   | 1     | 0.00        | 18,804.72   | 18,804.72   |
| Miscellaneous    | 7     | 0.00        | -476,533.62 | -476,533.62 |
|                  |       | 0.00        | -987,984.36 | -987,984.36 |



City of Hutto, TX

# Check Report

By Check Number

Date Range: 08/01/2026 - 08/31/2026

| Vendor Number                                                   | Vendor Name                | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|-----------------------------------------------------------------|----------------------------|--------------|--------------|-----------------|----------------|--------|
| <b>Bank Code: EDC - Wells Fargo-EDC Operating - Wells Fargo</b> |                            |              |              |                 |                |        |
| E22060                                                          | Hyde Kelley LLP            | 08/10/2026   | Regular      | 0.00            | -18,804.72     | 8154   |
| E22919                                                          | Capital Excavation Company | 08/10/2026   | Regular      | 0.00            | 333,656.97     | 8159   |
| E21864                                                          | HUTTO CHAMBER OF COMMERCE  | 08/10/2026   | Regular      | 0.00            | 1,000.00       | 8160   |
| E22060                                                          | Hyde Kelley LLP            | 08/10/2026   | Regular      | 0.00            | 32,745.95      | 8161   |
| E22962                                                          | McKee Utility Contractors  | 08/10/2026   | Regular      | 0.00            | 138,047.82     | 8162   |
| E22994                                                          | Resimplifi, Inc            | 08/10/2026   | Regular      | 0.00            | 6,000.00       | 8163   |

## Bank Code EDC - Wells Fargo Summary

| Payment Type   | Payable Count | Payment Count | Discount    | Payment           |
|----------------|---------------|---------------|-------------|-------------------|
| Regular Checks | 10            | 5             | 0.00        | 511,450.74        |
| Manual Checks  | 0             | 0             | 0.00        | 0.00              |
| Voided Checks  | 0             | 1             | 0.00        | -18,804.72        |
| Bank Drafts    | 0             | 0             | 0.00        | 0.00              |
| EFT's          | 0             | 0             | 0.00        | 0.00              |
|                | <b>10</b>     | <b>6</b>      | <b>0.00</b> | <b>492,646.02</b> |

## All Bank Codes Check Summary

| Payment Type   | Payable<br>Count | Payment<br>Count | Discount    | Payment           |
|----------------|------------------|------------------|-------------|-------------------|
| Regular Checks | 10               | 5                | 0.00        | 511,450.74        |
| Manual Checks  | 0                | 0                | 0.00        | 0.00              |
| Voided Checks  | 0                | 1                | 0.00        | -18,804.72        |
| Bank Drafts    | 0                | 0                | 0.00        | 0.00              |
| EFT's          | 0                | 0                | 0.00        | 0.00              |
|                | <b>10</b>        | <b>6</b>         | <b>0.00</b> | <b>492,646.02</b> |

## Fund Summary

| Fund | Name                             | Period | Amount            |
|------|----------------------------------|--------|-------------------|
| 35   | Economic Development Corporation | 8/2026 | 492,646.02        |
|      |                                  |        | <b>492,646.02</b> |



P.O. Box 7554 Waco, Texas 76714-7554

Account Number  
Statement Date  
Statement Thru Date  
Check/Items Enclosed  
Page

7023518  
08/31/2026  
08/31/2026  
0  
1

00008987 T27280DDA08312623525 01 000000000 0000000 003



HUTTO ECONOMIC DEVELOPMENT  
CORPORATION  
500 W LIVE OAK ST  
HUTTO TX 78634-3179

#### Customer Service Information

Phone: 254.741.8000  
Mailing Address: P.O. Box 7554 Waco, Texas 76714-7554  
Visit Us Online: [alliancebanktexas.com](http://alliancebanktexas.com)  
Email: [customerservice@alliancebanktexas.com](mailto:customerservice@alliancebanktexas.com)

#### IMPORTANT MESSAGE(S)

There are some inspirational business stories being written in Central Texas. We are highlighting many of them on our Ask Alliance podcast. Please find them on Spotify and let us know what you think.

#### MONEY MARKET BUSI ELITE

Account Number: 7023518

Account Owner(s): HUTTO ECONOMIC DEVELOPMENT CORPORATION

#### Balance Summary

|                                    |                |
|------------------------------------|----------------|
| Beginning Balance as of 08/01/2026 | \$1,173,653.12 |
| + Deposits and Credits (1)         | \$2,242.80     |
| - Withdrawals and Debits (0)       | \$0.00         |
| Ending Balance as of 08/31/2026    | \$1,175,895.92 |
| Service Charges for Period         | \$0.00         |
| Average Collected for Period       | \$1,173,653    |
| Minimum Balance for Period         | \$1,173,653    |

#### Earnings Summary

|                                       |                |
|---------------------------------------|----------------|
| Interest for Period Ending 08/31/2026 | \$2,242.80     |
| Interest Paid Year to Date            | \$17,466.77    |
| Annual Percentage Yield Earned (APYE) | 2.27%          |
| Average Balance for APYE              | \$1,173,653.12 |
| Number of Days for APYE               | 31             |

#### DEPOSITS/CREDITS/INTEREST-PAID

| Date   | Description   | Deposits |
|--------|---------------|----------|
| Aug 31 | INTEREST PAID | 2,242.80 |

#### FEE RECAP

|                          | Total For This Period | Total Year-to-Date |
|--------------------------|-----------------------|--------------------|
| Total Overdraft Fees     | \$0.00                | \$0.00             |
| Total Returned Item Fees | \$0.00                | \$0.00             |



TexPool Participant Services  
1001 Texas Avenue, Suite 1150  
Houston, TX 77002



HUTTO EDC  
OPERATING ACCOUNT  
ATTN CHRISTINA BISHOP  
PO BOX 1016  
HUTTO TX 78634-1016

## Participant Statement

**Statement Period 08/01/2026 - 08/31/2026**

Customer Service 1-866-TEX-POOL  
Location ID 000079034  
Investor ID 000015672

## TexPool Update

A redesigned, personalized, and dynamic participant experience is here] Log in to your TexConnect account to learn more]

### TexPool Summary

| Pool Name                              | Beginning Balance     | Total Deposits | Total Withdrawals | Total Interest     | Current Balance       | Average Balance |
|----------------------------------------|-----------------------|----------------|-------------------|--------------------|-----------------------|-----------------|
| Texas Local Government Investment Pool | \$6,720,511.28        | \$0.00         | \$0.00            | \$20,990.55        | \$6,741,501.83        | \$6,721,188.39  |
| <b>Total Dollar Value</b>              | <b>\$6,720,511.28</b> | <b>\$0.00</b>  | <b>\$0.00</b>     | <b>\$20,990.55</b> | <b>\$6,741,501.83</b> |                 |

## Portfolio Value

| Pool Name                              | Pool/Account   | Market Value (08/01/2026) | Share Price (08/31/2026) | Shares Owned (08/31/2026) | Market Value (08/31/2026) |
|----------------------------------------|----------------|---------------------------|--------------------------|---------------------------|---------------------------|
| Texas Local Government Investment Pool | 449/7903400001 | \$6,720,511.28            | \$1.00                   | 6,741,501.830             | \$6,741,501.83            |
| <b>Total Dollar Value</b>              |                | <b>\$6,720,511.28</b>     |                          |                           | <b>\$6,741,501.83</b>     |

## Interest Summary

| Pool Name                              | Pool/Account   | Month-to-Date Interest | Year-to-Date Interest |
|----------------------------------------|----------------|------------------------|-----------------------|
| Texas Local Government Investment Pool | 449/7903400001 | \$20,990.55            | \$163,111.37          |
| <b>Total</b>                           |                | <b>\$20,990.55</b>     | <b>\$163,111.37</b>   |

## Transaction Detail

### Texas Local Government Investment Pool

Participant: HUTTO EDC

Pool/Account: 449/7903400001

| Transaction Date                      | Settlement Date | Transaction Description | Transaction Dollar Amount | Share Price   | Shares This Transaction | Shares Owned         |
|---------------------------------------|-----------------|-------------------------|---------------------------|---------------|-------------------------|----------------------|
| 08/01/2026                            | 08/01/2026      | BEGINNING BALANCE       | \$6,720,511.28            | \$1.00        |                         | 6,720,511.280        |
| 08/31/2026                            | 08/31/2026      | MONTHLY POSTING         | \$20,990.55               | \$1.00        | 20,990.550              | 6,741,501.830        |
| <b>Account Value as of 08/31/2026</b> |                 |                         | <b>\$6,741,501.83</b>     | <b>\$1.00</b> |                         | <b>6,741,501.830</b> |

TexPool Participant Services  
1001 Texas Avenue, Suite 1150  
Houston, TX 77002



HUTTO EDC  
OPERATING ACCOUNT  
ATTN CHRISTINA BISHOP  
PO BOX 1016  
HUTTO TX 78634-1016

## Participant Statement

**Statement Period 07/01/2026 - 07/31/2026**

Customer Service 1-866-TEX-POOL  
Location ID 000079034  
Investor ID 000015672

## TexPool Update

A redesigned, personalized, and dynamic participant experience is here] Log in to your TexConnect account to learn more]

### TexPool Summary

| Pool Name                              | Beginning Balance     | Total Deposits | Total Withdrawals | Total Interest     | Current Balance       | Average Balance |
|----------------------------------------|-----------------------|----------------|-------------------|--------------------|-----------------------|-----------------|
| Texas Local Government Investment Pool | \$6,699,751.13        | \$0.00         | \$0.00            | \$20,760.15        | \$6,720,511.28        | \$6,700,420.81  |
| <b>Total Dollar Value</b>              | <b>\$6,699,751.13</b> | <b>\$0.00</b>  | <b>\$0.00</b>     | <b>\$20,760.15</b> | <b>\$6,720,511.28</b> |                 |

## Portfolio Value

| Pool Name                              | Pool/Account   | Market Value (07/01/2026) | Share Price (07/31/2026) | Shares Owned (07/31/2026) | Market Value (07/31/2026) |
|----------------------------------------|----------------|---------------------------|--------------------------|---------------------------|---------------------------|
| Texas Local Government Investment Pool | 449/7903400001 | \$6,699,751.13            | \$1.00                   | 6,720,511.280             | \$6,720,511.28            |
| <b>Total Dollar Value</b>              |                | <b>\$6,699,751.13</b>     |                          |                           | <b>\$6,720,511.28</b>     |

## Interest Summary

| Pool Name                              | Pool/Account   | Month-to-Date Interest | Year-to-Date Interest |
|----------------------------------------|----------------|------------------------|-----------------------|
| Texas Local Government Investment Pool | 449/7903400001 | \$20,760.15            | \$142,120.82          |
| <b>Total</b>                           |                | <b>\$20,760.15</b>     | <b>\$142,120.82</b>   |

## Transaction Detail

### Texas Local Government Investment Pool

Participant: HUTTO EDC

Pool/Account: 449/7903400001

| Transaction Date                      | Settlement Date | Transaction Description | Transaction Dollar Amount | Share Price   | Shares This Transaction | Shares Owned         |
|---------------------------------------|-----------------|-------------------------|---------------------------|---------------|-------------------------|----------------------|
| 07/01/2026                            | 07/01/2026      | BEGINNING BALANCE       | \$6,699,751.13            | \$1.00        |                         | 6,699,751.130        |
| 07/31/2026                            | 07/31/2026      | MONTHLY POSTING         | \$20,760.15               | \$1.00        | 20,760.150              | 6,720,511.280        |
| <b>Account Value as of 07/31/2026</b> |                 |                         | <b>\$6,720,511.28</b>     | <b>\$1.00</b> |                         | <b>6,720,511.280</b> |

**Hutto Economic Development Corporation**  
**Sales Tax Revenue Tracking - FY 2025-26**

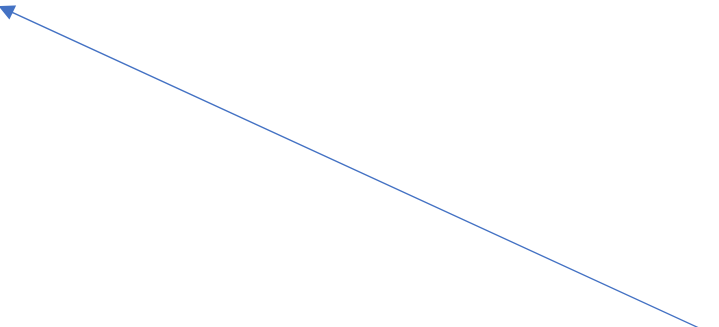
|                                  | 2015-16        | 2016-17          | 2017-18          | 2018-2019        | 2019-2020        | FY 2020-2021     | FY 2021-2022     | FY 2022-2023     | FY 2023-2024 (a) | FY 2024-2025 (a) | FY 2025-2026 (a) |
|----------------------------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Month                            | Actual         | Actual           | Actual           | Actual           | Actual           | Actual           | Actual           | Actual           | Actual           | Actual           | Actual           |
| October                          | 63,287         | 69,268           | 92,357           | 118,635          | 126,739          | 153,613          | 216,926          | 232,419          | 253,911          | 278,312          | 284,854          |
| November                         | 79,986         | 87,633           | 89,840           | 89,335           | 122,677          | 177,030          | 211,701          | 239,827          | 288,350          | 321,756          | 327,911          |
| December                         | 65,702         | 68,998           | 113,670          | 125,495          | 157,104          | 200,904          | 172,779          | 280,168          | 271,039          | 293,851          | 307,860          |
| January                          | 62,918         | 79,728           | 86,496           | 103,405          | 124,832          | 158,361          | 190,809          | 224,784          | 281,161          | 266,613          | 290,388          |
| February                         | 81,489         | 94,191           | 85,407           | 114,474          | 116,493          | 131,667          | 181,806          | 261,876          | 318,291          | 408,895          | 340,524          |
| March                            | 60,032         | 85,606           | 129,988          | 116,086          | 156,272          | 229,146          | 265,537          | 318,020          | 240,224          | 258,180          | 271,863          |
| April                            | 61,823         | 81,501           | 104,502          | 116,428          | 158,841          | 192,706          | 234,078          | 261,378          | 250,421          | 406,061          | 245,816          |
| May                              | 89,017         | 109,160          | 99,704           | 123,021          | 167,310          | 192,815          | 232,144          | 263,482          | 305,281          | 345,220          | 371,357          |
| June                             | 68,789         | 80,100           | 94,996           | 142,221          | 186,000          | 221,228          | 266,784          | 295,849          | 280,515          | 305,098          | 287,612          |
| July                             | 66,076         | 89,793           | 104,049          | 119,433          | 163,039          | 214,882          | 239,765          | 280,594          | 282,767          | 300,526          | 297,050          |
| August                           | 88,382         | 105,052          | 99,547           | 118,969          | 157,195          | 198,752          | 240,898          | 253,911          | 304,953          | 322,488          | 367,621          |
| September                        | 72,702         | 96,255           | 117,155          | 140,667          | 169,266          | 271,765          | 269,546          | 288,350          | 311,729          | 325,903          |                  |
| TIRZ Sales Tax                   | -              | -                | -                | -                | -                | -                | -                | -                | -                | (16,027)         |                  |
| Refunded for Incentive Agreement |                |                  |                  |                  |                  |                  |                  |                  |                  | (249)            |                  |
| <b>Total</b>                     | <b>860,203</b> | <b>1,047,285</b> | <b>1,217,712</b> | <b>1,428,170</b> | <b>1,805,769</b> | <b>2,342,870</b> | <b>2,722,774</b> | <b>3,200,657</b> | <b>3,388,642</b> | <b>3,816,873</b> | <b>3,392,856</b> |

