



City of Hutto

Agenda

City Council Work Session

Thursday, December 18, 2025 at 6:00 PM

Executive Conference Room, City Hall – 500 W. Live Oak Street

1. CALL SESSION TO ORDER

2. ROLL CALL

3. OTHER BUSINESS

3.1. Downtown parking options. (Matt Rector, City Engineer)

3.2. Discussion and possible action related to Work Session topic(s).

4. ADJOURNMENT

5. CERTIFICATION

I certify that this notice of the December 18, 2025 Hutto City Council meeting was posted in accordance with the Texas Open Meetings Act on the City of Hutto website (huttotx.gov) and the City Hall bulletin board (500 W. Live Oak Street) on December 12, 2025 before 5:30 P.M.




Laura Hallmark

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AGENDA ITEM REPORT

3.1.



To: City Council
Subject: Downtown parking options. (Matt Rector, City Engineer)
Meeting: Thursday, December 18, 2025
Department: Community Services & Culture /
Staff Contact: Matt Rector

BACKGROUND INFORMATION:

In August, the City discussed a preliminary concept with City Council during a work session that explored converting select streets in Old Town to one-way traffic. The goal was to support broader objectives related to drainage improvements, parking, and pedestrian safety/walkability.

In February, a more refined conceptual map was brought forward incorporating internal staff feedback. This presentation also included a discussion on ongoing downtown parking concerns. At that meeting, City Council directed staff to engage the public by hosting an open house and gathering input on both the one-way streets concept and downtown parking issues.

In late February, staff held a public open house and launched an online survey to collect community input. Residents were invited to share their comments, concerns, and overall feedback on the proposed one-way street changes and downtown parking. The survey was open from February 25 until March 10 and received a total of 151 submissions, creating 857 data points. Of the respondents, 34 favored keeping Old Town streets as they are and 20 indicated that one-way streets would be preferred.

In April the results of the open house were presented to City Council for additional conversation and direction. City Council voted to direct staff to come back with an option for phasing the streets and looking primarily at the area between US 79 and Live Oak focusing on the commercial areas of Old Town.

In June City Council was updated on the progress.

AGENDA ITEM REPORT

3.1.



The conceptual information presented was not based on a detailed survey to gather exact ROW locations, existing meters, cleanouts, trees, etc. I

As directed, staff looked at trying to maximize parking in the business section of Old Town, include sidewalks, and provide adequate throughput for traffic. This concept was based on the idea that underground drainage would be constructed where it does not already exist and that the drainage structures would be placed under sidewalks rather than under the roadway as is typical.

Staff was directed to come back to City Council with a plan for the streets between FM 1660 and the Co-Op and between US 79 and Live Oak. As shown in that concept, the plan adjusted parking, traffic flow, and pedestrian circulation on West, Main, East, Farley, and Pecan streets. The concept converted West, Main, and East to one-way streets. It maintained two-way traffic on Pecan Street. It kept two-way traffic for most of Farley. The caveat to this is that the concept attempted to resolve conflicts and congestion at the intersection of Farley and FM 1660 by converting that first block to westbound only.

The concept indicates a potential increase of parking in this section of Old Town going from the approximate 141 existing parking spaces to 401 potential parking spaces. This concept included bringing all parking in to compliance with the UDC as well as ensuring that adequate ADA parking is provided to ensure compliance with PROWAG.

Staff was directed to work with DHBA and revise the concept further.

AGENDA ITEM REPORT

3.1.



SUMMARY OF REQUEST:

