



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, June 3, 2025 at 7:00 PM

Executive Conference Room

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

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

4. CONSENT AGENDA

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning meeting held on May 6, 2025.

5. AGENDA ITEMS

5.1. Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property, known as 2059 Limmer Loop, to allow an office: professional, as the main use in the LI (Light Industrial) zoning district.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the June 3, 2025 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on May 30, 2025 before 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttotx.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning meeting held on May 6, 2025.
Meeting: Tuesday, June 3, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning meeting minutes 5.6.2025



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, May 6, 2025 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning meeting was called to order at 7:00 PM

2. ROLL CALL

All member of the Planning and Zoning Commission were in attendance.

City of Hutto staff in attendance were: Ashley Bailey, Director of Development Services and John Byrum, Planning Manager

3. PUBLIC COMMENT

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on May 6, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No public comment opened and closed at 7:00 PM.

4. CONSENT AGENDA

- 4.1. Consideration and possible action to approve the proposed Heritage Mill North Final Plat, 38.163 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163.

A motion was made by Commissioner Hazel Sherrod to approve the proposed Heritage Mill North Final Plat, 38.163 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163 as presented , seconded by Commissioner Cheryl Stewart.

Motion passed 6 Ayes to 0 Nays

- 4.2. Consideration and possible action to disapprove the proposed Gola Phase 4 Final Plat, 24.052 acres, more or less, of land, 133 residential lots and 4 open space lots, located on FM 1660 South.

- 4.3. Consideration and possible action to disapprove the proposed Stromberg Preliminary Plat, 327.14 acres, more or less, of land,consisiting of residential, multifamily, commercial, and light industrial uses, located south of CR132 approximately one mile west of FM3349.

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on April 8, 2025
A motion was made by Commissioner Jim Morris to approve the meeting minutes from the regular scheduled Planning and Zoning meeting held on April 8, 2025, seconded by Commissioner Tony Wertz. Motion passed 6 Ayes to 0 Nays
- 5.2. Consideration of a public hearing and possible recommendation to City Council on the proposed Planned Unit Development Amendment for Home Depot in the Hanson's Corner development at 600 US 79 (W), 12.99 acres, more or less, of land, located north of US 79 and east of Ed Schmidt Blvd.
Ashley Bailey presented a proposed amendment from 2014 – the original amendment was to come into compliance with code violations and new violations have come up from the original PUD. This request is expanding on the original request – a public hearing (no comments) opens at 7:08 and closes at 7:08. Discussion among commissioners. Morris started with questions and had concerns about expanded parking – losing space for expanding sales? Will there be any loss of parking at the brewery? Hudson questions about the landscaping. Why the loss of landscape – winter, lack of irrigation? Hudson wanted to table since no representative was present. Hudson had a question about parking and the placement of things in the parking lot. Stewart spoke, making sure that they were still in parking compliance with the proposed changes. Hudson wanted to further discuss the outdoor sales – with the PUD, outdoor sales were allowed. Commissioner Cheryl Stewart approved as presented by staff with recommendations, Commissioner Hazel Sherrod seconded ,

Motion passed 5 Ayes 1 Nay

Vice Chair Rick Hudson denied.
- 5.3. Consideration of a public hearing and possible recommendation on the proposed Specific Use Permit for the Hutto Independent School District at 301 Destiny Lane (Hutto High School #2), 76.135 acres, more or less, of land, to amend the development codes for the following 10.403.4.2: Bulk, Setbacks and Buffers, 10.404.5.1 Sidewalks, 10.405.9.1 Parking, 10.405.9.4-5 Motorcycle and Bicycle Parking, 10.406.6.2-10.406.6.7: Architectural Style and Materials, 10.407.5.1.2: Landscape, and 10.407.5.2: Parking Lot and Vehicular Screening.
Ashley Bailey presented – SUP follows ILA agreed upon back in 2019 between city and ISD. No comments. Opens at 7:29 and close at 7:29. Sherrod started with questions related to sidewalks. Stewart questions. Caleb Milligan with Dunaway spoke as a representative of the project. Wertz question about roads. Will the road be expanded to widen the road and lights? Caleb – ISD has worked with city, county and TXDOT. TIA was performed and updated with more recent counts. Traffic lights are under consideration. Hudson strongly encourages the inches on the trees (similar to elementary school with the compromise of the inches of trees). Dustin Barton (ISD) spoke about traffic. Discussion continued about bicycle racks. ISD confirmed there will be enough space and adjust the racks as needed depending on the population needing them. Morris continued with concerns about the ILA. Olivia Pitt-Perez (landscaping representative on behalf of ISD) 228 trees are being proposed and would need to include a difference of 20-30%. Access from the parking lot to FM 1660 is a concern for commissioners. Alex Nelson spoke. Commissioner Jim Morris made a motion to accept as presented by staff. Seconded by Commissioner Hazel Sherrod