(a) Changed to cash basis method of accounting for sales tax receipts in FY 2024



City of Hutto  
Summary of EDC/City Receivable  
August 31, 2026

|                                            |                 |                                              |                  |
|--------------------------------------------|-----------------|----------------------------------------------|------------------|
| Sales Tax Due by City to EDC - August 2026 | 367,620.99      | <u>Due to City for Expense Reimbursement</u> |                  |
| Sales Tax Due by City to EDC - July 2026   | 297,050.06      | EDC Order for Brochures                      | 196.80           |
| Due to City for Expense Reimbursement      | <u>(196.80)</u> |                                              |                  |
| Amount due to EDC to Settle Interfunds     | 664,474.25      |                                              |                  |
|                                            |                 |                                              | <u>\$ 196.80</u> |



| Hutto EDC                                                                                                       |      |                                                                                                                                     |                    |                   |                             |                  |                                     |                       |
|-----------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------|-----------------------------|------------------|-------------------------------------|-----------------------|
| Summary of Active Incentives                                                                                    |      |                                                                                                                                     |                    |                   |                             |                  |                                     |                       |
| August 2026                                                                                                     |      |                                                                                                                                     |                    |                   |                             |                  |                                     |                       |
| Party                                                                                                           | Year | Expiration                                                                                                                          | Estimated End Date | Last payment date | Next Projected Payment Date | Payments to Date | Estimated Payments/ Costs Remaining | Type of Rebate        |
| AEND                                                                                                            | 2018 | December 31, 2028                                                                                                                   | 2028               | February 2022     | Unknown                     | 150,000.00       | 25,000.00                           | Grant                 |
| Ovivo                                                                                                           | 2021 | After the grant is exahusted or 10 years after construction actually begins (whichever is earlier)                                  | 2033               | December 2022     | Unknown                     | 75,000.00        | 205,000.00                          | Grant                 |
| K-Tonic                                                                                                         | 2021 | 2031 or when remaining \$10,000 grant is expended                                                                                   | 2031               | March 2022        | Unknown                     | 120,000.00       | 10,000.00                           | Grant                 |
| Es Vedra Cinemas                                                                                                | 2023 | 10 years after effective date                                                                                                       | 2035               | May 2026          | May 2027                    | 900,000.00       | 3,100,000.00                        | Grant                 |
| Es Vedra Cinemas (a)                                                                                            | 2023 | 10 years after effective date                                                                                                       | 2035               | May 2026          | May 2027                    | 24,517.20        | 1,325,482.80                        | Sales Taxes (EDC/COH) |
| AS-64 CR 119-HWY 79 LLP                                                                                         | 2023 | 15 years after agreement execution                                                                                                  | 2038               | June 2025         | September 2026              | 700,000.00       | 3,300,000.00                        | Grant                 |
| AS-64 CR 119-HWY 79 LLP (a)                                                                                     | 2023 | 15 years after agreement execution                                                                                                  | 2038               | November 2025     | September 2026              | 404,404.55       | 4,595,595.45                        | Sales Taxes (EDC/COH) |
| Hutto Hospitality                                                                                               | 2023 | 10 years after receipt of Certificate of Occupancy                                                                                  | 2035               | September 2023    | N/A                         | 300,000.00       | -                                   | Loan/Grant            |
| Hutto Wine Bar                                                                                                  | 2023 | Earliest of 4 years after the effective date, 380 payments NTE, or termination in accordance with other provisions of the agreement | 2028               | April 2025        | N/A                         | 30,000.00        | -                                   | Grant                 |
| Hutto Wine Bar (a)                                                                                              | 2024 | Earliest of 4 years after the effective date, 380 payments NTE, or termination in accordance with other provisions of the agreement | 2028               | April 2025        | April 2027                  | 5,372.33         | 11,627.67                           | Sales Taxes (EDC/COH) |
| Happy Panini                                                                                                    | 2024 | 5 years following Happy Panini's receipt of Certificate of Occupancy                                                                | 2029               | December 2024     | N/A                         | 30,000.00        | -                                   | Grant                 |
| Cerco Development                                                                                               | 2025 | 3-years after Sprouts obtains CO                                                                                                    | 2031               | N/A               | 2028                        | -                | 875,000                             | Grant                 |
| (a) Total amount paid to date and estimated remaining payments include the contributions from the City of Hutto |      |                                                                                                                                     |                    |                   |                             |                  |                                     |                       |

# AGENDA ITEM REPORT

## 8.2.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action to approve the Meeting Minutes from the Hutto Economic Development Corporation Special Called Joint Meeting with Hutto City Council on August 6, 2026 and the regularly scheduled meeting held on August 10, 2026.  
**Meeting:** Monday, September 14, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. Hutto EDC Board Meeting August 10, 2026\_Minutes\_Preview
2. HEDC-CC Specical Meeting 8.6.26 Minutes-for EDC sig



# City of Hutto

## Minutes

### › Economic Development Corp. Type A and Type B

#### Board of Directors Meeting Monday, August 10, 2026 at 6:30 PM City Council Chambers

#### 1. CALL SESSION TO ORDER

The HEDC meeting was called to order at 6:34 PM

#### 2. ROLL CALL

|      |                                    |     |
|------|------------------------------------|-----|
| 2.1. | Caitlin Morales, Vice Chair        | Yes |
|      | Irma Gonzalez, Secretary/Treasurer | Yes |
|      | Mike Snyder, Board Member          | Yes |
|      | Dan Thornton, Board Member         | Yes |
|      | Evan Porterfield, Board Member     | Yes |
|      | Jim Morris, Board Member           | Yes |

#### 3. PLEDGE OF ALLEGIANCE

#### 4. 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 Hutto Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B on agenda issues and on agenda issues (i.e., Corporation 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) 759-4913 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 governing bodies from a full discussion, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the Corporation Staff for action may be placed on the agenda of a future meeting.)

There was no public comment

#### 5. ECONOMIC DIRECTOR'S REPORT

- 5.1. Staff will provide updates on critical projects including the Pecan Street Improvement Project, the Right of Way Optimization Project, City of Hutto Fire Station #1; key partnerships updates including Williamson County Economic Development Partnership, Hutto Area Chamber; and information on recent and future events.

Staff updated Board - NoAction

#### 6. AGENDA ITEMS

- 6.1. Discussion and possible action to approve the Corporation's monthly financial report for July 2026.

A motion was made by Vice Chair Caitlin Morales to approve the Corporation's monthly financial reports for July 2026, seconded by Board member Jim Morris.

Motion passed 6 Ayes to 0 Nays

- 6.2. Discuss and consider action on the request for the Hutto Economic Development Corporation to consider paying the approximate \$530,000.00 cost for the under-grounding of electrical utilities related to the CR 199 Capital Improvement Plan project. (Kate Moriarty)

A motion was made by Board member Dan Thornton to deny the request for the Hutto EDC to consider paying the approximate \$530,000.00 cost for the under-grounding of electrical utilities related to the CR199 Capital Improvement Plan Project, Board members requested more details on project request and time line for project, seconded by Board member Mike Snyder.

Motion to deny passed 6 Ayes to 0 Nays

- 6.3. Discuss and consider action on Resolution R-HEDC-2026-045 to approve a Farm Lease for the Corporation-owned property on the Megasite.

A motion was made by Board member Dan Thornton to approved Resolution R-HEDC-2026-045 to approve a Farm Lease for the Corporation-owned property on the Megasite, seconded by Board member Evan Porterfield.

Motion passed 6 Ayes to 0 Nays

- 6.4. Discussion and possible action on the meeting minutes from the regularly scheduled Hutto Economic Development Corporation meeting held on July 13, 2026

A motion was made by Vice Chair Caitlin Morales to approve the meeting minutes from the regularly scheduled Hutto EDC meeting held on July 13,2026, seconded by Board member Evan Porterfield.

Motion passed 6 Ayes to 0 Nays

## **7. EXECUTIVE SESSION**

The Board will now recess the open meeting and reconvene in executive session pursuant to Texas Government Code Section 551.071 (Attorney Consultation), 551.087 (Economic Development), and 551.072 (Real Property) to deliberate and seek legal advice regarding the following economic development projects: Project Core, the Megasite project; Project Blue Hub, Project Heartbeat, Project Air, Project Orchard, Project Shrine, Project Crawford, Project Hulk, Project 107 East Street; Project Pre-AI: potential real estate transactions; the incentive agreement for Hutto Hospitality; the planning and development of the Cottonwood Properties and any related incentives; litigation with Midway; infrastructure projects impacting Corporation owned property; the sales tax sharing agreement between the City of Hutto and Williamson County Emergency Services District 3; alcohol zoning for the City of Hutto; proposed Hutto Fire Station #1; and the evaluation of available corporate funds for incentives.

Board member Charles Warner was sworn in at Recess

## **8. ACTION RELATIVE TO EXECUTIVE SESSION**

- 8.1. Consideration and possible action related to Executive Session agenda items, listed above.

Executive session 7:03 PM, 7:09 PM, 8:18 PM

Motion was made by Vice Chair Caitlin Morales to respond to RFP not NTE, seconded by Board member Jim Morris. Motion Passed 7 Ayes to 0 Nays.

Motion was made by Board Member Mike Snyder to authorize staff to sign Project Air, Seconded by Secretary Irma Gonzalez. Motion passed 7 Ayes to 0 Nays

Motion was made by Board Member Mike Snyder to authorize staff members to draft EDPA 2027, seconded by Board member Evan Porterfield. Motion passed 7 Ayes to 0 Nays

Motion was made by Board member Mike Synder for Hutto Hosp resp by EOB Friday , legal proceed per Exec, seconded by Board member Evan Porterfield. Motion passed 7 Ayes to 0 Nays

Motion was made by Board member Mike Snyder to direct legal to prep SPAC docs for September mtg, seconded by Board member Evan Porterfield. Motion passed 7 Ayes to 0 Nays

**9. FUTURE AGENDA ITEMS**

**10. ADJOURNMENT**

the meeting was Adjourned at 9:16 PM

**11. CERTIFICATION**

---

Caitlin Morales, Vice Chair

---

Irma Gonzalez, Secretary/ Treasurer



# City of Hutto

## Minutes

### Joint City Council/Hutto Economic Development Corporation Special Meeting Thursday, August 6, 2026 at 5:30 PM Executive Conference Room – 500 W. Live Oak Street

**1. CALL SESSION TO ORDER – City Council 5:30 PM, HEDC – 5:30 PM**

**2. ROLL CALL**

**2.1. City Council present:**

Mayor Mike Snyder  
Mayor Pro Tem Evan Porterfield  
Councilmember Jerrel W. Reynolds  
Councilmember Dan Thornton (5:32 PM)

Councilmember Jim Morris  
Councilmember Corina I. Zepeda  
Councilmember Aaron King

**2.2. HEDC present:**

Caitlin Morales, Vice Chair (ABSENT)  
Irma Gonzalez, Secretary/Treasurer  
Mike Snyder, Board Member

Evan Porterfield, Board Member  
Dan Thornton, Board Member (5:32 PM)  
Jim Morris, Board Member

**3. PUBLIC COMMENT**

*There were no comments.*

**4. EXECUTIVE SESSION**

- 4.1. Receive legal advice pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and deliberations pursuant to Texas Government Code Sections 551.072, (Real Property); and 551.087 (Economic Development Negotiations) to deliberate upon and seek the advice of legal counsel regarding the following: a) possible incentives for Project Blue Hub; b) pending incentives and purchase agreement related to Project Air; c) Project Heartbeat; (d) alcohol zoning for the City of Hutto; and e) consultant services related to negotiations with Williamson County Emergency Services District # 3.

*In Executive Session at 5:31 PM. Out at 6:39 PM*

**5. ACTION RELATIVE TO EXECUTIVE SESSION**

- 5.1. (HEDC) Discuss and consider action on Resolution R-HEDC-2026-039 to approve an Economic Development Performance Agreement (EDPA) for Project Air.

*Motion by Board Member Snyder, second by Board Member Morris, to approve the item as presented. Motion passed 4:1 (Thornton).*

- 5.2. (HEDC) Discuss and consider action on Resolution R-HEDC-2026-032 to approve an Economic Development Performance Agreement for an incentive in support of Project Blue Hub.

*Motion by Board Member Morris, second by Secretary/Treasurer Gonzalez, to approve the item as presented. Motion passed 4:1 (Thornton).*

- 5.3. (City Council) Consideration and possible action on Resolution No. R-2026-155 to approve the Hutto Economic Development Corporation's Economic Development Performance Agreement for an incentive in support of Project Air.

*Motion by Mayor Pro Tem Porterfield, second by Councilmember Morris, to approve the item as presented. Motion passed 7:0.*

- 5.4. (City Council) Consideration and possible action on Resolution No. R-2026-156 to approve the Hutto Economic Development Corporation's Economic Development Performance Agreement for an incentive in support of Project Blue Hub.

*Motion by Councilmember King, second by Councilmember Reynolds, to approve the item as presented. Motion passed 5:2 (Zepeda, Thornton).*

- 5.5. (City Council) Consideration and possible action on Resolution No. R-2026-154 approving an incentive agreement between the City of Hutto and Project Blue Hub.

*Motion by Councilmember Morris, second by Councilmember King, to approve the item as presented. Motion passed 5:2 (Thornton, Zepeda).*

- 5.6. Consideration and possible action related to Executive Session agenda items, listed above.

*Item 4.1.e: (HEDC) Motion by Board Member Snyder, second by Board Member Porterfield, to substitute the mediator as discussed in Executive Session. Motion passed 5:0.*

*Item 4.1.d: (HEDC) Motion by Board Member Snyder, second by Board Member Porterfield, to approve a not-to-exceed amount of \$150,000 for the alcohol zoning. Motion passed 5:0.*

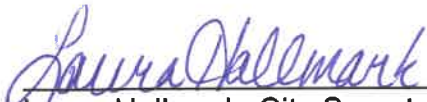
*Item 4.1.c: (HEDC) Motion by Board Member Snyder, second by Board Member Morris, to pursue properties as discussed in executive session. Motion passed 5:0.*

**6. ADJOURNMENT – City Council 6:47 PM, HEDC – 6:47 PM**



  
Mike Snyder, Mayor

**ATTEST:**

  
Laura Hallmark, City Secretary

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Irma Gonzalez  
HEDC Board Secretary/Treasurer

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Caitlin Morales  
HEDC Board Vice Chair



# AGENDA ITEM REPORT

## 8.3.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action on the appointment of officers of the Corporation.  
**Meeting:** Monday, September 14, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

None

# AGENDA ITEM REPORT

## 8.4.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action on Resolution R-HEDC-2026-046 to approve the creation and funding of a Special Political Action Committee (SPAC) to support the pursuit of wet alcohol zoning in the City of Hutto.  
**Meeting:** Monday, September 14, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. 8.4 2026.09.11 R-HEDC-2026-046 SPAC

**HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B**  
**RESOLUTION NO. R-HEDC-2026-046**

**A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B, APPROVING THE CREATION OF A SPECIFIC-PURPOSE POLITICAL COMMITTEE TO SUPPORT A BALLOT MEASURE TO ALLOW THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES INCLUDING MIXED BEVERAGES WITHIN JUSTICE OF THE PEACE PRECINCT 4, WILLIAMSON COUNTY, TEXAS; PROHIBITING ANY PUBLIC FUNDS FROM BEING EXPENDED IN FURHTERANCE OF THE COMMITTEE; PROVIDING FOR REPEAL, PROVIDING FOR SEVERABILITY; PROVIDING FOR OPEN MEETINGS COMPLIANCE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS**

**WHEREAS**, the Hutto Economic Development Corporation, Type B (the “Corporation”) is an economic development corporation operating pursuant to the Development Corporation Act, as codified in the Local Government Code, as amended and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

**WHEREAS**, the Board of Directors of the Corporation (“Board”) finds that businesses and industries of all types are looking to relocate to the City of Hutto (“City”), including those that provide restaurant-style food service and the sale of mixed beverages; and

**WHEREAS**, the Board finds that the alcohol laws in the City are inconsistent due to the expansion of the City after local option elections; and

**WHEREAS**, the Board finds that businesses within JP4 desire to expand the local alcohol laws and wish to both fund and participate in any related local option election: and

**WHEREAS**, under Texas Election Code Chapter 251, the Board is permitted to establish a Specific-Purpose Political Committee (“SPAC”) in connection with a ballot measure in JP4 to be captioned as “the legal sale of all alcoholic beverages including mixed beverages” or similar wording as required by law; and

**WHEREAS**, the Board desires to create and establish a SPAC for the sole purpose of supporting a ballot measure to make legal all alcohol sales within JP4; and

**WHEREAS**, the Board desires to authorize Board members to establish an SPAC for the sole purpose of supporting a ballot measure to legalize the sale of all alcoholic beverages in JP4.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Hutto Economic Development Corporation, Type B that:

1. The statements set forth in and by reference in the recitals of this Resolution are true and correct, and the Corporation hereby incorporates such recitals as a part of this Resolution.

2. The Board of Directors hereby approves the creation and establishment of a SPAC for the sole purpose of accepting political contributions and making political expenditures in connection with a ballot measure to make legal the sale of all alcoholic beverages in JP4.

3. Members of the Board of Directors are hereby authorized to oversee the creation and establishment of a Specific-Purpose Action Committee ("SPAC") in compliance with Texas Election Code Chapter 251, including the appointment of a campaign treasurer, solely for the purpose of accepting contributions and making expenditures in connection with a ballot measure to make legal the sale of all alcoholic beverages in JP4, and to take such other actions as necessary to effectuate the purpose of this resolution.

4. The Board hereby prohibits the expenditure of public funds in furtherance of the SPAC.

5. This Resolution shall be and is hereby cumulative of all other resolutions of the Corporation, and this Resolution shall not operate to amend, change, supplement or repeal any such other resolutions or action of the Board insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event such conflicting provisions, if any, in such other resolutions are hereby repealed.

6. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

7. The Board hereby declares that written notice of the date, hour, and place of the meeting at which this Resolution was adopted, was posted and that such meeting was open to the public as required by law at all times when this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act (Texas Government Code Chapter 551).

8. This Resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the Corporation.

**PASSED AND APPROVED** by the Board of Directors of the Hutto Economic Development Corporation, Type B, on the 14th day of September, 2026.

APPROVED

\_\_\_\_\_  
Caitlin Morales, Vice Chairperson

ATTEST:

\_\_\_\_\_  
Irma Gonzalez, Secretary

Resolution R-HEDC-2026-046

# AGENDA ITEM REPORT

## 8.5.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action on Resolution R-HEDC-2026-047 to ratify the purchase of 101 Anthony Street.  
**Meeting:** Monday, September 14, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

The HEDC Board had approved the purchase of the property and the corresponding expenditure via action after executive session. No Resolution was provided for the action at this time. Thus, we are ratifying with this Resolution to provide consistency of documentation for Board action. The expenditure was also approved by City Council as required.