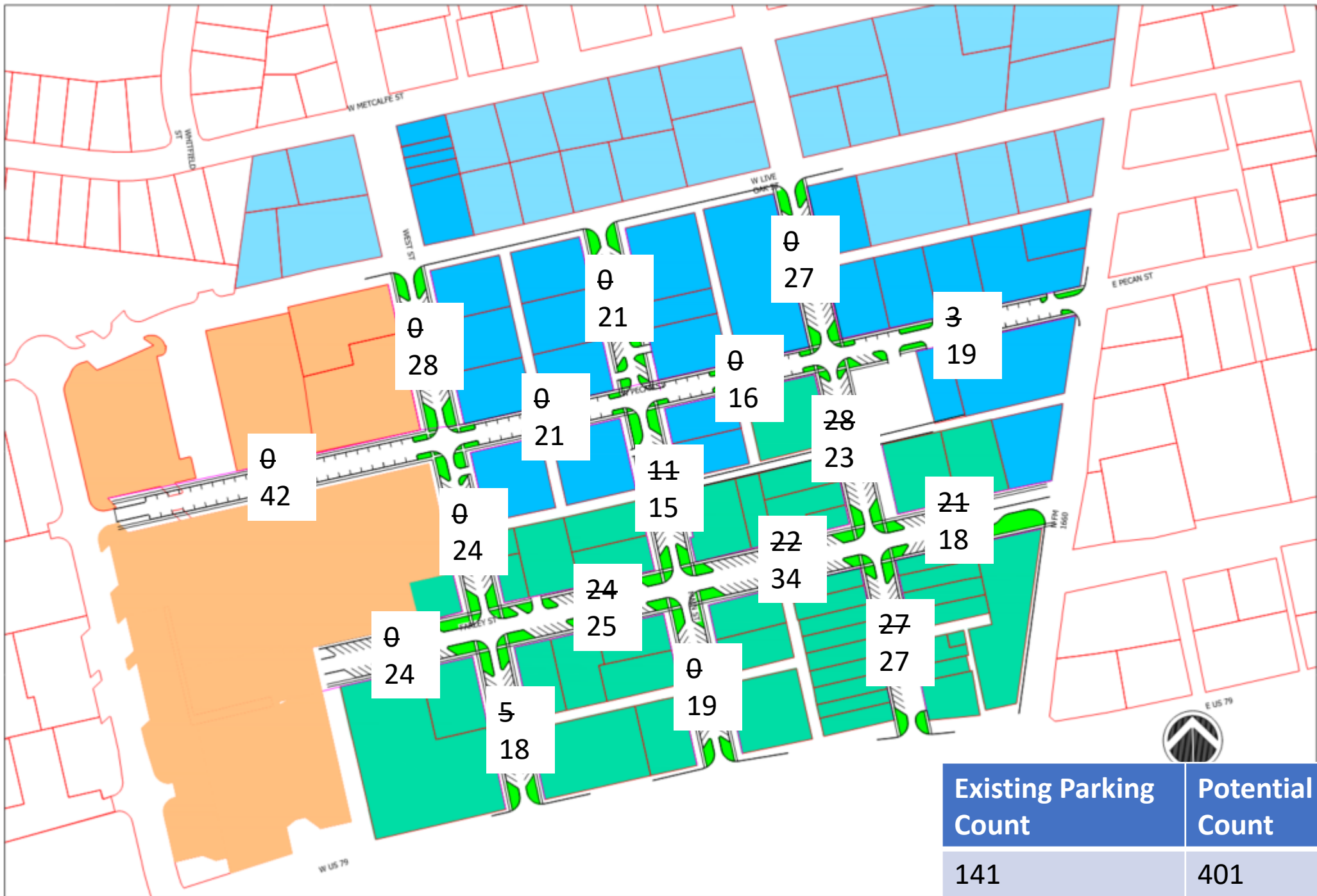
STAFF REVIEW:

FISCAL NOTES:

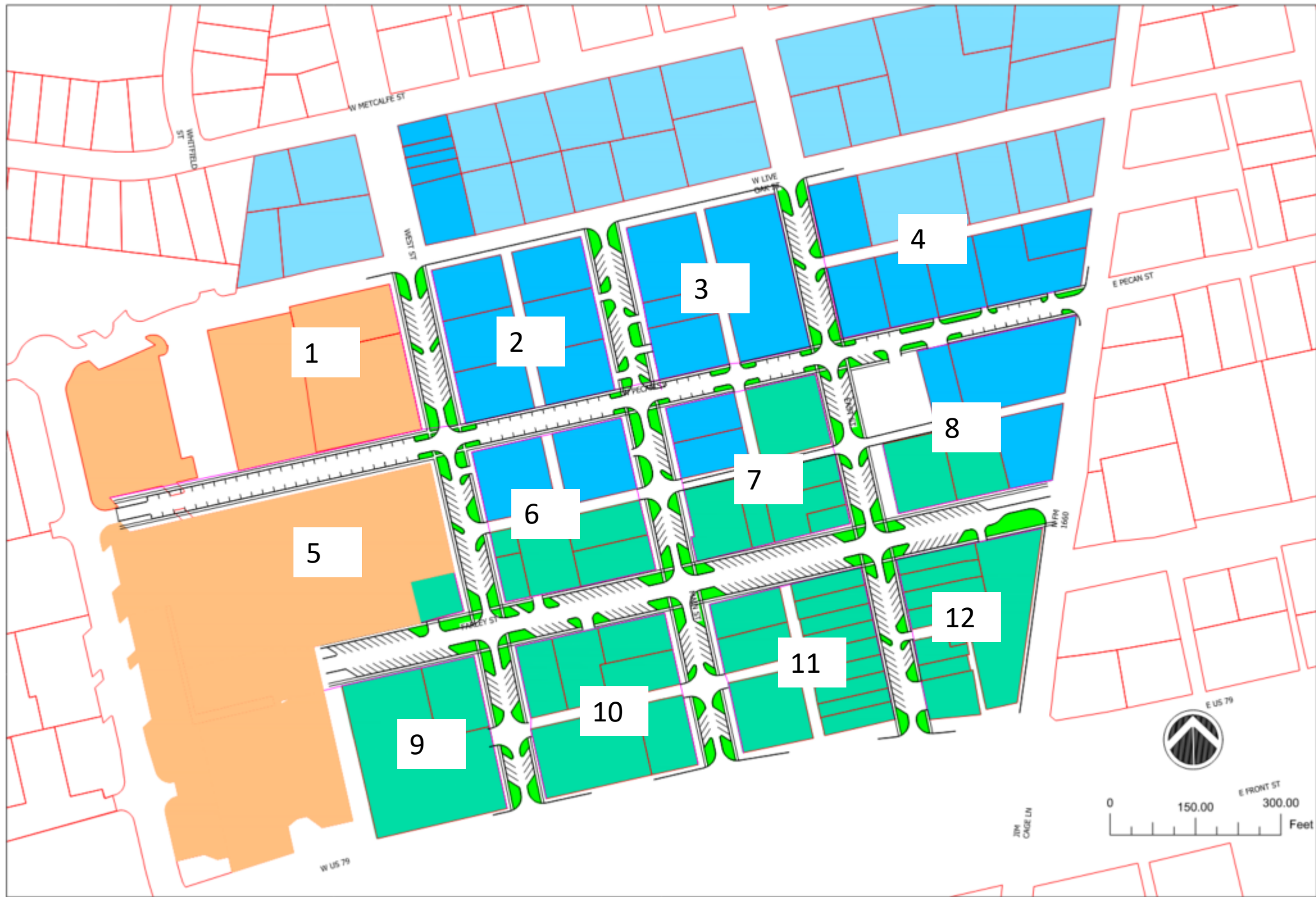
ATTACHMENTS:

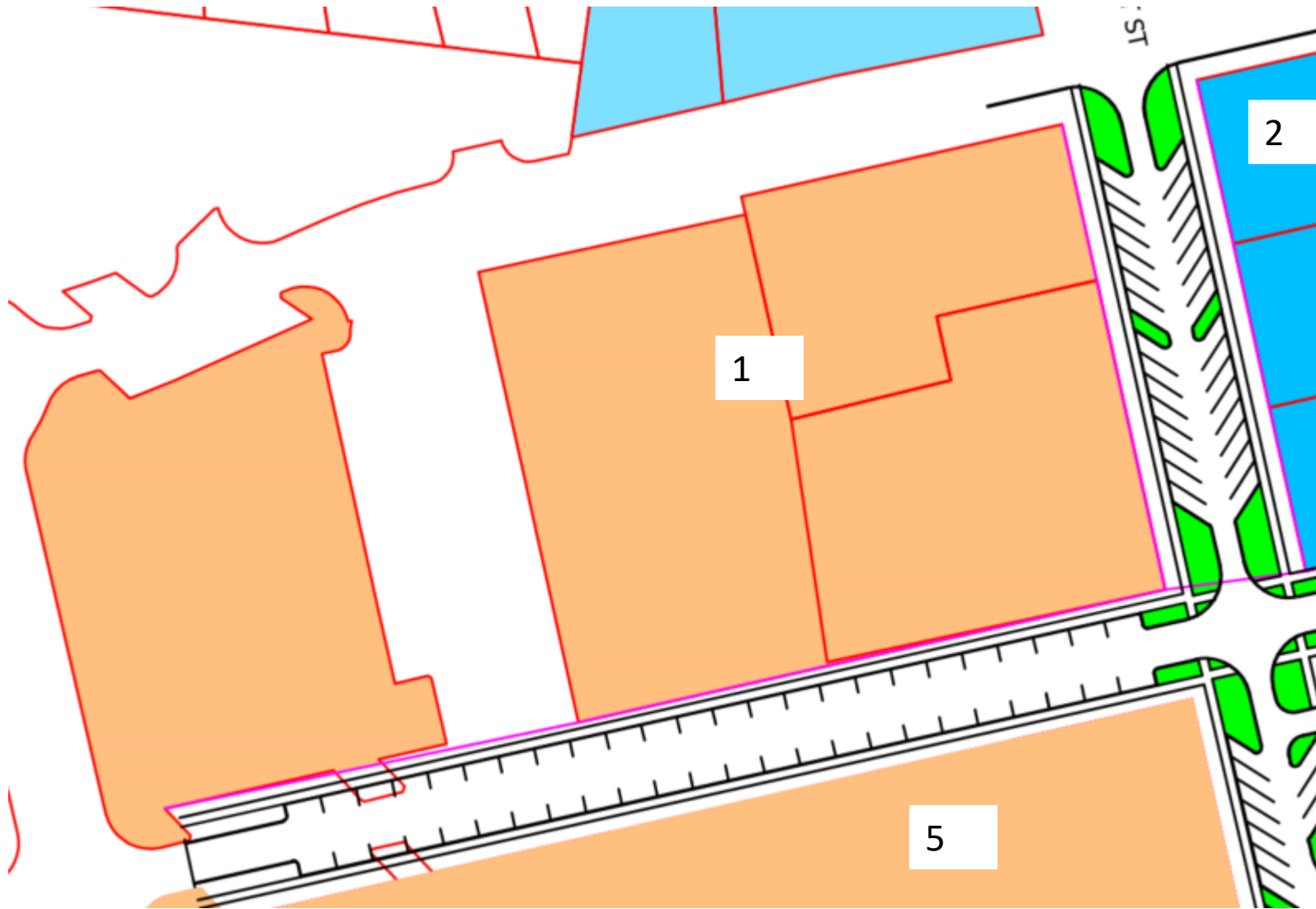
1. 20250605 Old Town
2. DHBA
3. Emails with DHBA_Redacted