vote: Commissioner Cheryl Stewart and Vice Chair Rick Hudson voted to deny.

Motion passed 4 Ayes to 2 Nays

- 5.4. Conduct a public hearing and consider a recommendation to City Council for the adoption of the Unified Development Code.

finalized documents for the UDC presented by Ashley Bailey. Joint session meeting will happen at 6/5 at 6 pm. No comments for public hearing open at 8:37 and closed at 8:37.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

The planning and Zoning meeting was adjourned at 8:45 PM

8. CERTIFICATION

I certify that this notice of the May 6, 2025 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on May 2, 2025 before 5:00 P.M.

Planning and Zoning Chair or Representative

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property, known as 2059 Limmer Loop, to allow an office: professional, as the main use in the LI (Light Industrial) zoning district.
Meeting: Tuesday, June 3, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The property is approximately 4.97 acres, located on the northeast corner of the intersection of Limmer Loop and County Road 108. This tract is out of the Martin Strouse Survey, Abstract No. 587. The property is currently zoned as LI (Light Industrial) and the Future Land Use Map has this site designated as Employment Center.

Surrounding Zoning Districts:

North - Extraterritorial Jurisdiction with Development Agreement (ETJ with DA)

East - General Commercial (B-2)

South - Light Industrial with Gateway Overlay District (LI with G)

West - Extraterritorial Jurisdiction with Development Agreement and Gateway Overlay District (ETJ with DA and G)

SUMMARY OF REQUEST:

The property is currently zoned LI (Light Industrial). Light Industrial is manufacturing, processing, assembly, warehouse, and similar uses that do not generate nuisances (noise, odor, dust, etc.) and are able to house the entire operation inside the building, meaning there are no materials/products being stored or work happening outdoors. The FLUM designates this site as Employment Center which applies to business centers with easy access to major roadways. The primary uses for employment centers are light manufacturing, office parks, and supportive retail.

The proposed development is for two buildings. One building will be a 14,948 square foot office, while the second building is a 6,000 square foot shop that will be used for storage of materials and for the maintenance of construction equipment.

Section 10.307.30 of the Unified Development Code states that professional offices as a primary use are considered subject to specific use permit review in the LI zoning district. The code goes on to state that the use would be permitted by right only as an accessory use to the permitted industrial use in the LI district and the office would comprise no more than 20% of the gross floor area occupied by the host use.

AGENDA ITEM REPORT

5.1.



STAFF REVIEW:

Staff notified seven property owners within 600' and to date staff has received one response in favor, which is included in the packet.

Staff recommends approval of the Specific Use Permit as presented.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 2059LL-Notice_Response(FAVOR)
2. Init-LOI(5-6-25)
3. Init-Survey(5-6-25)
4. 2059_Limmer_Loop_Jordan_Foster_Construction_SUP_Zoning_Map
5. 2059_Limmer_Loop_Jordan_Foster_Construction_SUP_Future_Land_Use_Map

Yvette Glover

From: planning
Sent: Wednesday, May 21, 2025 11:28 AM
To: Yvette Glover
Subject: FW: Surrounding Property Owner's Response

Thank you.