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. 8.5 2026.09.11 R-HEDC-2026-047 Ratify 101 Anthony

**HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B  
RESOLUTION NO. R-HEDC-2026-047**

**A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B, RATIFYING THE PURCHASE OF REAL PROPERTY LOCATED AT 101 ANTHONY STREET, HUTTO, TEXAS 78634; RATIFYING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT BY THE EXECUTIVE DIRECTOR; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE FURTHER ACTIONS; PROVIDING FOR REPEAL, SEVERABILITY, OPEN MEETINGS COMPLIANCE, AN EFFECTIVE DATE AND PROVIDING FOR RELATED MATTERS**

**WHEREAS**, pursuant to Texas Local Government Code Chapters 501 through 505, the City of Hutto created the Hutto Economic Development Corporation, Type B (the “Corporation”); and

**WHEREAS**, the Board of Directors for the Corporation (the “Board”) finds that the Corporation is a Type B economic development corporation operating pursuant to the applicable provisions of Texas Local Government Code Chapters 501 through 505 and the Texas Nonprofit Corporation Law, as defined in Texas Business Organizations Code Section 1.008(d), and is duly authorized to act in accordance with its corporate and statutory powers and bylaws; and

**WHEREAS**, the Board finds that the Board voted to approve the purchase of real property located at 101 Anthony Street, Hutto, Texas 78634 on the terms identified in executive session at the Board’s meeting on August 10, 2026; and

**WHEREAS**, the Board desires to ratify the execution of a Purchase and Sale Agreement by the Executive Director, ratify the purchase of real property located at 101 Anthony Street, Hutto, Texas 78634 on the terms in the agreement attached hereto as Exhibit A, and authorize the Executive Director to take further necessary actions.

**NOW, THEREFORE, BE IT RESOLVED** by the Hutto Economic Development Corporation, Type B Board of Directors that:

1. The findings and recitals set forth above are hereby determined to be true and correct and are incorporated into this Resolution as if fully stated herein.
2. The Board hereby ratifies the purchase of real property located at 101 Anthony Street, Hutto, Texas 78634 approved by the Board at its August 10, 2026, meeting, and the Purchase and Sale Agreement attached hereto as Exhibit A, as amended and approved by the General Counsel for the Corporation
3. The Board hereby ratifies the execution of the approved and ratified Purchase and Sale Agreement by the Executive Director for the Corporation and further authorizes the Executive Director to take any actions and execute any documents necessary to effectuate the sale and the purpose of this resolution.



4. This Resolution shall be and is hereby cumulative of all other resolutions of the Corporation, and this Resolution shall not operate to amend, change, supplement or repeal any such other resolutions or action of the Board insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event such conflicting provisions, if any, in such other resolutions are hereby repealed.

5. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

6. The Board hereby declares that written notice of the date, hour, and place of the meeting at which this Resolution was adopted, was posted and that such meeting was open to the public as required by law at all times when this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act (Texas Government Code Chapter 551).

7. Resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the Corporation.

**PASSED AND APPROVED** by the Board of Directors of the Hutto Economic Development Corporation, Type B, on the 14th day of September, 2026.

APPROVED

\_\_\_\_\_  
Caitlin Morales, Vice Chairperson

ATTEST:

\_\_\_\_\_  
Irma Gonzalez, Secretary

# AGENDA ITEM REPORT

## 8.6.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action on a proposed strategy for downtown redevelopment.  
**Meeting:** Monday, September 14, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

The HEDC and City Council have prioritized the redevelopment of Hutto's Historic Downtown. With recent investments by the Corporation in the Downtown area combined with incentive programs focused in the Downtown area and in support of a continued focus on investment in Downtown, City Council has asked the HEDC to propose a strategy or plan for the redevelopment of Downtown. This is an initial discussion to capture priorities, ideas and gain an understanding of the HEDC's planned role in the initiative. Staff will incorporate the feedback into a more formal program and bring back to the Board at a future meeting for official action and adoption.

### SUMMARY OF REQUEST:

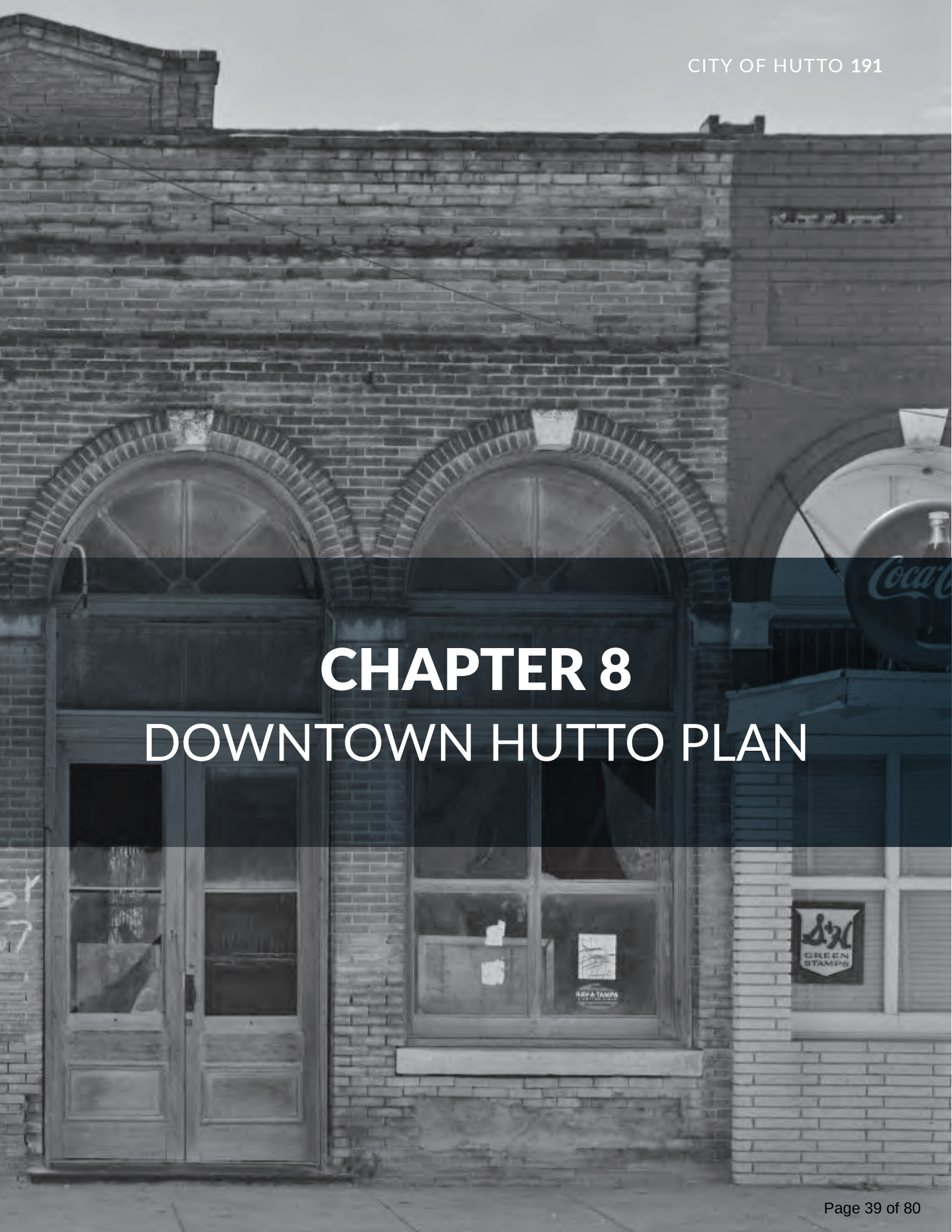
### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. Pages from HuttoSOAR\_ComprehensivePlan\_FINAL-Downtown Chapter



# CHAPTER 8

## DOWNTOWN HUTTO PLAN

Downtown Hutto is a place to gather, shop, and be part of Hutto's history. Downtown is the HIPPO WAY OF LIFE. If you're born and raised here, then it's in your DNA. For the new residents, welcome to town. Read on, and you will see why Downtown is so unique and requires the Hutto Hippos to support its efforts.

This plan was created to guide informed decisions about Downtown. It sets the vision, establishes attainable goals, and provides action items to help the community maintain and enhance the historic core of the City.

The founders of Hutto were intentional when they determined what, where, and how their new home looked, felt, and functioned. To gain an understanding of the knowledge that the founders possessed, a DNA analysis was conducted on Downtown Hutto. The DNA analysis provided a starting point for the Downtown Plan project.

A person's environment shapes their behavior. The founders followed the timeless American grid-building pattern. The citizens and business owners have filled the walls of East Street, and the Co-Op buildings for over 111 years. When Hutto started out, it grew at a slow pace, incrementally adding homes and businesses to the expanding grid as it grew.

Hutto functioned this way for over a century as the Austin metropolis grew around the town. Without much disturbance or influx of population, Hutto was able to observe some of the most rapid expansion of an area in human history. As Austin filled and expanded its borders, Hutto was next on the path of substantial growth.

In the late 1990s, the rapid growth of the Central Texas region spilled over into Hutto. Banging down Hutto's door, without room for patience, was a slew of developers and eager landowners. Unprepared for what the market had in store, the patterns of Downtown Hutto were left behind as a new suburban pattern emerged. Understanding the shortfalls of the suburban pattern provides the opportunity for Downtown to fill gaps created by single-family homes and car-dependent development styles.

Using the recommendations in A HIPPO WAY OF LIFE Downtown Plan, the community can intentionally establish Downtown's place within the bigger community.

# A HIPPO WAY OF LIFE HUTTO DOWNTOWN PLAN **CONTENTS**

|                                         |     |
|-----------------------------------------|-----|
| DOWNTOWN DNA STUDY SNAPSHOT.....        | 194 |
| DOWNTOWN VISION AND GOALS .....         | 196 |
| DOWNTOWN DISTRICTS & CONCEPT PLANS .... | 197 |
| CO-OP DISTRICT .....                    | 198 |
| ORGAIN DISTRICT .....                   | 200 |
| OLD TOWN DISTRICT .....                 | 204 |
| DOWNTOWN HUTTO ECONOMICS .....          | 210 |
| DOWNTOWN ART & PUBLIC SPACES .....      | 218 |
| DOWNTOWN LIVING .....                   | 220 |
| DOWNTOWN ACTIVATION .....               | 226 |
| DOWNTOWN IMPLEMENTATION PLAN .....      | 228 |

# DOWNTOWN DNA STUDY SNAPSHOT

*The DNA Analysis is the extraction of the physical and numerical values that make up the downtown built environment.*

*The construction of DNA is formed by only a few individual parts, and when combined, create very complex strands. A city's DNA is also formed by relatively few individual parts such as its streets, buildings, sidewalks, blocks, natural setting and more, which combine to create complex environments.*

## HOW DO WE STUDY IT?

- 1 STUDY DOWNTOWN HUTTO
- 2 CREATE FISCAL COMPARISON
- 3 ANALYZE BLOCK & SITE-SCALE
- 4 CREATE BLOCK-SCALE DATA
- 5 DISSECT BUILDING FORM, TYPES & ELEMENTS
- 6 ANALYZE WALKABILITY

## HUTTO DNA FINDINGS

Hutto's Downtown patterns provides the perfect foundation of tools to guide the future. The five key attributes listed are critical to help Downtown Hutto maintain its authenticity and charm for generations to come.

### SHORT NAVIGABLE BLOCKS

Downtown Hutto's short navigable blocks make it easy for people driving, walking, or riding bicycles to experience what Hutto has to offer. The short blocks are created by a variety of lot patterns that fill blocks. The connected network of streets creates many routes distributing traffic throughout the grid.

### GOOD MIX OF BUILDINGS AND USES

The short blocks and mixed lot patterns lead to a variety of building types and uses that provide needed services and dwelling options. Civic spaces, retail, office, and residential areas are dispersed throughout the Downtown area.

### NEARBY NATURE

Fritz Park provides relief from the built environment and access to walking trails, water features, and open lands for the users. Furthermore, the short blocks to Downtown make it easy to access by foot or other methods. On the Co-Op side of Downtown, new walking trails and water features have been provided. As the parks and trail systems grow, downtown becomes more connected, tying in Durango Farms park to the north and under US 79 to the south.

### GROWING WHOLE

Downtown Hutto grew up incrementally in a manner that served the people of Hutto. The patterns were accomplished by intentionally building one street, block, and lot at a time. Building happened in a contiguous manner and additions were simply added to the blocks as the population increased. Some houses were converted to office or commercial in areas where transitions occur. Downtown Hutto works as a complete neighborhood providing a variety of housing types, services, and civic spaces for Hutto residents.

### TIMELESS HUTTO

The buildings in Downtown Hutto have been in place and in the same configuration for 111 years. The patterns were laid out and scaled around people on foot and horse and buggy, and they still work perfectly today. Soon the City will be planning for other technologies for mobility. It is anticipated the buildings Downtown will still function in the exact same configuration and serve the market better than any new development patterns available.

The patterns of downtown are important to Hutto's future. Downtown Hutto is the most fiscally viable building pattern built in the City. As the community grows, it is important to re-integrate Downtown Hutto patterns into future developments.



## DOWNTOWN IMAGES FROM THE DNA STUDY

**Figure 8.1. Residential Downtown**



Housing Downtown is primarily single-family residential and is within walking distance to shops and services. Many homes were built over a century ago.

**Figure 8.2. Infill Opportunities Downtown**



Historic building Downtown stands alone on a block of vacant parcels. There are many infill opportunities Downtown to create a cohesive walking environment and more retail and restaurant space to activate the streets during the evening hours. 106 East Street.

**Figure 8.3. Pedestrian Realm on East Street Downtown**



Buildings at the street edge, awnings over the sidewalk, and planters create a comfortable walking environment. 101-105 East Street.

**Figure 8.4. Unique Signage**



Signage Downtown creates a place of identity catching drivers' attention. 204 US 79.

# DOWNTOWN HUTTO VISION STATEMENT

Downtown Hutto offers a family-friendly environment connected by safe streets with a vibrant core featuring diverse options to shop, live and thrive locally. It's the **"HIPPO WAY OF LIFE."**

## DOWNTOWN HUTTO THEMES & GOALS

### PLACEMAKING

- Provide connectivity between the surrounding neighborhoods, the Downtown Districts, and Fritz Park.
- Provide a range of public spaces that foster interactions, connections, and gatherings.
- Optimize the use of land and provide an interconnected network of streets that facilitates safe, efficient, and pleasant walking, cycling, and driving.
- Enhance streets to be used as public spaces that celebrate Hutto culture.

### BUSINESS

- Build on local preferences, local employment, local production, and local consumption.
- Recruit businesses that support the HIPPO WAY OF LIFE. Hippo-themed, related, or additive.
- Remove obstacles for businesses by providing a clear path to getting the doors open. Include signage, permits and other basic business requirements.

### DEVELOPMENT

- Promote housing options downtown through a variety of lot sizes and building types to support the diverse needs of the community.
- Identify catalyst areas of Downtown Hutto for new development and redevelopment.
- Create a city center in the Orgain District, south of US 79, that provides connected services and complements downtown north of US 79.
- Protect and restore natural environmental systems that build urban resilience and create healthier living conditions.
- Ensure the build-out of the Co-Op matches the long-term goals of the community.



# DOWNTOWN FULL CONCEPT PLAN

The full Downtown concept plan illustrates how Downtown Hutto could redevelop over time. The three Downtown Districts are outlined on the map. The gridded streets from Old Town are extended into the Co-Op District and reconnected in the Orgain District between Front Street and Austin Avenue. Infill housing and urban commercial buildings fill vacant and underdeveloped lots. In addition, the small area plans, in the Old Town and Orgain Districts, are included on the map with further detail on the following pages.



Figure 8.5. Downtown Hutto Districts

## CO-OP DISTRICT

*The Co-Op District is a skyline of silos that determines the arrival to Hutto. A previously existing old gin on 17 acres was active until the early 2000s. The community purchased the land to ensure the Co-Op's development patterns reflect the Old Town District. The City built a new City Hall as an anchor and entry into town. Now a total of 35 acres, the Co-Op District is a unique entertainment destination adjacent to Old Town Hutto that integrates Hutto's past and future. The renovated cotton gin building and original silos add to the historic aesthetic of the site.*

### DISTRICT VISION

The Co-Op District is a timeless welcoming gateway and destination for the community and visitors. It is the place that threads Old Town in with 21st Century development. The Co-Op District will house residents, parks and open spaces, shops, and services to support daily life and visitors to Hutto.

### S.W.O.T. ANALYSIS

The following SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis provides the highlights facing the Co-Op District in Downtown Hutto. This analysis was intended to capture the district's strengths and weaknesses, while understanding opportunities and threats impacting its future.

#### STRENGTHS

- New infrastructure
- Plenty of parking
- Planned access to Old Town
- New City Hall
- Easy access to US 79 and SH 130
- Fancy streetscaping and landscaping
- Vacant land
- Supporting population adjacent to the property

#### OPPORTUNITIES

- Better connectivity to residents to the north and Old Town through streets and trails
- Missing middle housing provided onsite
- Loop shuttle connecting Co-Op to Old Town, Fritz Park, and the Orgain District
- The development scale can match or exceed the intensity of downtown
- FM 685 and US 79 gateway

#### WEAKNESSES

- Single owner
- Lots of surface parking
- Loss of the small block grid pattern
- Car-dependent design

#### THREATS

- Different character from the Old Town District
- Dependent on a single owner to deliver a variety of results
- Expensive infrastructure to build and maintain

## DISTRICT OBJECTIVES

1. Achieve a quality built environment emulating the timeless nature of Old Town Hutto.
2. Become the modern gathering spot for the community. City Hall provides an anchor for activities and civic gatherings supported by retail and housing.
3. Facilitate walking, shopping, and lingering to support Downtown Hutto's HIPPO WAY OF LIFE.
4. Develop a mix of uses and building types to ensure that the Co-Op supports lifestyles of existing and future residents.
5. Develop the already programmed open space, walking trails, and water features.
6. Add a great environment that supports a high population density of on-site residents and tourists and captures passersby.