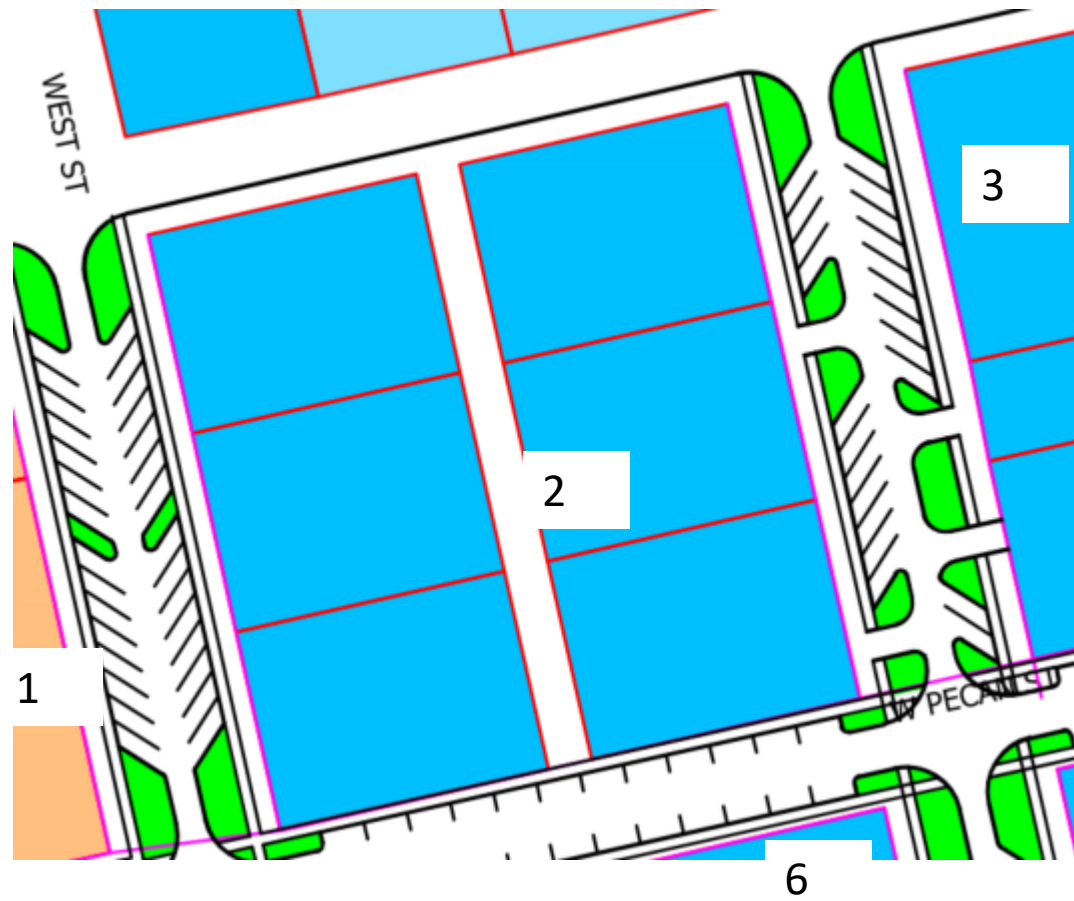


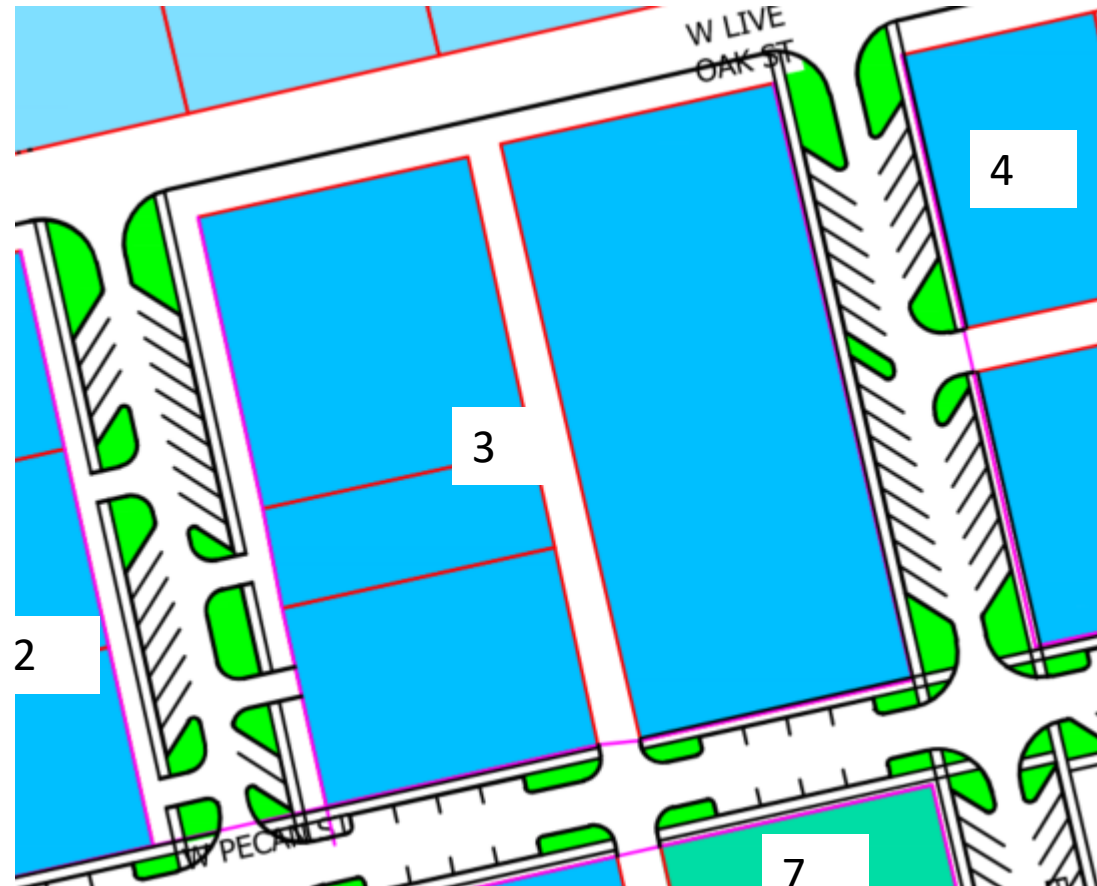


