



# City of Hutto

## Minutes

### Planning and Zoning Commission

Tuesday, July 8, 2025 at 7:00 PM

### City Council Chambers

#### 1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting opened at 7:00 PM

#### 2. ROLL CALL

Planning and Zoning Commissioners present were: Cheryl Stewart, Rick Hudson, Tony Wertz and Norman Delay.

Not in attendance were Hazel Sherrod and Susanna Boyer who has resigned end of term.

#### 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](mailto:comments@huttotx.gov) PRIOR to 4:00 pm on July 8, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There was no public comment.

#### 4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on June 3, 2025.

A motion was made by commissioner Cheryl Stewart to approve consent items 4.1, 4.4 and 4.5 as presented, seconded by commissioner Tony Wertz.

Motion passed 4 Ayes to 0 Nays.

- 4.2. 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.

A motion was made by commissioner Tony Wertz to approve with conditions 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 seconded by commissioner Cheryl Stewart.

Motion passed 4 Ayes to 0 Nays

- 4.3. Consideration and possible action on the proposed Urbana at Limmer Loop Final Plat, 20.33 Acres , more or less, of land, one multi-family lot, located along the north side of Limmer Loop.

A motion was made by commissioner Cheryl Stewart to approve the proposed Urbana at Limmer Loop Final Plat, 20.33 Acres , more or less, of land, one multi-family lot, located along the north side of Limmer Loop as presented, seconded by commissioner Tony Wertz.

Motion passed 4 Ayes to 0 Nays

- 4.4. Consideration and possible action on 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.

A motion was made by commissioner Cheryl Stewart to approve consent items 4.1,4.4 and 4.5 as presented, seconded by commissioner Tony Wertz.

Motion passed 4 Ayes to 0 Nays.

- 4.5. Consideration and possible action on the proposed Cottonwood Phase 6 Amended Plat, 36.373 acres , more or less, of land, one multi-family lot, located along the north side of Limmer Loop.

A motion was made by commissioner Cheryl Stewart to approve consent items 4.1,4.4 and 4.5 as presented, seconded by commissioner Tony Wertz.

Motion passed 4 Ayes to 0 Nays.

## 5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider possible approval of the proposed Meadow Brook Preliminary Plat, 87.8 acres, more or less, of land, 335 lots, located on FM 1660 South.

Public hearing opened at 7:15 PM Charles Aleksines spoke as a neighbor concerned about potential flooding on his property as a result of development . Public hearing closed at 7:27 PM.

Stewart questions – How are people getting in and out of this development? – developer clarified that there is more than one entrance and new road ROW dedication.

Stewart asked about commercial lots that were on previous preliminary but not anymore. – Developer says that its in the PUD but might not happen based on how the roads realign.

Wertz asked about the neighborhood to the north and the Impacts of the traffic and asks if they could expand the road or add another exit to the neighborhood onto 1660. Wertz asked to make sure the development doesn't negatively impact the Charles. The developer spoke and stated that it is by law that they detain water on site or let it flow at same rates as before.

Rick asks if entrance in the neighborhood road will be susceptible to flooding.

Rick has questions about drainage and choke points in drainage and potential detention pond and the developer stated that the submitted drainage study was approved and that they will have oversized pipes that can offer detention and slow

down the flow to prevent flooding downstream.

Stewart asks to verify that atlas 14 is the latest or if this is the most recent flood info from Williamson county and if its not the latest to review the latest data to this prelim. Wertz asked why southern most properties are in the floodplain- it is not in the floodplain.

A motion was made by commissioner Cheryl Stewart to approve as presented with conditions that engineers discuss and ensure the latest floodplain data is compared to atlas 14, seconded by commissioner Rick Hudson.

Motion Passed 4 Ayes to 0 Nays

- 5.2. Conduct a public hearing and consider possible action to approve a variance request for the property at 1101 Muirfield Bend Drive, 3.11 acres, more or less, of land, Lot 3, Block B of the Star Ranch Subdivision, Phase 2, Section 2, located on Muirfield Bend Drive, from the requirements, as outlined in Chapter 10, Section 10.410 and 10.410.3.4 of the Unified Development Code (UDC), to allow for an increase in the maximum allowed height and maximum square footage for monument signage.

A Public hearing was opened at 8:18PM John Sheppard asked to increase the height to 20 ft and the width to 13 ft wide with 120 sq ft of advertising space. Public hearing closed at 8:18 PM. A motion was made by Commissioner Tony Wertz to approve variance request, seconded by Commissioner Cheryl Stewart.

Motion passed 4 Ayes to 0 Nays

**6. DEVELOPMENT SERVICES DIRECTOR REPORT**

Welcome to Planning and Zoning Norman Delay

any potential special called meetings regarding UDC

**7. ADJOURNMENT**

Meeting was adjourned at 8:39 PM

**8. CERTIFICATION**

I certify that this notice of the July 8, 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 July 3, 2025 before 5:00 P.M.

Signed by:

*Richard Hudson*

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8/6/2025

Planning and Zoning Chair or Representative