## THE CO-OP DISTRICT CONCEPT PLAN



Figure 8.6. Co-Op District Plan



# ORGAIN DISTRICT

*The Orgain District is south of the Old Town District separated by five lanes of traffic along US 79 and the Union Pacific railroad tracks. It is bordered by S. FM 1660 to the east, Lone Star Boulevard to the west, and Evans Street to the south with a few outlier properties east and west of the border roads. The District contains some of the oldest neighborhoods in Hutto along Austin Avenue, Brushy Street, and Evans Street dating back over 100 years.*

## DISTRICT VISION

The Orgain District redevelops as a walkable and connected urban center, duplicating the building patterns in Old Town, within the blocks along Front Street facing the Union Pacific railroad tracks and US 79 and then transitioning to a mix of medium and low-density residential and commercial south of Austin Avenue respecting existing properties, creating connectivity, and providing much-needed housing and services to the south side of Downtown Hutto.

## S.W.O.T. ANALYSIS

The following SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis shows significant strengths, weaknesses, opportunities, and threats facing the Orgain District in Downtown Hutto. This analysis was intended to capture the district’s strengths and weaknesses, while understanding opportunities and threats impacting its future.

### STRENGTHS

- Gridded street network between Austin Avenue and Front Street reflects the existing grid in Old Town
- Existing infrastructure prime for redevelopment into an urban center
- Railroad tracks right of way provides space for a landscape buffer
- Visibility of District from US 79 and FM 1660
- Existing small house-form businesses

### OPPORTUNITIES

- Large amounts of connected vacant land ready to be developed
- Redevelopment of blocks between Front Street and Austin Avenue into a mixed-use urban center
- Little Ebenezer Baptist Church used as center of community space
- Railroad rights-of-way along Front Street as linear park and multimodal path

### WEAKNESSES

- Businesses developed in a car friendly design along Front Street and Austin Avenue
- Commercial and residential properties and street infrastructure are aging
- Connectivity to Old Town, north of US 79, is limited by the railroad crossings
- Lack of sidewalk and stormwater infrastructure throughout the district

### THREATS

- Separation from Old Town by the railroad tracks and US 79
- Displacement of the existing neighbors
- S. FM 1660 expansion could stifle walkability if proper sidewalks and/or bike lanes aren't planned.
- Landscaping throughout will passively fight the heat island effect

## DISTRICT OBJECTIVES

1. Develop an urban center along E. Front Street that provides diverse housing options and services.
2. Provide safe and connected wide sidewalks for people to walk and bike throughout the district.
3. Create a community space that celebrates the Little Ebenezer Baptist Church.
4. Develop a pocket neighborhood south of E. Austin Avenue and west of Brushy Street.
5. Create a landscape buffer in the UPRR right-of-way.
6. Build safe pedestrian connections from the Orgain District to Old Town and the Co-Op Districts.

## ORGAIN DISTRICT POCKET NEIGHBORHOOD CONCEPT

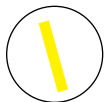
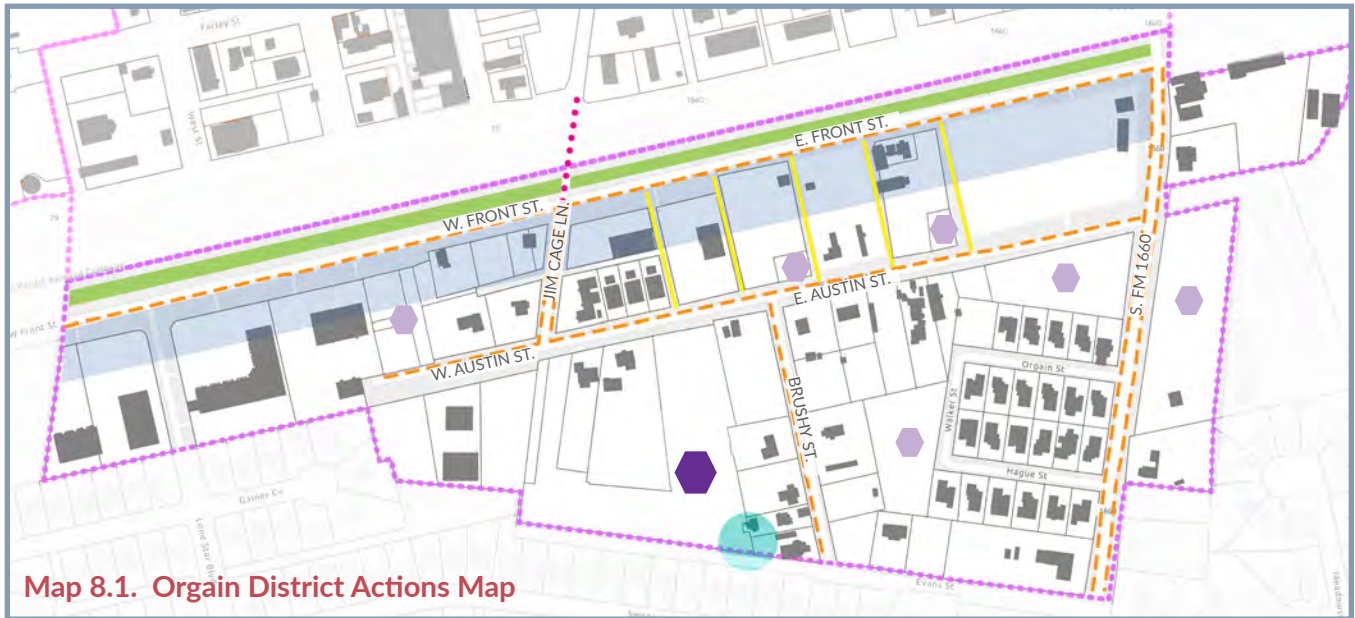
The Orgain District pocket neighborhood small area concept is located at 101 East Austin Avenue on a 3.46-acre vacant parcel of land. The small area plan includes a mix of missing middle housing types, parks, new streets and alleys, and small blocks representative of Downtown Hutto.



Figure 8.8. Austin Street Area Conceptual Site Plan

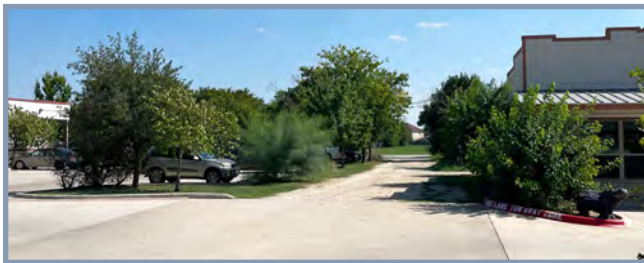
## ORGAIN DISTRICT ACTION ITEMS

The Orgain District objectives are determined based on the guiding goals for Downtown Hutto. The map below shows the location of the action items for the Orgain District on the following pages. For further details, recommendations, and tips about how to complete the district objectives successfully, see the Downtown Implementation Plan starting on page 228.

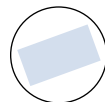


### RECONNECT BLOCK NETWORK

Finish out the grid that exists in the blocks between Front Street and Austin Avenue to reflect the urban fabric of Old Town.



Unfinished right-of-way between E. Front Street and E. Austin Avenue. Hutto, TX.

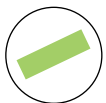


### FRONT STREET URBAN CENTER

Allow redevelopment of the blocks between Front Street and Austin Avenue between S. FM 1660 and Lone Star Boulevard as an urban center for the south-side of Downtown Hutto with mixed use buildings along Front Street and high-density housing along East Austin Avenue.



Front Street suburban style development. Hutto, TX.



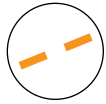
### PLANT LANDSCAPE BUFFER

Plant a landscape buffer in the Union Pacific Railroad (UPRR) right-of-way along E. Front Street to provide a noise and site buffer for businesses and housing fronting the railroad tracks.



UPRR right-of-way along E. Front Street. Hutto, TX.





## COMPLETE SIDEWALKS

Complete the sidewalks recommended in the 2020 Hutto Parks and Trails Master Plan.



Lack of pedestrian infrastructure along E. Front Street. Hutto, TX.



## DEVELOP A POCKET NEIGHBORHOOD

Develop a pocket neighborhood with a variety of housing types in the vacant land south of E. Austin Avenue and west of Brushy Street behind the existing properties (see concept plan later in the chapter).

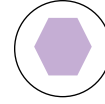


The Allure of Pocket Neighborhoods. Forbes.com.



## BUILD PEDESTRIAN CONNECTIONS

Provide multimodal connections between the Orgain District and the Co-Op and Old Town Districts that are safe for people walking and biking.

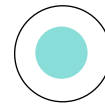


## MISSING MIDDLE HOUSING INFILL

Build more missing middle housing south of E. Austin Avenue to provide affordable housing and a diversity of housing options.



"Sophisticated of missing middle." CNU.org.



## CREATE A COMMUNITY SPACE BY CHURCH

Create a community space, garden or park in the rear of the Little Ebenezer Baptist Church to preserve the site and celebrate it as a historic community gather space.



Little Ebenezer Baptist Church. Hutto, TX.



Tunnel connecting Texas A&M campus under an active railroad and street. Klotz Associates.

## OLD TOWN DISTRICT

*Old Town is situated perpendicular to US 79 and the Union Pacific railroad tracks. It is bound by Live Oak Street to the north, N FM 1660 to the east, US 79 to the south, and West Street to the west. The district contains some of the oldest buildings in Hutto along East Street, which served as Hutto's primary market street for nearly a century.*

### DISTRICT VISION

The Old Town District thrives as a walkable and connected historic urban center throughout its boundaries before transitioning to a mix of medium- and high-density residential north of Live Oak Street. Hutto's house-form commercial fills in and becomes an attraction. East Street is held up as A HIPPO WAY OF LIFE example.

### S.W.O.T. ANALYSIS

The following SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis shows significant strengths, weaknesses, opportunities, and threats facing the Old Town District in Downtown Hutto. This analysis was intended to capture the district's strengths and weaknesses, while understanding opportunities and threats impacting its future.

#### STRENGTHS

- Buildings are intact and in use
- East Street is naturally a slow street due to existing conditions
- Creative business promotion, such as Pie Happy Hour (buy a slice of pie, get a free drink) at the famous Texan Cafe & Pie Shop
- Already an 11-hour district on weekends

#### OPPORTUNITIES

- Creative lighting to draw interest to Old Town after hours
- Build upon Pie Happy Hour
- Undeveloped parcels between East Street and FM 1660
- Entrepreneurs, craftspeople, street vendors
- Long parcels and buildings with multiple entrances along East Street

#### WEAKNESSES

- Variety of businesses and activities
- Weeknight hours
- Access from US 79
- Lack of connectivity to surrounding neighborhoods and the Co-Op District

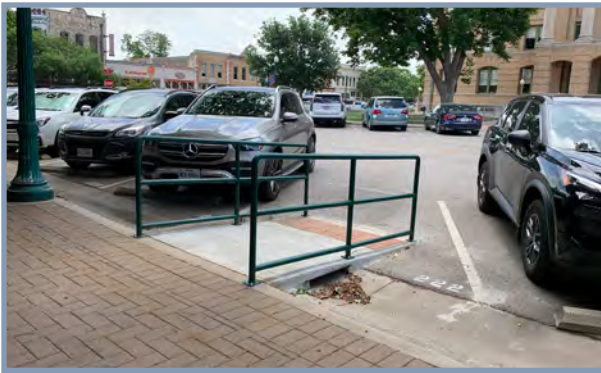
#### THREATS

- Unbridled development of the parcels between East Street and FM 1660
- External control of right-of-way and railroad
- Co-Op development, if not supportive of Old Town



## DISTRICT OBJECTIVES

1. Encourage business activity in Old Town, especially along and close to East Street.
2. Encourage public art that serves a dual purpose, such as lighting or seating or jungle gym.
3. Encourage denser building occupancy with multiple tenants.
4. Adding benches mid-block or at the end of the street will support walkability.
5. Seek dual-purpose opportunities to highlight the historic architecture, such as public lighting as art.
6. Close East Street to vehicular traffic as often as possible, especially during events, weekends, and holidays.
7. Celebrate A HIPPO WAY OF LIFE every day through additional seating, water features, safe crossings, and places for play through Old Town.
8. Further alley activation behind East Street.



Accessible ramp in Georgetown, TX, that also occupies a parking space.



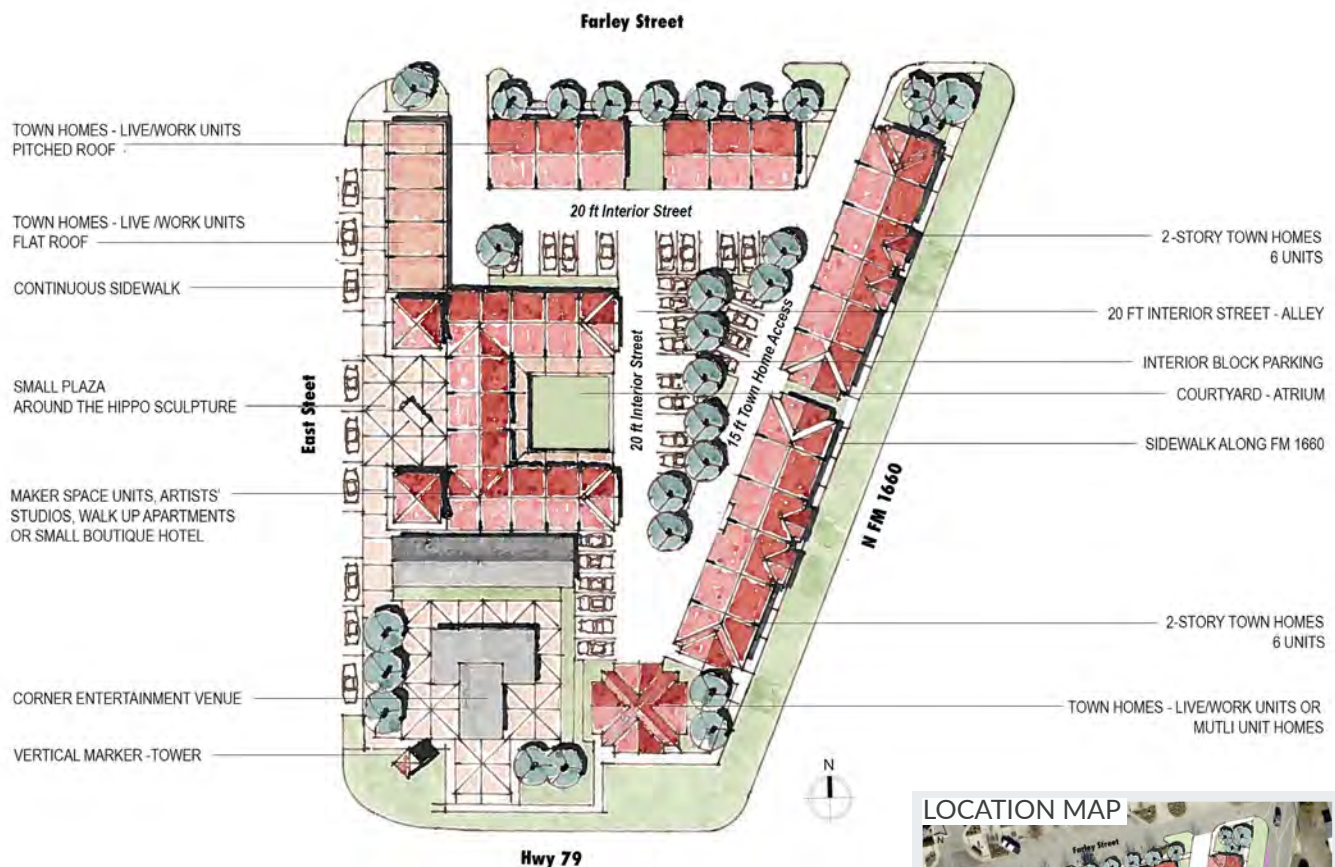
Furniture in Georgetown's downtown includes seating, decorative bike racks, and a sandwich sign for a nearby store.



Alley-entrance to an art studio in Taylor, TX, provides interest, expands the use of the building, and activates an alley.