Yvette Glover
Development Coordinator
(512) 759-5964
[City of Hutto](#)



From: Darrell Christianson <darrell.christianson@victoryplumbing.com>
Sent: Wednesday, May 21, 2025 11:27 AM
To: planning <planning@huttotx.gov>
Subject: Surrounding Property Owner's Response

Dear Planning Commission:

My name is Darrell Christianson at 1175 County Road 108, Hutto, Texas 78643. I own a property that is located within 600 feet of 2059 Limmer Loop (UDC 10.307.30) which is having a hearing on June 3, 2025 before the Planning Commission and City Council on July 10, 2025. I am in **FAVOR** of the proposed use of this property for use as an office – professional Light Industrial (L1). I think it would be in all of our best interests if this zoning is approved.

Thank you for seeking my opinion.

Sincerely,

Darrell Christianson
Victory Plumbing Company
CLC Properties

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

April 30, 2025

City of Hutto Development Services
500 W Live Oak Street
Hutto, TX 78634

Reference: **2059 Limmer Loop – Letter of Intent**

Dear Ms. Bailey:

Jordan Foster Construction is excited to be building our new Austin headquarters in Hutto and be strategically placed to help expand the ever-growing infrastructure in the Hutto area. The proposed development is for two buildings on our parcel at the corner of Limmer Loop and CR 108. One Building is for a 14,948 square foot office building and the second building is a 6,000 square foot shop that will be used for storage of materials and for the maintenance of construction equipment, and with a large fenced in area of the property being used for storage for construction materials and equipment.

The property is currently zoned as Light Industrial; however, the light industrial development code currently limits office space to be no more than 20% of the total building square footage. This requirement is the reason to request a Specific Use Permit.

The proposed zoning follows the Future Land Use Map as this parcel is called out as an employment center. Our proposed facility will be an employment center for numerous members of the local community and will be aesthetically able to fit in as both Light Industrial and General Commercial use.

Please call me at (512) 990-8313 if you have any questions or need any additional information regarding this matter.