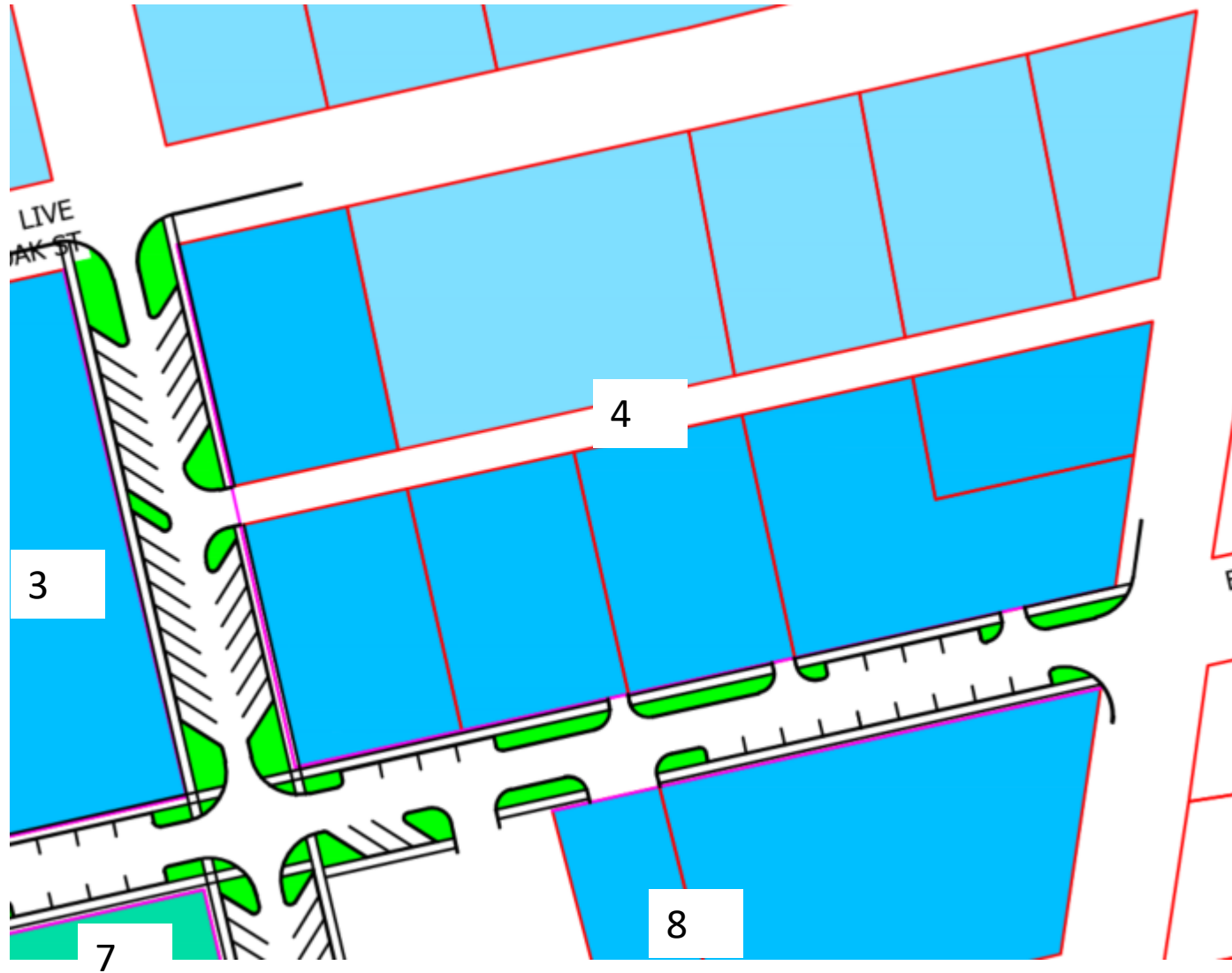
Existing Parking Count	Potential Parking Count
141	401