# EAST STREET BLOCK SMALL AREA PLAN CONCEPT

*The East Street Block is located on the 100 block of East Street and at 101 N. FM 1660 on 1.47 acres of a partially developed parcel of land in the Old Town District. The small area plan concept incorporates the objectives to support the vision for a walkable and connected district. It includes a mix of missing middle housing types with live-work units along East Street and townhomes lining Farley Street and N. FM 1660. A boutique hotel framing Henrietta the Hippo provides housing for visitors to enjoy walking to restaurants and entertainment and experience historic Hutto.*



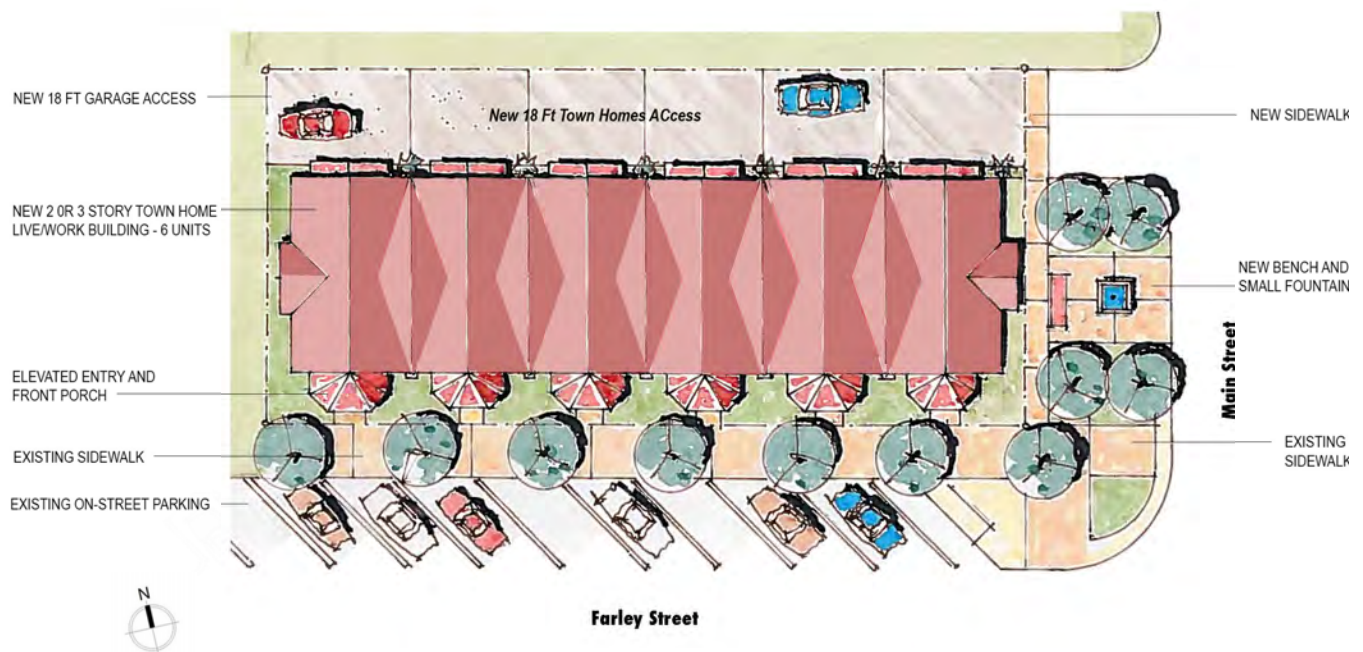
### Figure 8.9. East Street Area Conceptual Site Plan





## FARLEY STREET ROWHOUSE SMALL AREA CONCEPT

The small parcel on Farley Street adjacent to Main Street is a critical component to creating the necessary street edge to connect Old Town to the Co-Op District. The City has already installed the appropriate street infrastructure to facilitate the connection. The private landowner has the opportunity to build a series of units that line the street and create a physical connection between the public and private spaces. Parking gets tucked behind and maintains an uninterrupted continuous sidewalk along Farley Street.



**Figure 8.10. Farley Street Townhomes Conceptual Site Plan**





## EAST STREET BLOCK CONCEPT STREET VIEW



Figure 8.11. East Street Block Concept





Source: Simplicity Design

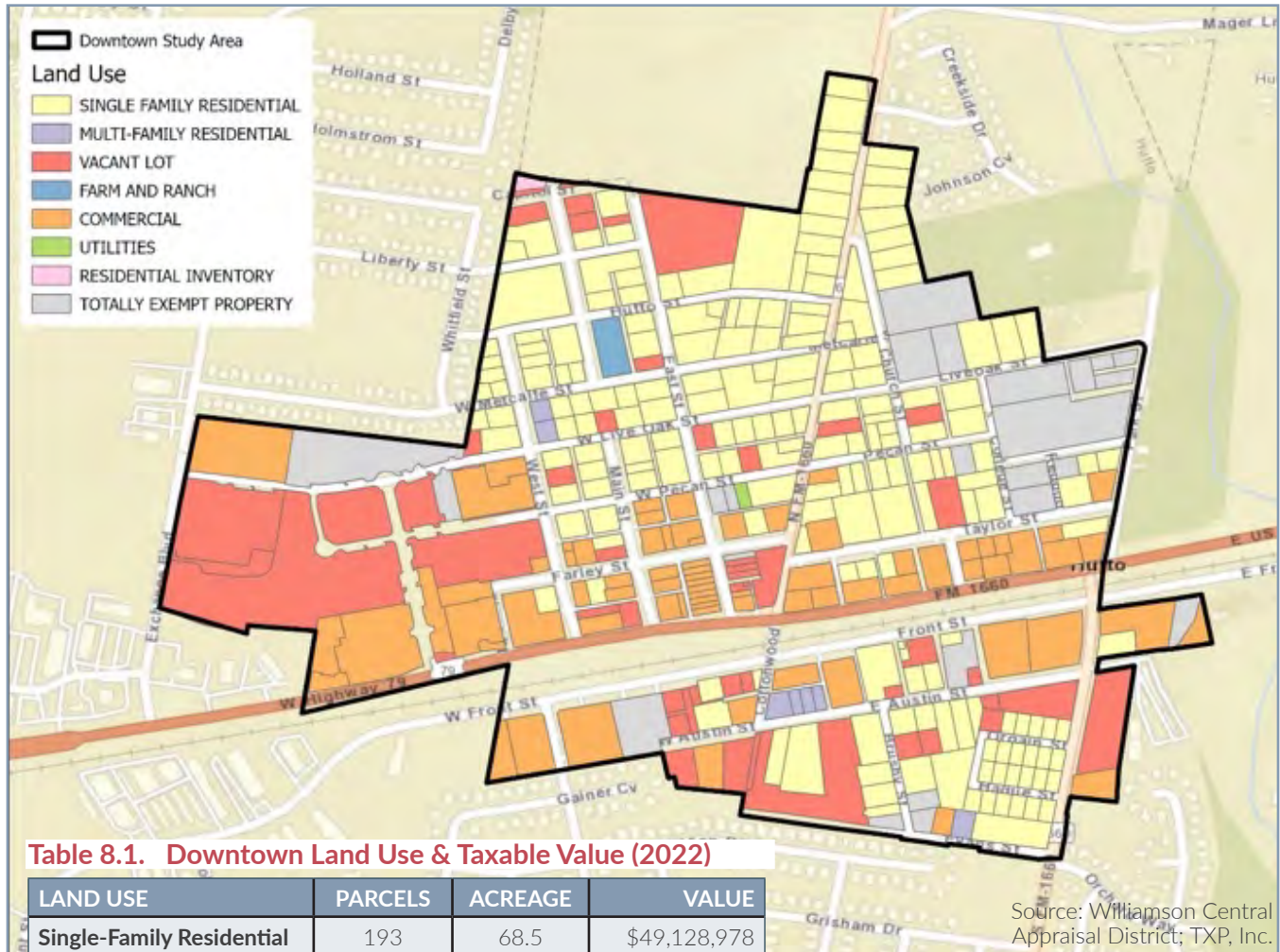


# DOWNTOWN HUTTO ECONOMICS

## EXISTING LAND USE & TAXABLE VALUES - 2022

Downtown Hutto serves as the traditional economic and cultural hub of the community. There are over 190 single-family homes and 80 private sector businesses in Downtown Hutto. In 2022, the taxable value of all properties was over \$107.3 million dollars.

**Map 8.2. Existing Land Use in Downtown Hutto (2022)**

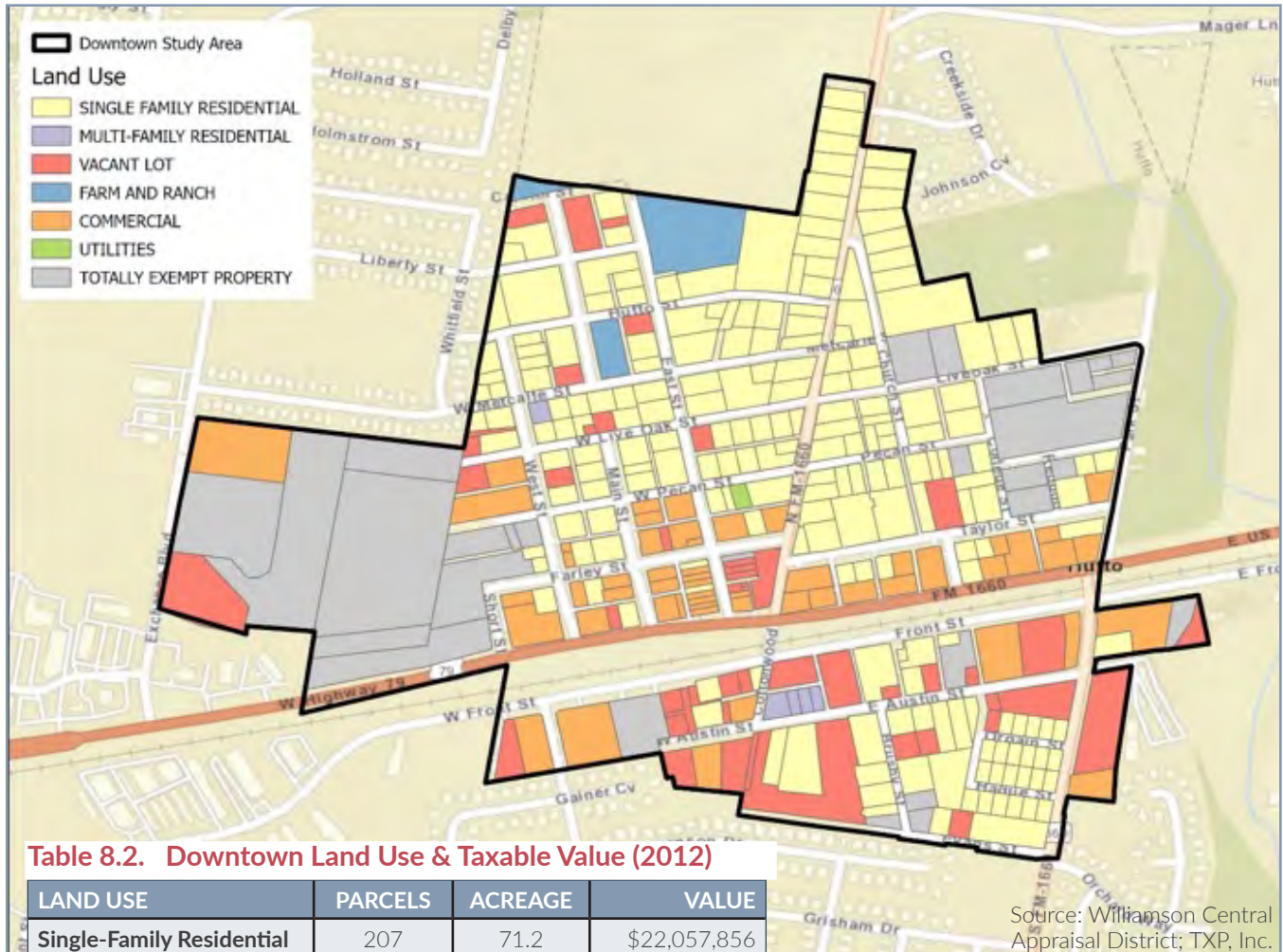


Source: Williamson Central Appraisal District; TXP, Inc.

## HISTORIC LAND USE & TAXABLE VALUES - 2012

Over the past 10 years, the taxable value of Downtown Hutto has more than doubled. In 2012, the taxable value of all properties was \$42.8 million. The majority of property appreciation has occurred for the Single Family Land Use category and parcels included in the Hutto Co-Op District.

**Map 8.3. Existing Land use in Downtown Hutto (2012)**



**Table 8.2. Downtown Land Use & Taxable Value (2012)**

| LAND USE                  | PARCELS    | ACREAGE      | VALUE               |
|---------------------------|------------|--------------|---------------------|
| Single-Family Residential | 207        | 71.2         | \$22,057,856        |
| Multifamily Residential   | 5          | 0.9          | \$721,901           |
| Vacant Lot                | 48         | 22.8         | \$2,619,070         |
| Farm and Ranch            | 3          | 5.1          | \$2,350             |
| Commercial                | 54         | 20.0         | \$17,386,910        |
| Utilities                 | 1          | 0.0          | \$22,500            |
| Residential Inventory     | 0          | 0.0          | \$0                 |
| Totally Exempt Property   | 29         | 41.4         | \$0                 |
| <b>TOTAL</b>              | <b>347</b> | <b>161.4</b> | <b>\$42,810,587</b> |

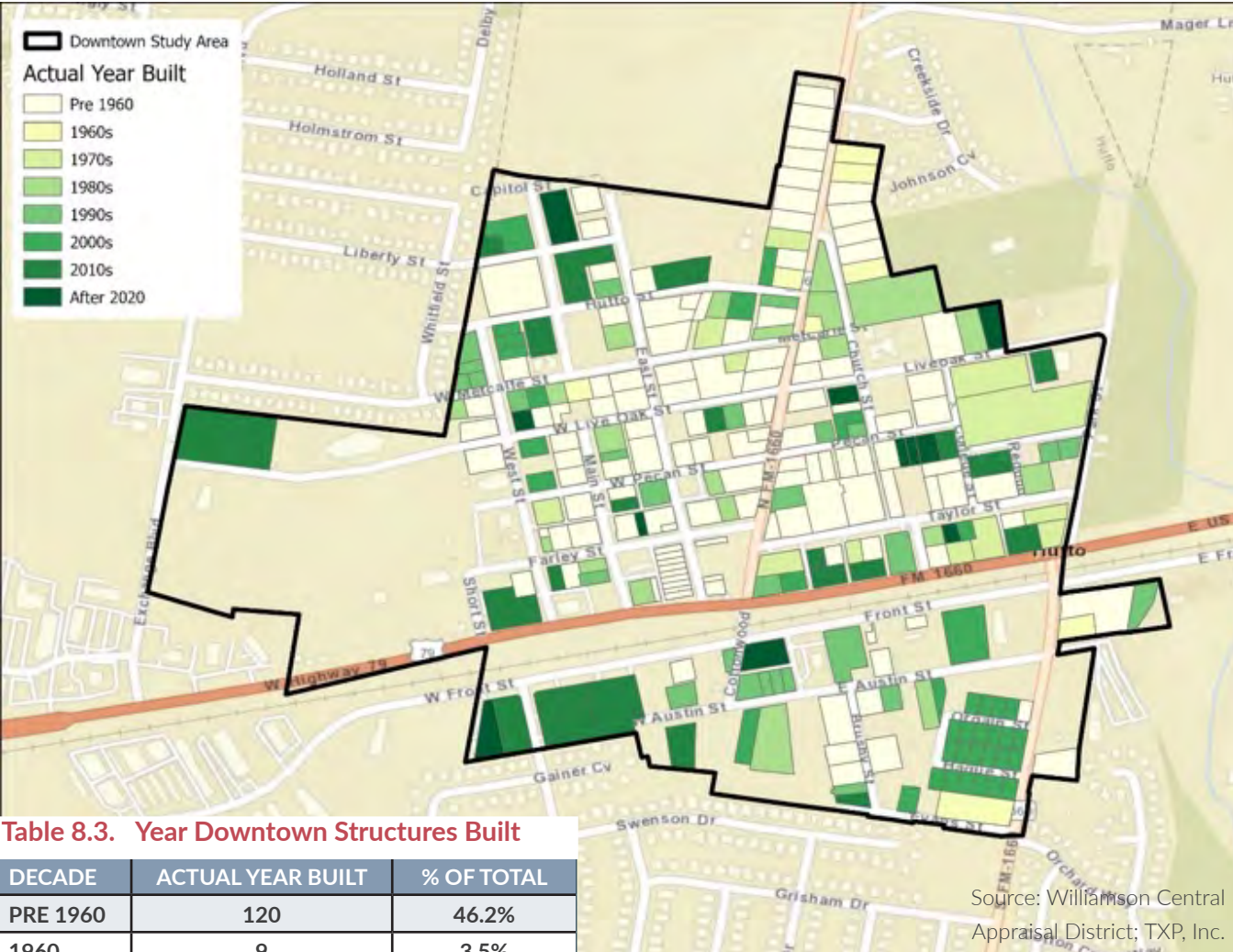
Source: Williamson Central Appraisal District; TXP, Inc.



## AGE OF PROPERTIES IN DOWNTOWN

Consistent with a historic downtown, 50% of the structures (residential and commercial) were built before 1960. Less than 5.0 of the structures were constructed over the past five years. The majority of newer properties are commercial buildings clustered along US 79.

Map 8.4. Actual Year Built for Properties in Downtown Hutto



Source: Williamson Central Appraisal District; TXP, Inc.



## DOWNTOWN STUDY AREA BUSINESSES CHARACTERISTICS

For this assessment, a database of current businesses located in Downtown was acquired from Data Axle – a leading provider of business and consumer data across the United States. This dataset was used to provide detailed information not found for small areas in public datasets. There are about 92 businesses and organizations located within Downtown Hutto. Public Administration is the largest employer with over 220 workers. The majority of businesses are clustered along Front, Farley, and Taylor Streets. Nearly 74% of the firms would be classified as small businesses having less than 10 employees. The physical footprint of most historic buildings throughout small towns in Texas limits the employment size of the tenant leasing space.