Sincerely,

Jordan Foster Construction, LLC



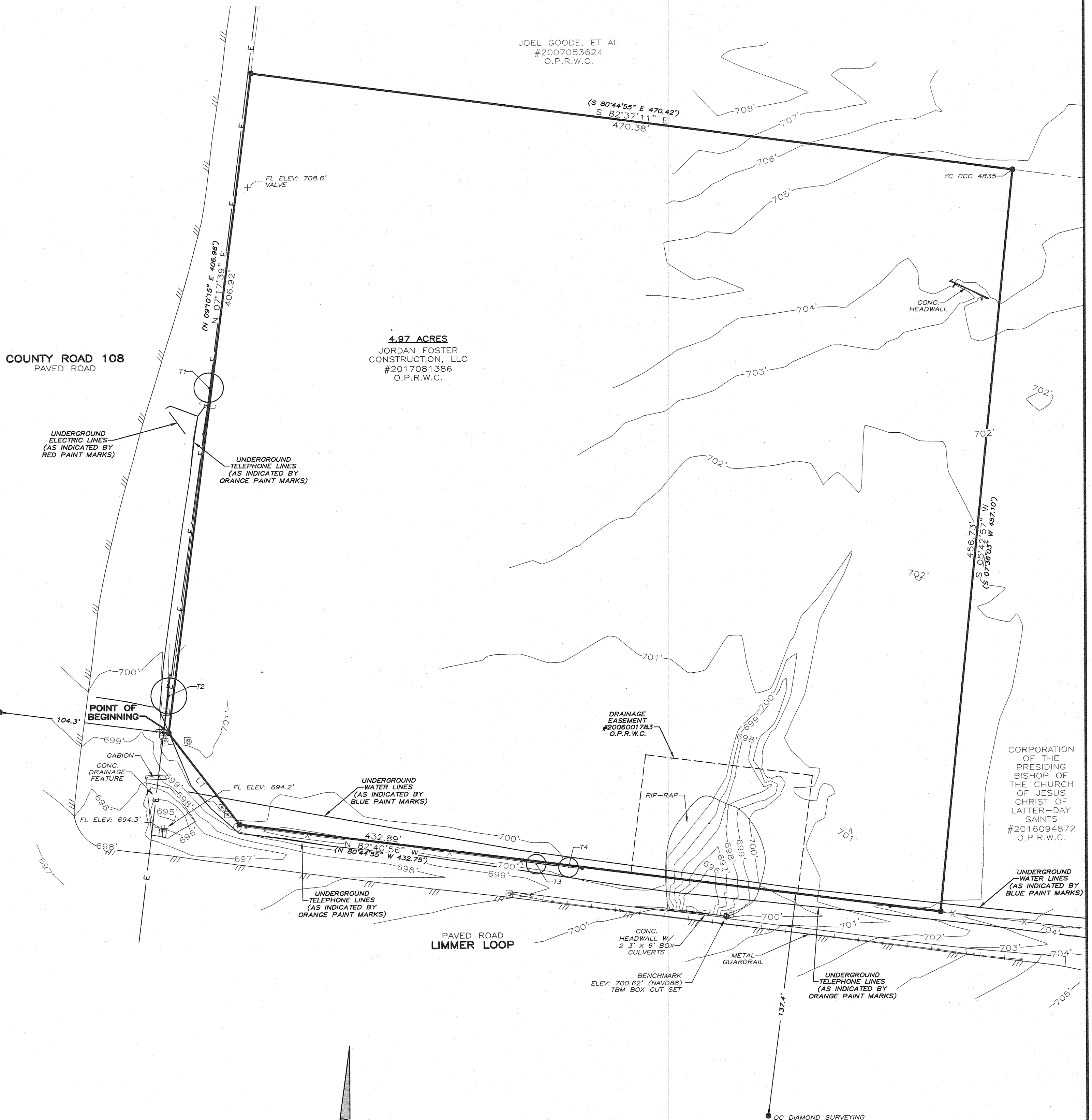
Chris Palachek
Area Manager

BEING 4.97 ACRES OF LAND, MORE OR LESS, OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CONVEYED TO JORDAN FOSTER CONSTRUCTION, LLC, BY DEED
RECORDED IN DOCUMENT NO. 2017081386, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 70005
DRAWN: RCG
F.C.: CC/JS

TREE LIST			
TAG#	TYPE	CHARACTERISTICS	DIAMETER (INCHES)
1	HACKBERRY	SINGLE	9"
2	HACKBERRY	SINGLE	11"
3	HACKBERRY	SINGLE	6"
4	HACKBERRY	SINGLE	6"

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 37°39'00" W	70.88'
RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 35°55'28" W	70.87'



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
///	PAVEMENT
—	FENCE POST
—X—	WIRE FENCE
+	GUARD RAIL
—+—	METAL FENCE
—O—	UTILITY POLE
—(—	GUY ANCHOR
—E—	ELECTRIC LINES
—S—	SIGN
—T—	TELEPHONE
—V—	WATER VALVE
—R—	RECORD INFORMATION
CONC.	CONCRETE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

Scale: 1" = 20'
BEARINGS CITED HEREON BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH AMERICAN DATUM
1983/93, TEXAS CENTRAL ZONE.

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER EASEMENTS AND/OR RESTRICTIONS NOT SHOWN
HEREON MAY AFFECT.

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

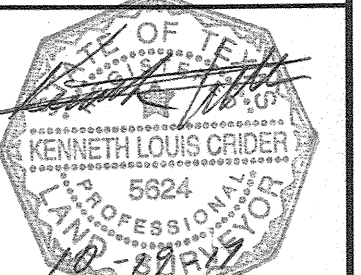
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND
SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN
PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