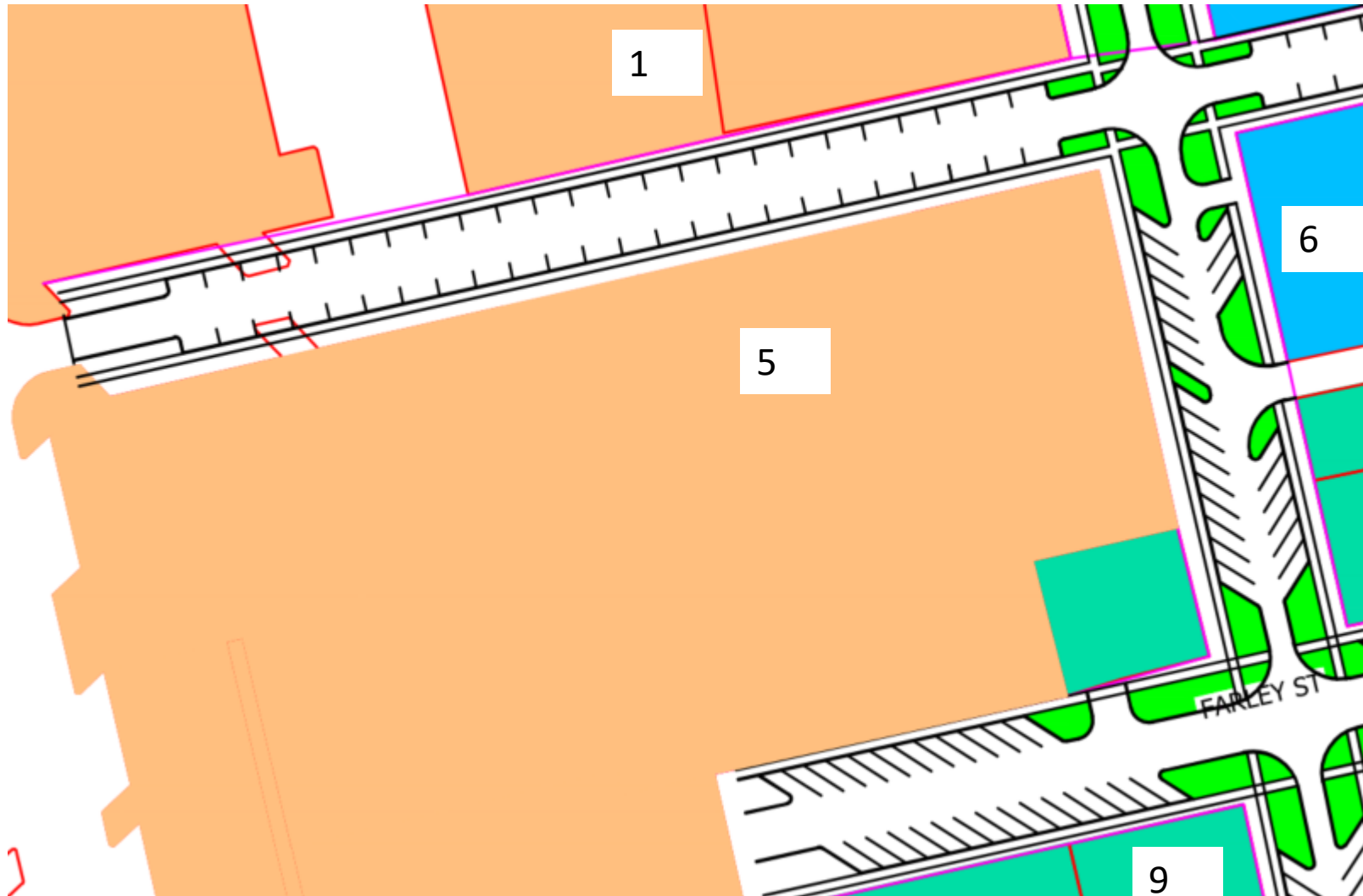