While the businesses in Downtown are small, it can be easier to lease the vacant spaces when an establishment closes or moves to another area of the City. As one thinks about supply and demand forces impacting Downtown spaces, there appears to be an equilibrium. Each year about two to three new businesses open in Downtown, likely filling space previously occupied. While older historic downtowns oftentimes have empty buildings that are challenging and costly to rehabilitate, the Downtown employment base in Hutto remains stable. In addition, the buildout of the Hutto Co-Op District will create additional economic and residential activity within the area.

**Table 8.4. Downtown Study Area Jobs by NAICS Industry Sector (2022)**

| SECTOR                                        | FIRMS     | JOBS       |
|-----------------------------------------------|-----------|------------|
| Construction                                  | 6         | 82         |
| Manufacturing                                 | 2         | 24         |
| Wholesale Trade                               | 2         | 17         |
| Retail Trade                                  | 6         | 22         |
| Information                                   | 2         | 19         |
| Finance & Insurance                           | 4         | 15         |
| Real Estate, Rental & Leasing                 | 3         | 18         |
| Professional, Scientific & Technical Services | 9         | 22         |
| Administrative & Support Services             | 6         | 35         |
| Educational Services                          | 5         | 95         |
| Health Care & Social Assistance               | 11        | 41         |
| Arts, Entertainment & Recreation              | 1         | 7          |
| Accommodation & Food Services                 | 6         | 48         |
| Other Services (except Public Administration) | 12        | 36         |
| Public Administration*                        | 12        | 222        |
| Unclassified Establishments                   | 5         | 0          |
| <b>TOTAL</b>                                  | <b>92</b> | <b>703</b> |

Source: Data Axle; TXP, Inc.

\*This includes city departments counted separately.

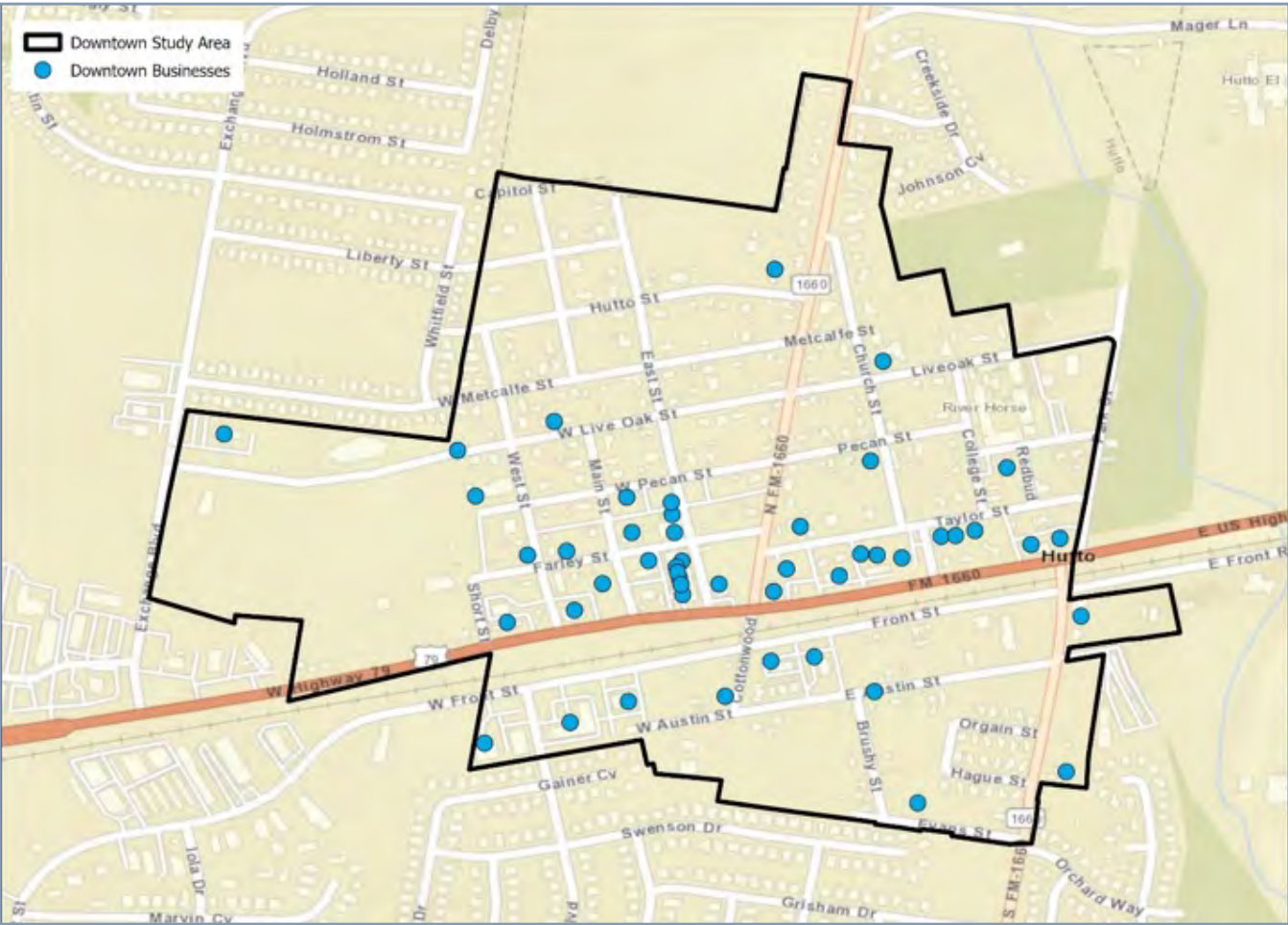
**Table 8.5. Downtown Private Sector Businesses by Employment Range (2022)**

| EMPLOYMENT RANGE | FIRMS     | PERCENT OF TOTAL |
|------------------|-----------|------------------|
| 1 TO 4           | 49        | 53.3%            |
| 5 TO 9           | 19        | 20.7%            |
| 10 TO 19         | 12        | 13.0%            |
| 20 TO 49         | 2         | 2.2%             |
| 50 TO 99         | 3         | 3.3%             |
| 100 TO 249       | 1         | 1.1%             |
| Unknown          | 6         | 6.5%             |
| <b>TOTAL</b>     | <b>92</b> | <b>100.0%</b>    |

Source: Data Axle; TXP, Inc.

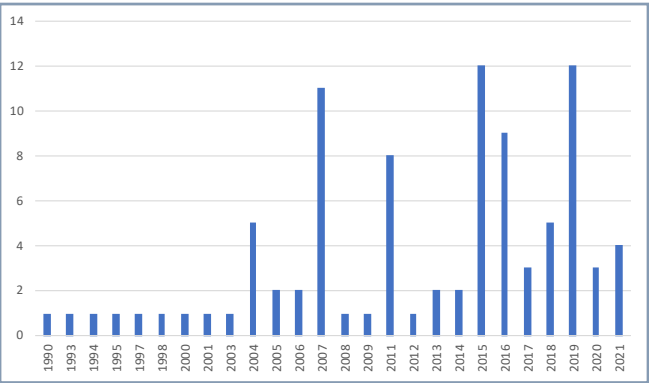
\*This includes city departments counted separately.

Map 8.5. Downtown Hutto Businesses



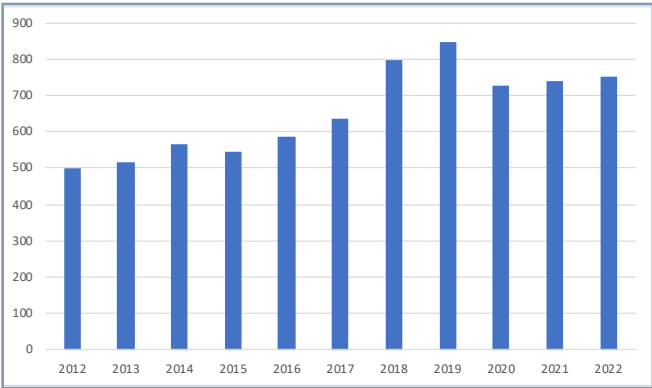
Source: Data Axel; TXP, Inc.

Table 8.6. Businesses and Organizations Added to Downtown Hutto per Year



Source: Data Axel; TXP, Inc.

Table 8.7. Downtown Hutto Employment Trends

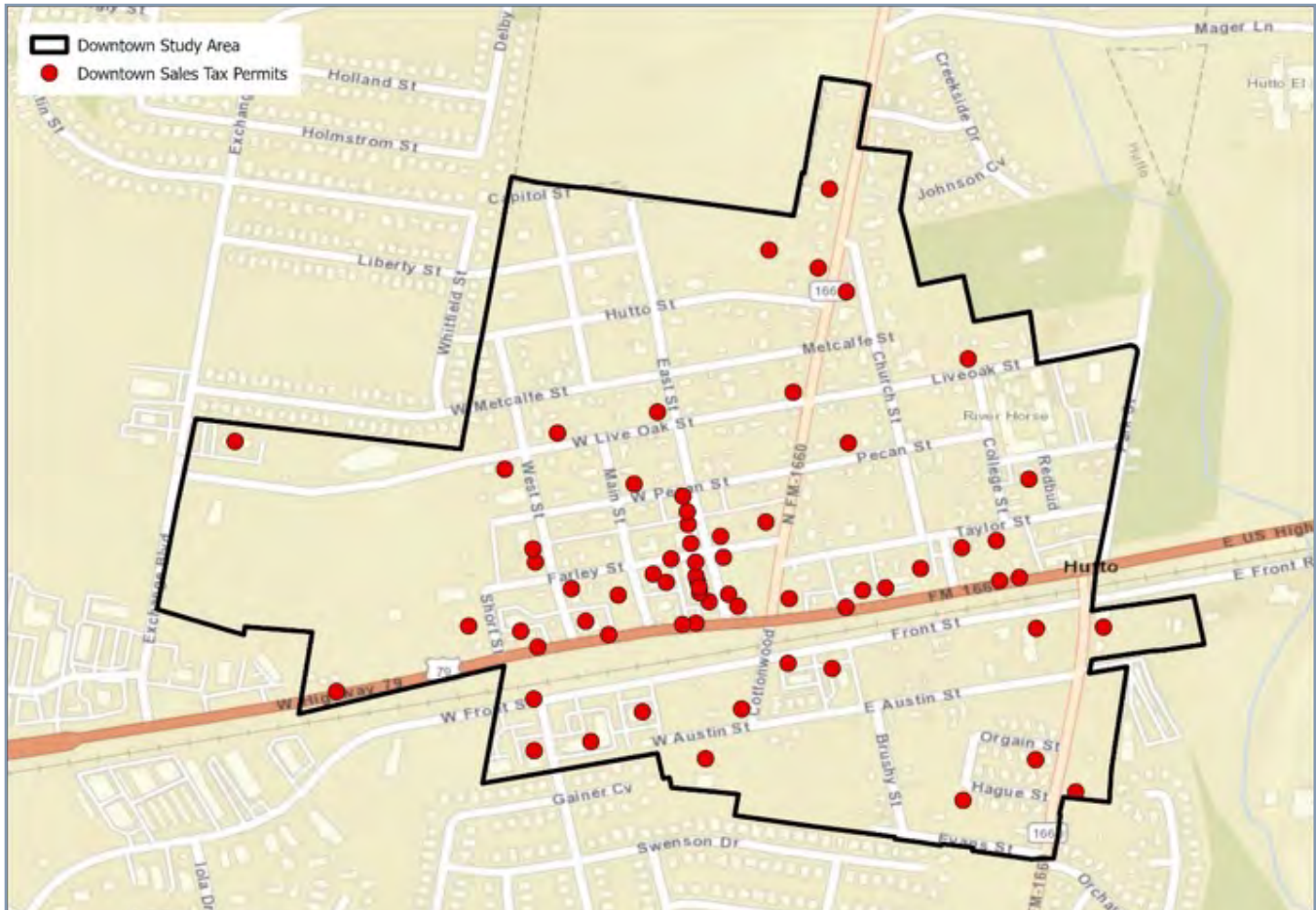


Source: U.S. Census Bureau OnTheMap LEHD; Data Axel; TXP, Inc.

## SALES TAX REVENUE

The Texas Comptroller of Public Accounts provided aggregate data related to sales tax generated by Downtown businesses. Over the past few years, sales tax revenue has increased in Downtown at a similar rate to the overall City. Downtown is now responsible for just over 6.4% of total Hutto sales tax collections.

**Map 8.6. Downtown Hutto Sales Taxpayers**



Source: Texas Comptroller of Public Accounts

**Table 8.8. City of Hutto Sales Tax Revenue Generated by Location**

| YEAR | DOWNTOWN  | CITY OF HUTTO |
|------|-----------|---------------|
| 2017 | \$316,269 | \$4,439,742   |
| 2018 | \$399,732 | \$4,975,960   |
| 2019 | \$435,193 | \$5,745,094   |
| 2020 | \$482,041 | \$7,330,571   |
| 2021 | \$614,612 | \$9,624,734   |

Source: Texas Comptroller of Public Accounts

## TOURISM IN DOWNTOWN HUTTO

Hutto's historic Downtown attracts thousands of visitors each year. Events such as the Santa Crawl, Crawfish Festival, and Sunset Block Party attract attendees from across the Austin region. These non-local visitors are a significant contributor to sales tax generation within the Downtown. To illustrate the appeal of Downtown Hutto and related events, visitor data was obtained for two events: Santa Crawl 2021 and Crawfish Festival 2022. Approximately 60% of visitors traveled more than 5 miles to attend the events – a good indication these attendees are not Hutto residents.

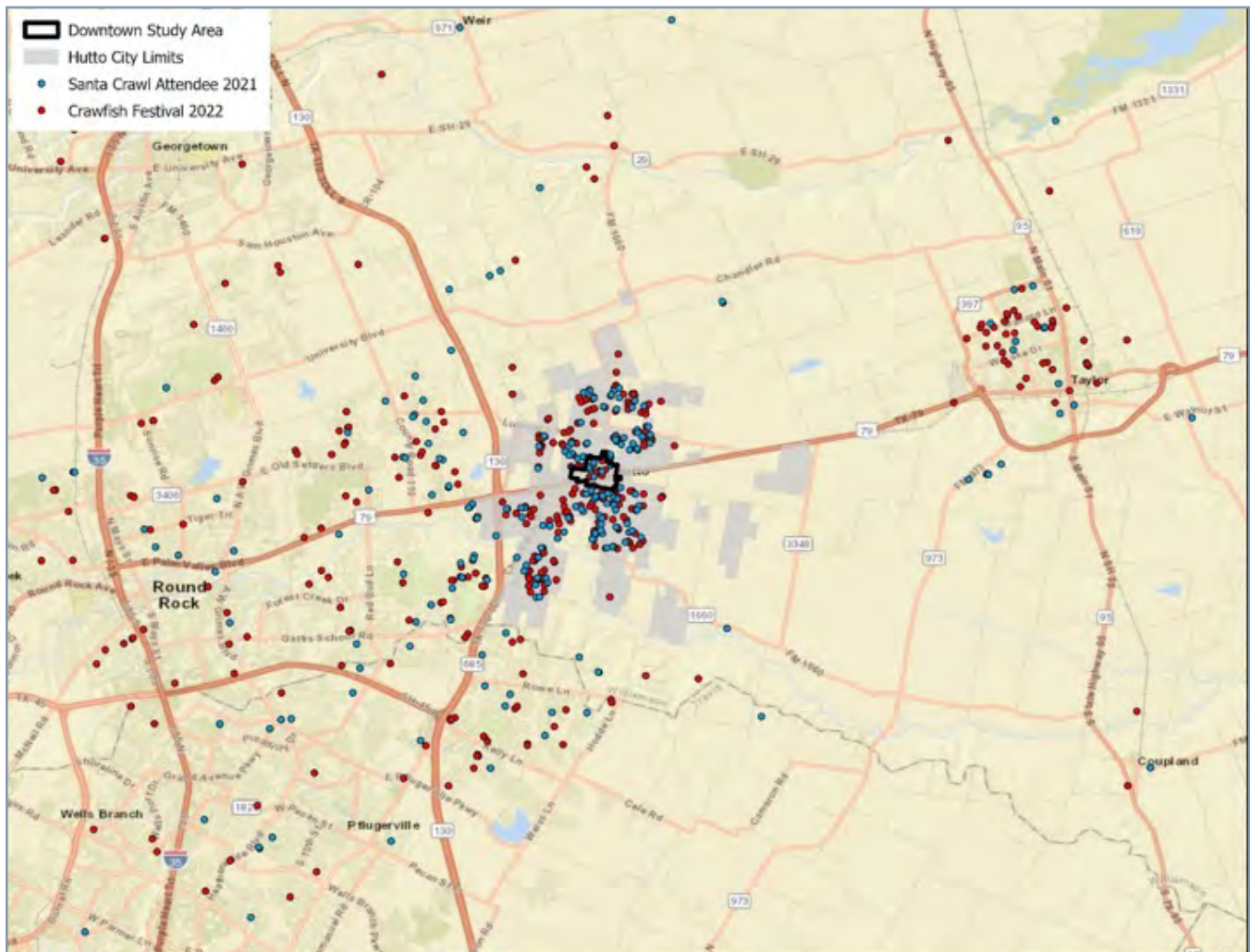
**Table 8.9. City of Hutto Sales Tax Revenue Generated by Location**

|                                         | SANTA CRAWL 2021 | CRAWFISH FESTIVAL 2022 |
|-----------------------------------------|------------------|------------------------|
| <b>MEDIAN DISTANCE TRAVELED</b>         | <b>3.5 MILES</b> | <b>5.5 MILES</b>       |
| <b>LIVES BETWEEN 1 AND 2 MILES</b>      | <b>19%</b>       | <b>14%</b>             |
| <b>LIVES BETWEEN 2 AND 3 MILES</b>      | <b>19%</b>       | <b>19%</b>             |
| <b>LIVES BETWEEN 3 AND 5 MILES</b>      | <b>9%</b>        | <b>7%</b>              |
| <b>LIVES BETWEEN 5 AND 10 MILES</b>     | <b>11%</b>       | <b>7%</b>              |
| <b>LIVES BETWEEN 10 AND 25 MILES</b>    | <b>14%</b>       | <b>21%</b>             |
| <b>LIVES GREATER THAN 25 MILES AWAY</b> | <b>14%</b>       | <b>17%</b>             |
| <b>TOTAL</b>                            | <b>100%</b>      | <b>100%</b>            |

Source: TXP, Inc; Near.