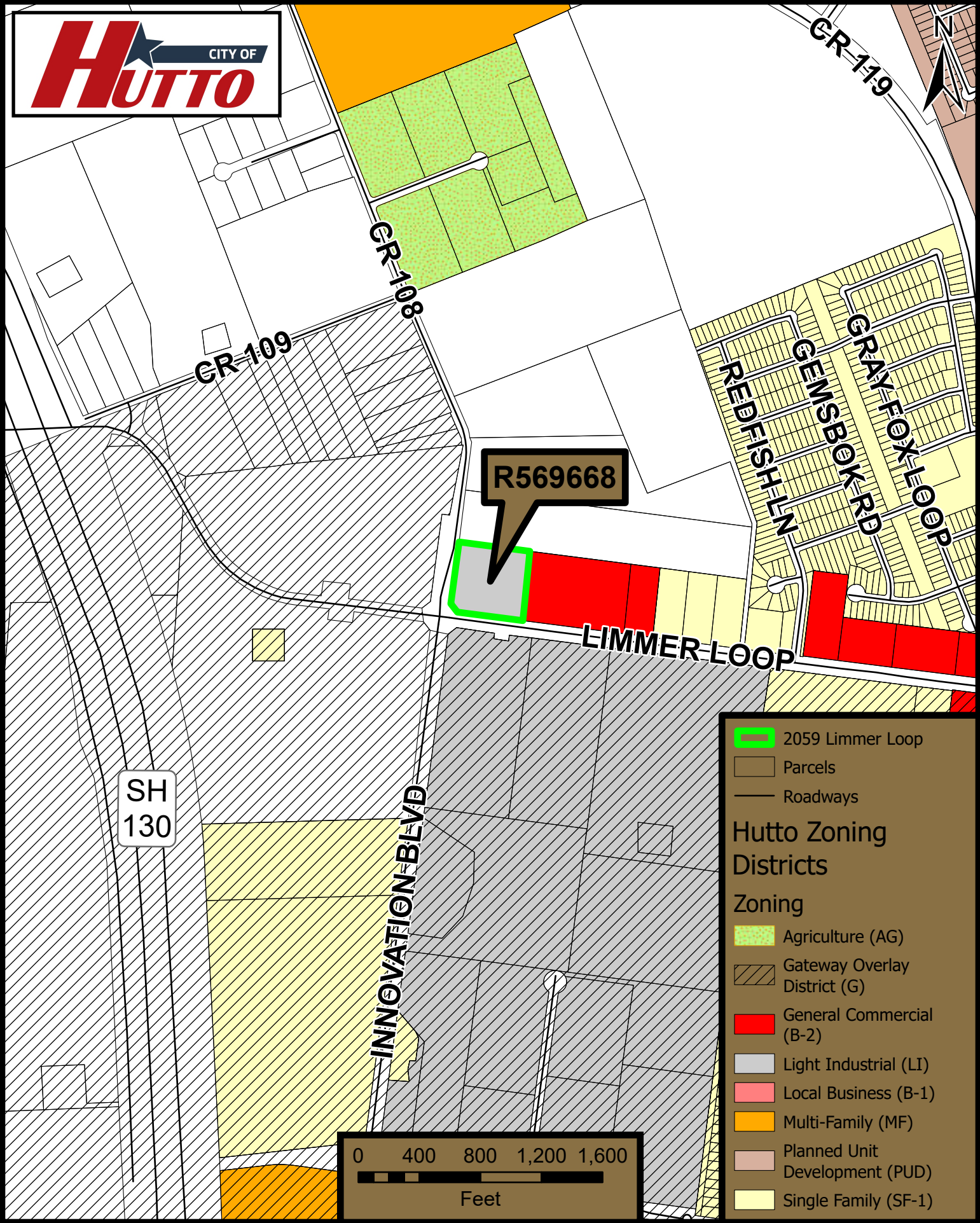
IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

THIS AREA DOES NOT APPEAR TO BE IN
SPECIAL FLOOD HAZARD AREAS PER
FEMA'S FLOOD INSURANCE RATE MAP
#48491C0515E, DATED SEPT. 26, 2008.
THIS STATEMENT IS NOT MADE IN LIEU
OF AN ELEVATION CERTIFICATE.



Witness my hand and seal this the
13th Day of October, 2017 A.D.

2059 Limmer Loop - Jordan Foster Construction - SUP



2059 Limmer Loop

Parcels

Roadways

Hutto Zoning Districts

Zoning

- Agriculture (AG)
- Gateway Overlay District (G)
- General Commercial (B-2)
- Light Industrial (LI)
- Local Business (B-1)
- Multi-Family (MF)
- Planned Unit Development (PUD)
- Single Family (SF-1)

2059 Limmer Loop - Jordan Foster Construction - SUP