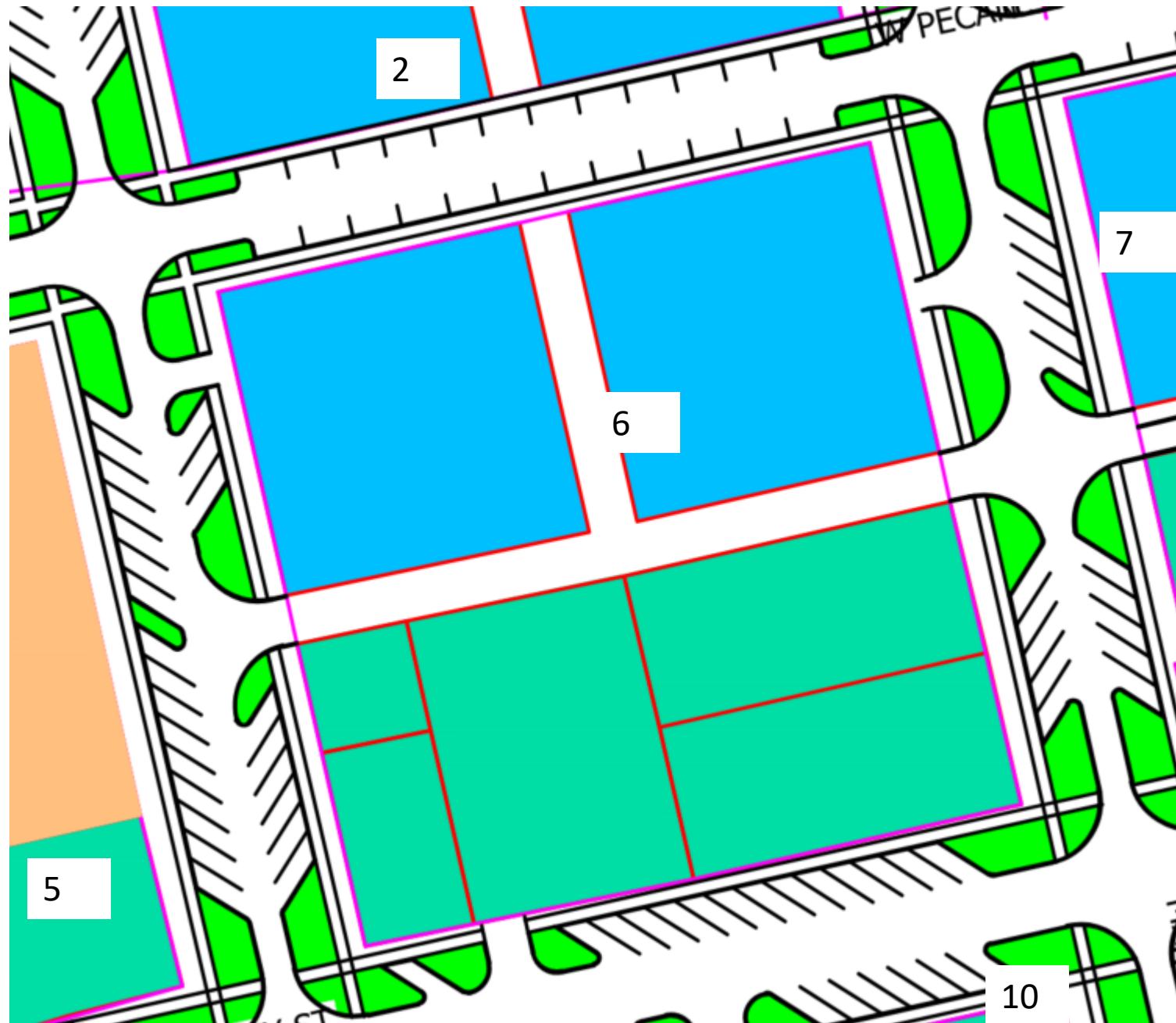


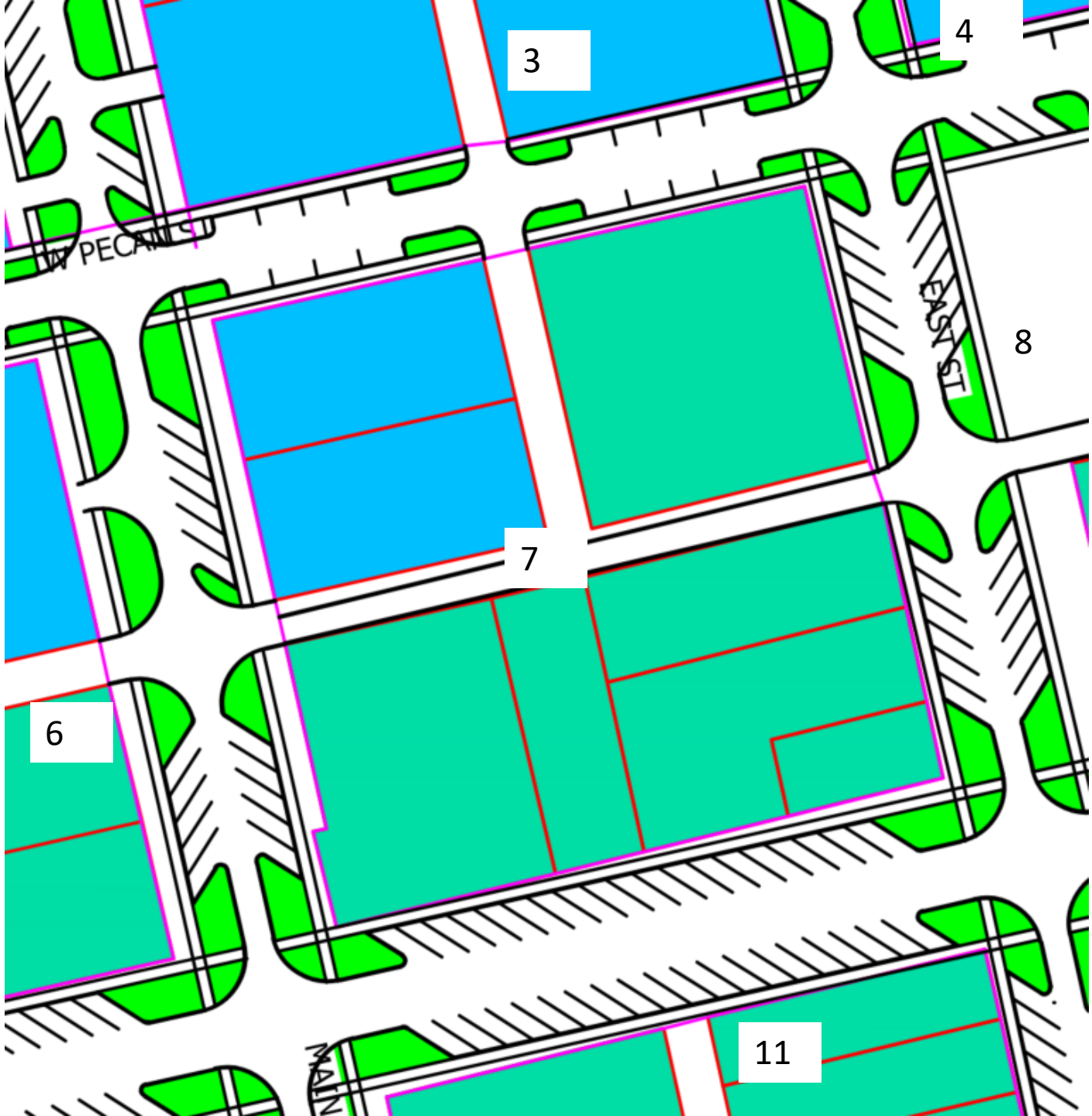