### Map 8.7. City of Hutto Sales Tax Revenue Generation by Location



Source: TXP, Inc; Near.



## ART & PUBLIC SPACES

Henrietta the Hippo receives visitors from around the world. Celebrating art in public places is A HIPPO WAY OF LIFE. Supporting the opportunity for residents and visitors to experience art on their daily strolls, bike rides, or drives through the City grounds the people in Hutto's culture.

### ROOM FOR ART

Making room for art Downtown will improve the experience and generate revenue for business owners. Creating experiences that are light-hearted, fun, and out of the ordinary is what people love about downtowns. The more to do, the longer people stay, the more money they spend, and the more people they meet. **Making room for all to participate is A HIPPO WAY OF LIFE.**

### ART IN PUBLIC SPACES

Art, it's fun, freeing, reflective, or whatever the mind makes it. Experiential art is delivered in many mediums that would be good additions to Downtown.

### START ART

Bringing artists out of their shells and into the streets could take effort. Sometimes just providing the space is not enough. The independence of the artists will determine where the art goes and the interface with the community. Start Art by:

1. Involving the artists in the planning
2. Paying them a fair price for their time, talent, and art
3. Engaging the schools and assisted living homes
4. Picking spaces and have competitions
5. Celebrating a Hippo Way of Life through art



An "Instagram moment" created with one of the character-defining Hutto Hippo sculptures.



Playfully large chair provides visual interest, seating, and entertainment all in one.



"Yes It's Art" signage at a pop-up installation in a business' parking lot.





Low impact landscaping decorates the public realm in front of a Downtown Hutto business.



A mural along a fence on Farley Street welcomes visitors into Downtown Hutto.



Personalized by businesses and individuals, Hutto hippos are sprinkled throughout Downtown.





## DOWNTOWN LIVING

*Downtown Hutto is the original activity center of the City. The goals presented in this plan will lead Downtown to be fully walkable, diverse, and local. These are the elements that make up the living experience Downtown. Each element is described and action items are included in the Implementation Chapter of the Comprehensive Plan.*

### HOUSING



A historically-inspired house with a large lot in Downtown Hutto.

Downtown Hutto housing is unique to the City by age, architecture, lot size, and lot configuration. Homes are mixed in with businesses and offices and are within walking distance to parks, civic spaces, and schools. Housing is low density and ~93% detached residential. The Downtown is regulated by zoning which supports a variety of residential building types, including accessory dwelling units, allows for smaller setbacks, and includes a mix of residential and commercial.

#### INFILL BEST PRACTICE EXAMPLE: BRYAN, TX PATTERN BUILDINGS

In September 2020, as recommended by the Midtown Area Plan, Bryan, TX implemented pattern zoning. This created areas that are “pre-approved” for pattern buildings. As growth in the Midtown area continues, the city wants to make sure that such growth is consistent with the goals and recommendations of the Midtown Area Plan. It allows options to construct architect-designed building types that are pre-approved by the City of Bryan’s Development Services office.



Example of a pre-approved building plan in Bryan, TX, 2022.

### CONNECTIVITY



View from the Orgain District, facing US 79 and the railroad.

Street connectivity is supported by the historic block grid, slower local streets, and the mix of housing, commercial, parks, and civic spaces. However, connectivity is confined by a few variables. Inconsistent sidewalks throughout Downtown limits pedestrian connectivity from homes, parking, and businesses. Downtown has plenty of surface and on-street parking. The lack of sidewalks makes walking from one's car to a destination a daunting task. In addition, connectivity is greatly restricted between the north and south sides of Downtown by US 79 and the railroad creating a physical barrier between the Orgain, Old Town, and Co-Op Districts.

## EVENTS & TOURISM



The Hutto Farmers' Market pops up in the open yard Downtown.

Downtown Hutto hosts several events, including Hutto Market Days, Ladies Night Out, Hutto Farmers Market and annual concerts in Fritz Park. Downtown is a hub for activity. It is walkable and provides public spaces for people to meet and linger. There is also Henrietta the Hippo on East Street which attracts residents and visitors to visit and take pictures with the friendly hippo. In addition, Downtown businesses and residents display their versions of Henrietta the Hippo in their front yards and on sidewalks, which people can find all over Downtown, celebrating the City mascot.

## CIVIC SPACES



Hutto City Hall is an example of civic space.

Downtown Hutto is a complete neighborhood where homes are in close proximity to many civic spaces, such as Fritz Park, religious facilities, schools, and city buildings. The average walking distance is about a 1/4 of a mile and most residents downtown are within this distance of at least one type of civic space. Increasing the frequency of these spaces Downtown and providing multimodal connectivity to and from the spaces builds upon the diversity of experiences offered in Downtown Hutto.

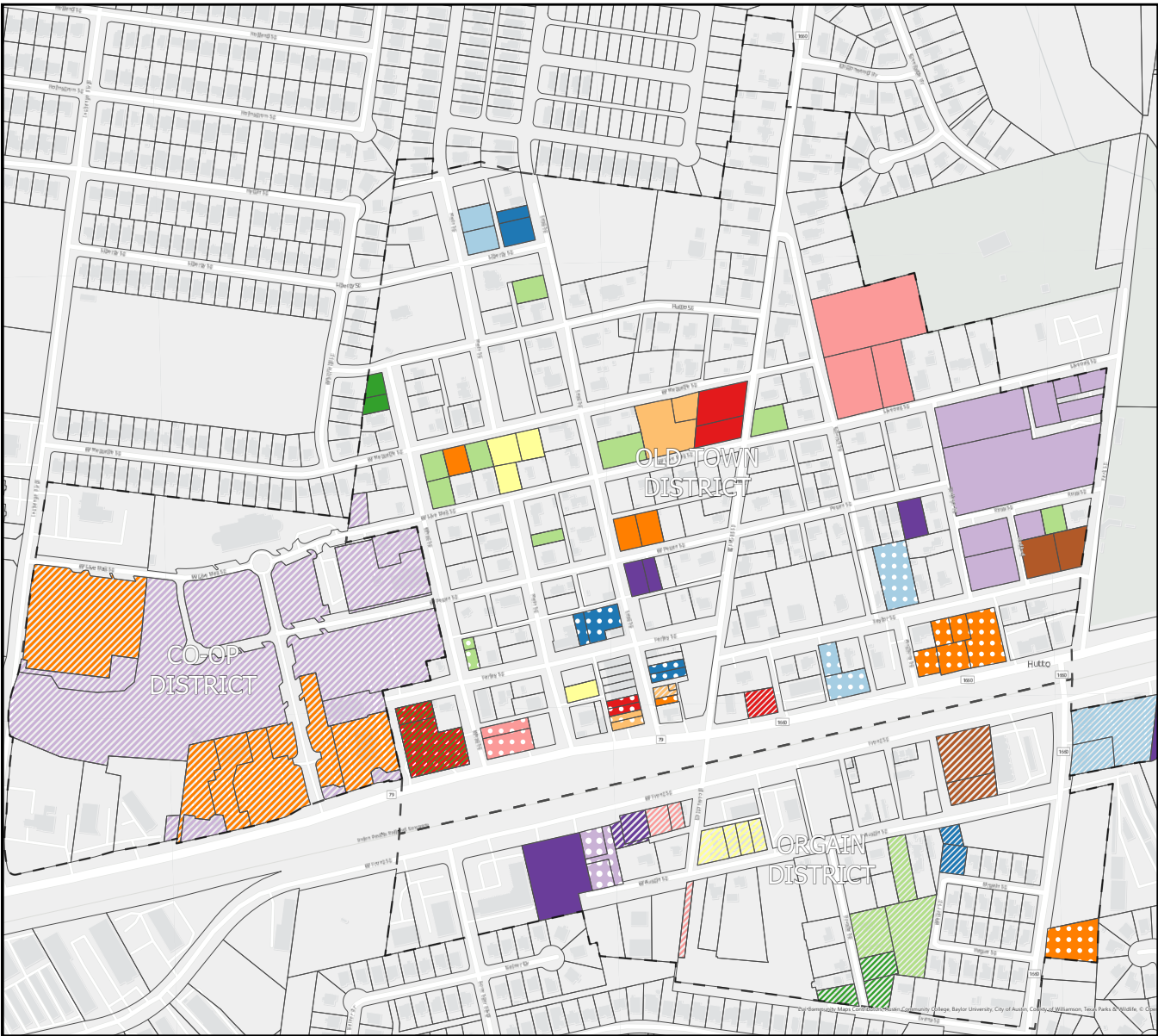
## TECH HUB



Lampost Coffee in Georgetown, TX. Source: Facebook.com, 2022.

Downtown Hutto is attractive to young professionals with spending power because it provides a unique living experience with a mix of old and new in comparison to the uniform suburban neighborhoods seen in much of Hutto. Downtown is well connected and local. It has places for people to meet and be inspired by the history and architectural significance of its historic buildings. There are coffee shops, live music, and nightlife Downtown that cater to a more active age demographic.

# EASE OF ASSEMBLY MAP



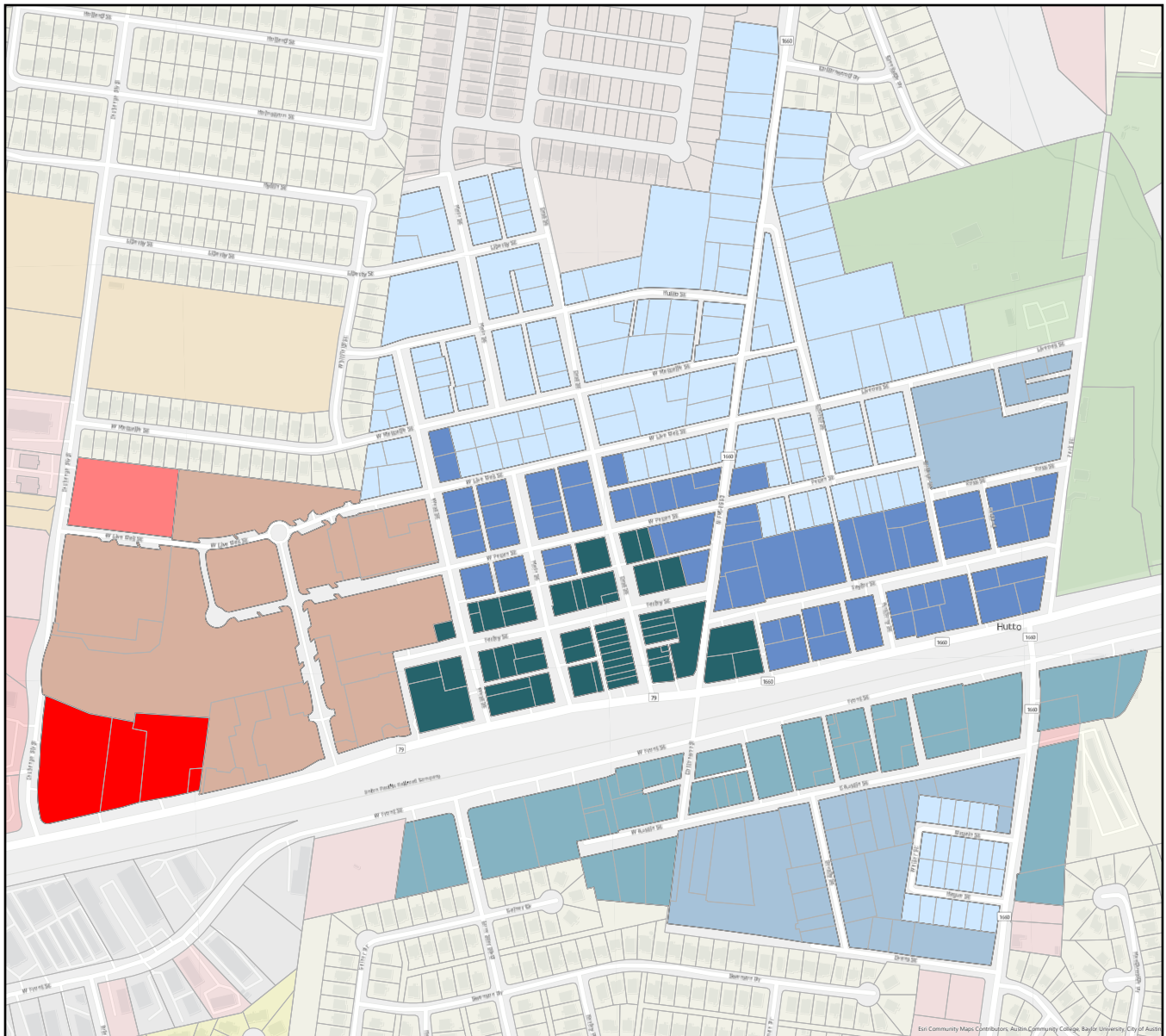
**Map 8.8. Ease of Assembly Map. Hutto, TX 2022.**

Lots with matching colors are under the same ownership.

While the development of small parcels can have a dramatic impact on Downtown, sometimes land assembly is required to accomplish larger-scale developments. This map helps visualize land ownership and opportunities for assembly for larger-scale developments in the Downtown area.



# DOWNTOWN ZONING MAP



**Map 8.9. Downtown Zoning Map. Hutto, TX 2022.**

Zoning in Downtown Hutto follows transect zoning where building density transitions from high density to lower-density building development. The zoning permits many types of missing middle housing. The transect zoning follows a stacking pattern where housing permitted in a lower-density zoning are permitted in the higher-density zonings plus the higher-density housing permitted in that zoning. Accessory Dwelling Units (ADUs) are permitted in all zoning classifications.

- Downtown Zoning**
- General Commercial (B-2)
  - Historic (OT-5H)
  - Local Business (B-1)
  - Planned Unit Development (PUD)
  - Residential (OT-3)
  - Special District (SD-A)
  - Transition (OT-4T)
  - Urban Residential (OT-4R)
- Parcels**
- Parcels

# HOUSING SUPPORTED BY ZONING

## OT-3



OT-3 Residential Zone consists of traditional residential neighborhood areas adjacent to Downtown core with a 2-story height limit.

### PERMITTED RESIDENTIAL:

|                 |           |
|-----------------|-----------|
| House           | Live/Work |
| Courtyard House | Row House |
| Sideyard House  | Duplex    |
| Cottage         | Mixed Use |
| Apartment       | Flex      |

## OT-4R



OT-4R Urban Residential Zone consists of mixed use primarily residential urban fabric with a 2-story height limit.

### PERMITTED RESIDENTIAL:

|                 |           |
|-----------------|-----------|
| House           | Live/Work |
| Courtyard House | Row House |
| Sideyard House  | Duplex    |
| Cottage         | Mixed Use |
| Apartment       | Flex      |

## OT-4T



OT-4T Transition Zone consists of a mixed use neighborhood that provides a transition to the adjoining residential neighborhood with a 2-story height limit.

### PERMITTED RESIDENTIAL:

|                 |           |
|-----------------|-----------|
| House           | Live/Work |
| Courtyard House | Row House |
| Sideyard House  | Duplex    |
| Cottage         | Mixed Use |
| Apartment       | Flex      |

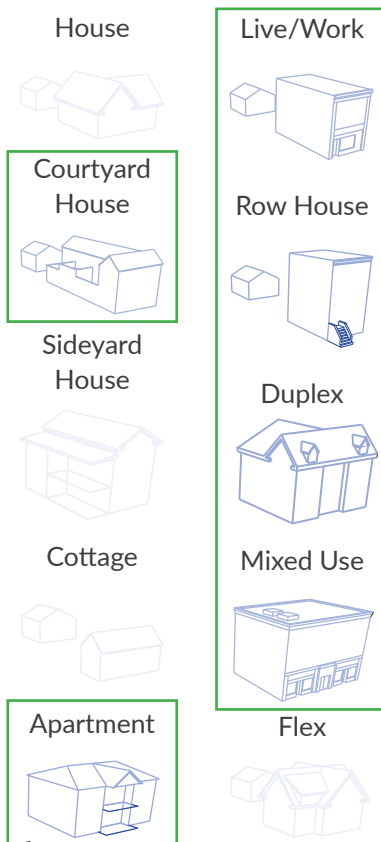
## OT-5H



Georgetown Main Street Program

OT-5H Historic Zone consists of Hutto's Old Town core which is a high intensity mixed use neighborhood with a 2-story height limit.

