



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, consisting 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