### PERMITTED RESIDENTIAL:



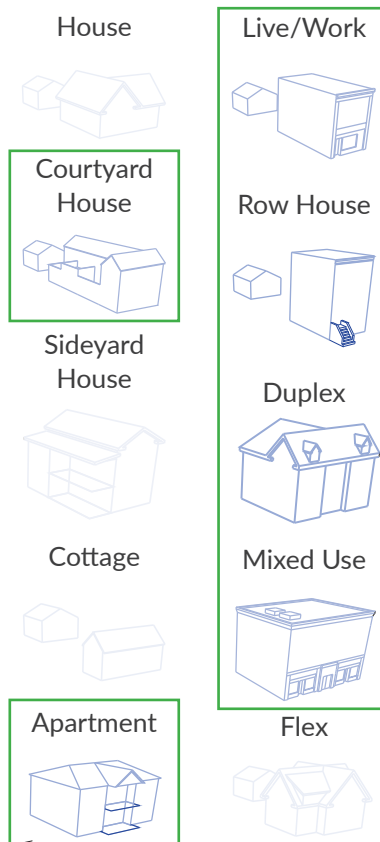
## OT-5C



Missing Middle Housing. Opticos.

OT-5 Co-Op Zone consists of the highest intensity and height, with the greatest variety of uses, and civic buildings with a 5-story limit.

### PERMITTED RESIDENTIAL:



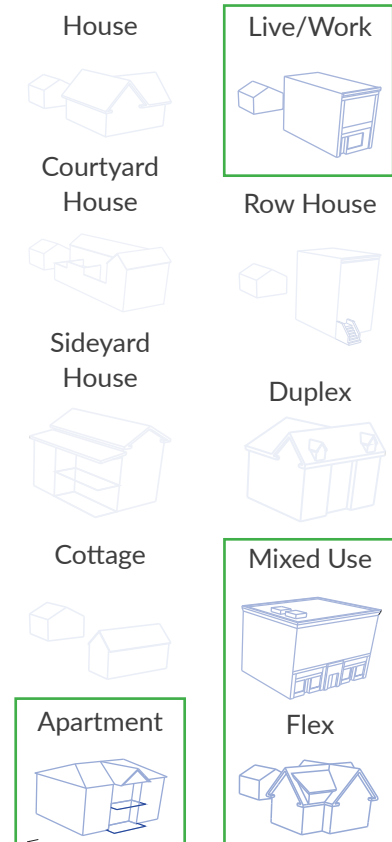
## SD-A



City of Frisco. Loopnet.com.

SD-A Arterial Special District Zone consists of lower intensity commercial located in low-density auto-oriented buildings with a 2-story height limit.

### PERMITTED RESIDENTIAL:





# DOWNTOWN ACTIVATION

*Hippos are always looking for something to do, from grabbing a tasty snack to taking a nap in the sun to playing lawn games with their families. Hutto's Downtown should reflect these values every day, all year round.*

## PASSIVE ACTIVATION

As with hippos, humans are always looking for something to do. Contrary to popular belief, activation in downtowns can be passive. Hutto's active programming calendar brings people Downtown, but often struggles to convince them to return on their own.

### ACTIVATION IN 3 STAGES

Hutto's activation method begins at the heart. When a hippo plays, it doesn't consider what other hippos think of it, it just plays. These three steps are intended to engage and encourage play.

#### 1. Storytelling

Create interest points that share Hutto's stories. The stories could be historic facts, oral histories, or local rumors, like Henrietta's backstory. Display these publicly for self-guided tours. Visitors will love to read these!

#### 2. Local Entrepreneur Spaces

Hutto has a dense population of entrepreneurs, including people with "side hustles" and young people. City events can have dedicated spaces for these hard-working hippos to sell, host, or meet and will not only encourage them to attend City events, but will also help them gain exposure and build a Hutto-based support network.

#### 3. Layered Experiences

Allowing multiple businesses to exist in a single space will not only create more income-generating spaces Downtown, but will also allow for lower rents and will create more opportunities to fully occupy an East Street building.



Kiosks in El Paso, TX could share local stories.



Low-rise East St. historic buildings have lights along the parapets to highlight the architecture at night.



East Street storefront window seasonal display that only occupies a portion of the window, leaving the remaining window open for pedestrian window shopping.

# HISTORIC PROPERTIES

## HISTORIC HUTTO

Hutto's oldest section of Downtown is located along East Street. Most of these buildings were constructed in 1890. At this time, the businesses primarily served those who arrived via the railway. Uses included restaurants, a hotel, a bank, and livery stables.

Through the early 20th Century, Hutto's Downtown became a hub for locals for shopping and leisure. The rail-serving businesses were slowly replaced with department stores that would provide everything from milk to motors for farm equipment.

## TREATMENT

To avoid burdensome treatments, encourage property owners to conduct regular maintenance and conditions assessments of their historic structures, especially the attached row of buildings along East Street. Treatment may include:

- **Materiality**
  - All masonry structures require regular cleaning to ensure the removal of bio-growth
  - Repointing should occur as-needed with materials that match the existing material
  - Ensure that the appropriate mortar is used when replacement is needed
- **Storefronts**
  - Encourage storefront personalization
  - Seasonal and holiday displays are encouraged
  - At least 40% of each window should remain clear to allow for natural light and street visibility
- **Lighting**
  - Lighting should focus downward, toward pedestrians
  - Lighting should be soft white and off-white



Inappropriate replacement materials can damage surrounding materials.



Regular maintenance to remove bio-growth on areas prone to moisture is necessary for masonry.



Bright displays seen through a storefront.



# DOWNTOWN IMPLEMENTATION PLAN

The downtown plan includes many opportunities for the community leaders to enhance and preserve the key components that make Downtown Hutto a special place. The plan consciously provides programs that make the below solutions implementable. Bringing the plan to life is achieved in a series of bite-sized solutions to long-term improvements, all needing to be accomplished but created in a way that allows incremental changes.

## BITE-SIZED SOLUTIONS: 1 TO 3 YEARS

Bite-size solutions are 1 to 3 year projects that require a little funding and big imagination. Building on these items will help set the stage for downtown's future. These projects feed into the more significant projects but function as a starting point.

| TOPIC                                                                                                                                                                                                                                                                                                                           | ACTION ITEMS                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RIGHT-OF-WAY (ROW) RECLAMATION</b>                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                  |
| Reclaiming unused right-of-way permits the City to contain many acres of underutilized or unused right-of-way. The City may then use that space to activate and connect the buildings to the environment which can facilitate people's connection to the spaces.                                                                | <ol style="list-style-type: none"> <li>1. Activate leftover space by placing seating, hanging hammocks, providing games, pianos, or other musical instruments.</li> <li>2. Paint. Paint creates visual spaces by reprogramming existing places.</li> <li>3. Be creative. Hippo hopscotch, place art, lighting exhibits, or other fun ways of making a place inviting.</li> </ol> |
| <b>STREETSCAPING LITE</b>                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                  |
| Streetscaping are the details of the street that make the interface between the private and public realms comfortable and inviting. Streetscaping can include sidewalks, planter boxes, pavement, marking, delineators, street treatments, street banners, flowers lining the streets, etc.                                     | <ol style="list-style-type: none"> <li>1. String lights across the street.</li> <li>2. Hang flowers down both sides of the street.</li> <li>3. Paint paths or games that connect people to places, from downtown to the library.</li> </ol>                                                                                                                                      |
| <b>LOCAL &amp; GOOD DEVELOPERS</b>                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                  |
| The best long-term interest of the community must guide downtown development. It is essential when recruiting developers to understand their past development projects and how they can advance Hutto in achieving a more refined, hippo way of life.                                                                           | <ol style="list-style-type: none"> <li>1. Host development training sessions to share the ease and opportunities of development in Hutto.</li> <li>2. Work with local landowners to market parcels to strategic developers.</li> <li>3. Allow the EDC or create a CDC to facilitate the acquisition, entitlements, and sale of land to meet the community goals.</li> </ol>      |
| <b>BUSINESS RECRUITMENT</b>                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                  |
| Hutto's hippo theme resonates with people around the world. When you say Hutto, people respond with hippo. Creating a business recruitment strategy around the hippo way of life will help organize future efforts. An effort should be made to creatively support and integrate opportunities that grow the hippo way of life. | <ol style="list-style-type: none"> <li>1. Determine market gaps and demands.</li> <li>2. Locate current businesses that fill a Hutto niche and recruit.</li> <li>3. Create a robust, hippo-based marketing material that feeds the hippo way of life.</li> </ol>                                                                                                                 |

| TOPIC                                                                                                                                                                                                                                                                                                | ACTION ITEMS                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REZONE FRONT STREET AS AN URBAN CENTER</b>                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                      |
| Adopt zoning that permits the market to redevelop the blocks between Front Street and Austin Avenue between S. FM 1660 and Lone Star Boulevard as a urban center for the south side of Downtown Hutto with mixed use buildings along Front Street and high density housing along East Austin Avenue. | <ol style="list-style-type: none"> <li>1. Rezone as OT-5H along Front Street and OT-4T along Austin Avenue.</li> <li>2. Support redevelopment that has small setbacks, attached buildings, and diverse and affordable housing.</li> <li>3. Allow building height increase within this block from 2 stories to up to 5 stories.</li> </ol>                            |
| <b>PLANT A LANDSCAPE BUFFER</b>                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                      |
| Plant a landscape buffer in the Union Pacific Railroad (UPRR) right-of-way along E. Front Street to provide a noise and site buffer for businesses and housing fronting the railroad tracks.                                                                                                         | <ol style="list-style-type: none"> <li>1. Apply for funding from the non-dedicated State Highway Fund for beautification and landscaping of the railroad right-of-way.</li> <li>2. Make railroad property beautification inquiries available through UPRR's Public Project Contact Center.</li> <li>3. Apply for a beautification encroachment with UPRR.</li> </ol> |

## MID-RANGE SOLUTIONS: 3 TO 5 YEARS

Mid-range projects require greater coordination and budget than bite-size projects. These projects require a project manager, programming, budgeting, partnerships, and an understanding of the vision. Projects range 3 to 5 years and will be transformational in achieving the long-term betterment of Downtown.

| TOPIC                                                                                                                                                                                                                                                                                                                                                                                                                    | ACTION ITEMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>WAYFINDING</b>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Wayfinding is signage that leads visitors and residents to critical locations. Highlights could include Fritz Park, Henrietta, City Hall in the Co-Op, property, parking areas, shopping, and other vital destinations.                                                                                                                                                                                                  | <ol style="list-style-type: none"> <li>1. Engage the high school wood or metal shop.</li> <li>2. Hold a community design competition.</li> <li>3. Engage the business community to determine signage needs.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>CONNECT PEOPLE TO PLACES</b>                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Where do people want to go? What is the best way for them to get there?                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Evaluating patterns within the community will help establish key connection points for community members to get from point A to point B effortlessly or, better yet, in an environment that is very inviting. A few critical streets already facilitate this type of movement and connectivity. For example, East Street, Farley Street, and all tree lined residential downtown streets connect residences to services. | <ol style="list-style-type: none"> <li>1. Examining existing infrastructure in places throughout downtown to determine and highlight already existing spaces that connect to key places. Having this as a map or a local pamphlet could help people get out of their cars and onto the streets.</li> <li>2. Establish a network of the existing bike, pedestrian, or alternative mobility pathways from civic spaces to residential places.</li> <li>3. Create an inventory of opportunities. These opportunities could range from low gap fillers to full street or path construction projects.</li> </ol> |

| TOPIC                                                                                                                                                                                                                               | ACTION ITEMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RECONNECT BLOCK NETWORK IN THE ORGAIN DISTRICT</b>                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Finish out the grid that exists in the blocks between East Front Street and East Austin Avenue on the Orgain District to reflect the urban fabric of Old Town.                                                                      | <ol style="list-style-type: none"> <li>1. Develop north-south streets in existing rights-of-way that break the blocks and increase connectivity.</li> <li>2. Provide a minimum of 6- to 8-foot-wide sidewalks along the new streets.</li> <li>3. Adopt zoning that would allow small setbacks on new street sections and to permit dual frontage buildings on corner lots.</li> <li>4. Break the new blocks with alleys running east to west that provide rear access to the lots.</li> </ol> |
| <b>CREATE A COMMUNITY SPACE ANCHORED BY LITTLE EBENEZER BAPTIST CHURCH</b>                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Create a community space, garden or park adjacent to the Little Ebenezer Baptist Church to preserve the site and celebrate it as a historic community gathering space.                                                              | <ol style="list-style-type: none"> <li>1. When vacant land is developed behind the church, require dedicated parkland adjacent to the church.</li> <li>2. Connect the vacant land with a road or pedestrian path that provides public access to the land behind the church.</li> </ol>                                                                                                                                                                                                        |
| <b>BUILD OUT COMPLETE SIDEWALKS THROUGHOUT THE ORGAIN DISTRICT.</b>                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Complete the sidewalks recommended in the Hutto Parks and Trails Master Plan.                                                                                                                                                       | <ol style="list-style-type: none"> <li>1. Design a complete sidewalk with trees and landscaping along E. Front Street from Jim Cage Lane street crossing to the Creekside Park Trail.</li> <li>2. Design a complete sidewalk down E. Austin Avenue between Jim Cage Lane and S. FM 1660.</li> <li>3. Provide 6- to 8-foot-wide sidewalks along S. FM 1660 and W. Front Street.</li> </ol>                                                                                                     |
| <b>REDEVELOP AND INFILL WITH MISSING MIDDLE HOUSING.</b>                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Incentivize missing middle housing types to be developed south of East Austin Avenue to provide affordable housing and a diversity of housing options. Fight displacement of the existing population with affordable housing types. | <ol style="list-style-type: none"> <li>1. Adopt pre-approved infill housing plans of buildings Hutto wants to promote in its community and save developers precious time and money.</li> <li>2. Support smaller lots.</li> <li>3. Promote accessory dwelling units.</li> <li>4. Increase lot coverage minimums.</li> </ol>                                                                                                                                                                    |
| <b>OLD TOWN DESIGN &amp; TREATMENT GUIDELINES</b>                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Incentivize context-sensitive designs for Old Town.                                                                                                                                                                                 | <ol style="list-style-type: none"> <li>1. Review existing policies that effect architecture in Old Town. Ask: Do these policies achieve the architecture intended for Old Town?</li> <li>2. Adopt an illustrative, preservation-focused design guideline.</li> <li>3. Develop programs to assist property owners maintain their historic buildings and address deferred maintenance.</li> </ol>                                                                                               |

## HIPPO-SIZED PROJECTS: 5+ YEARS

Hippo-sized projects require large-scale planning and large-scale budgets. It's imperative that these items get budgeted and programmed with a fiscal schedule so that each project may be fiscally constrained within each budget year. It is also essential that each of these large projects has leaders that guide the project to ensure it stays on track throughout the journey.

### TOPIC

### ACTION ITEMS

#### US 79 & UPRR RECONSTRUCTION

US 79 and the Union Pacific Railroad are two physical barriers that separate the community, require outside partnerships, and will be costly to accomplish. While this goal may be a long-term hippo-sized solution, the steps are to begin. The conversation must start now. As congestion worsens and construction and material costs increase, the conversation becomes more difficult to tackle. Exploring the opportunities for US 79 to become integrated into the overall fabric of the community via slip roads, grade, separation, or other innovative solutions begins with a simple conversation of an idea. Hutto must address these physical barriers for the best connectivity of the community.

#### CO-OP REDEVELOPMENT

The co-op redevelopment determines permanent patterns within the public realm. The street network, civic space, stormwater management, and utility corridors establish permanent patterns. As discovered through this process, downtown's original small block grid pattern has proven to be a timeless and adaptable way of building. Emulating these patterns into the Co-Op has been the vision since the City purchased the land. Additionally, external options, such as a shuttle to connect the Co-Op parking to Old Town, would allow for increased accessibility and user experience. Maintaining a good relationship with the new landowner and ensuring that the policies and entitlements on the Co-Op focus on these critical components will be in the best interest of the community.

#### STREETSCAPING PLAN

A complete streetscaping plan should be established to formalize the urban design aspects of each street section. A streetscaping plan will prioritize the most important streets and identify regularly used streets by bikes and pedestrians. Streetscape projects can help identify gaps, conflicts, points, or opportunity zones within each street segment. Corner treatments can be identified where ADA compliance can occur and areas of special interest.

#### BUILD PEDESTRIAN CONNECTIONS ACROSS THE RAILROAD AND US 79.

Provide multimodal connections between the Orgain District and the Co-Op and Old Town Districts that are safe for people walking and biking.

1. Generate and provide funding to develop a pedestrian Underpass Grade Separation below the railroad tracks and US 79.
2. Design an underpass with UPRR that is safe and wide enough for people walking, biking, or driving alternative vehicles, like a golf cart.
3. Involve UPRR early in the planning and design process.

#### DEVELOP A POCKET NEIGHBORHOOD.

Develop a pocket neighborhood with a variety of housing types in the vacant land south of E. Austin Avenue and west of Brushy Street behind the existing properties (see concept plan on page 201).

1. Attract a developer for the vacant land that specializes in pocket neighborhoods.
2. Allocate parkland in the vicinity of the Little Ebenezer Baptist Church.
3. Adopt pre-approved infill housing plans of buildings Hutto wants to promote in its community and save developers precious time and money.