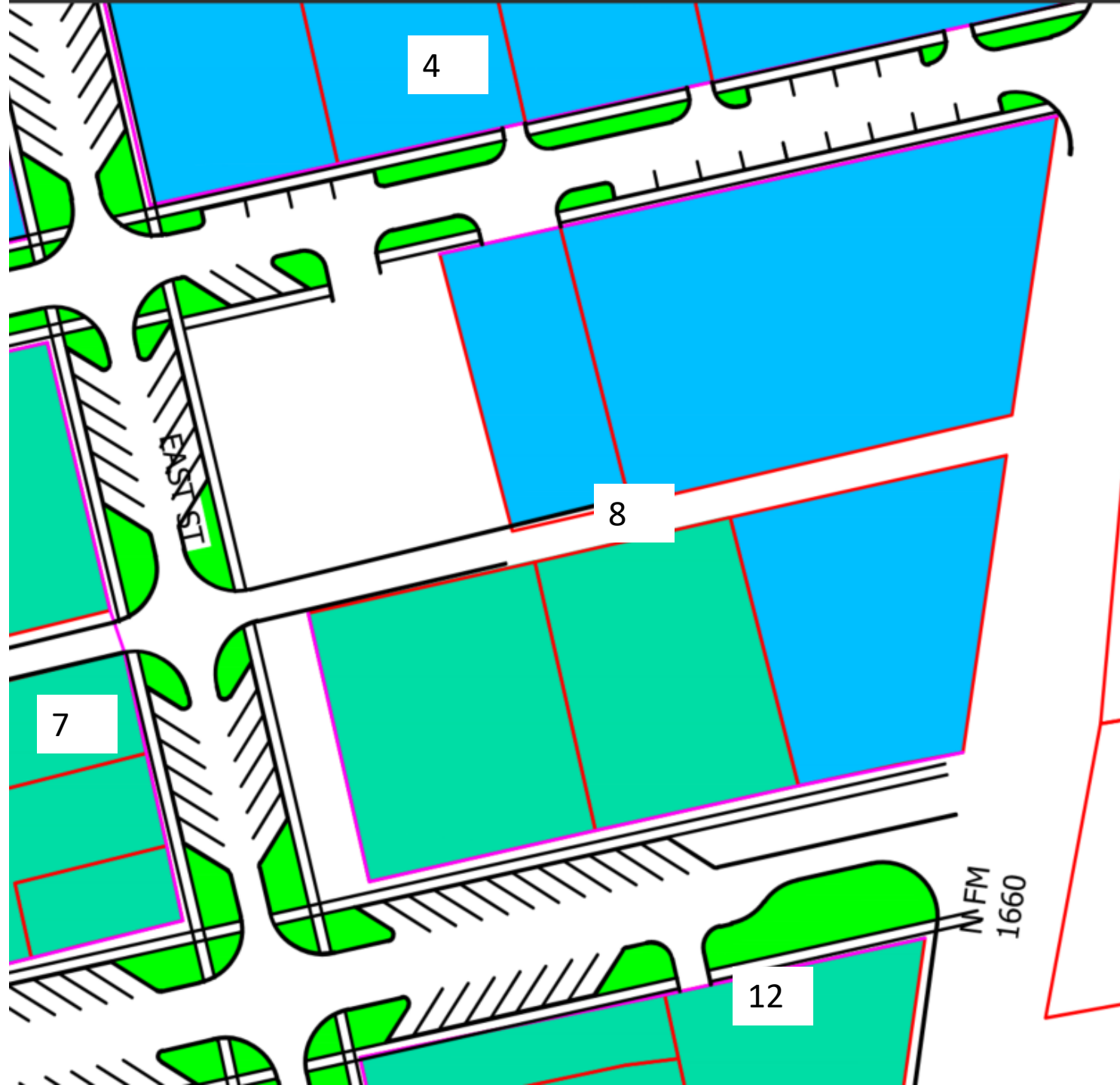


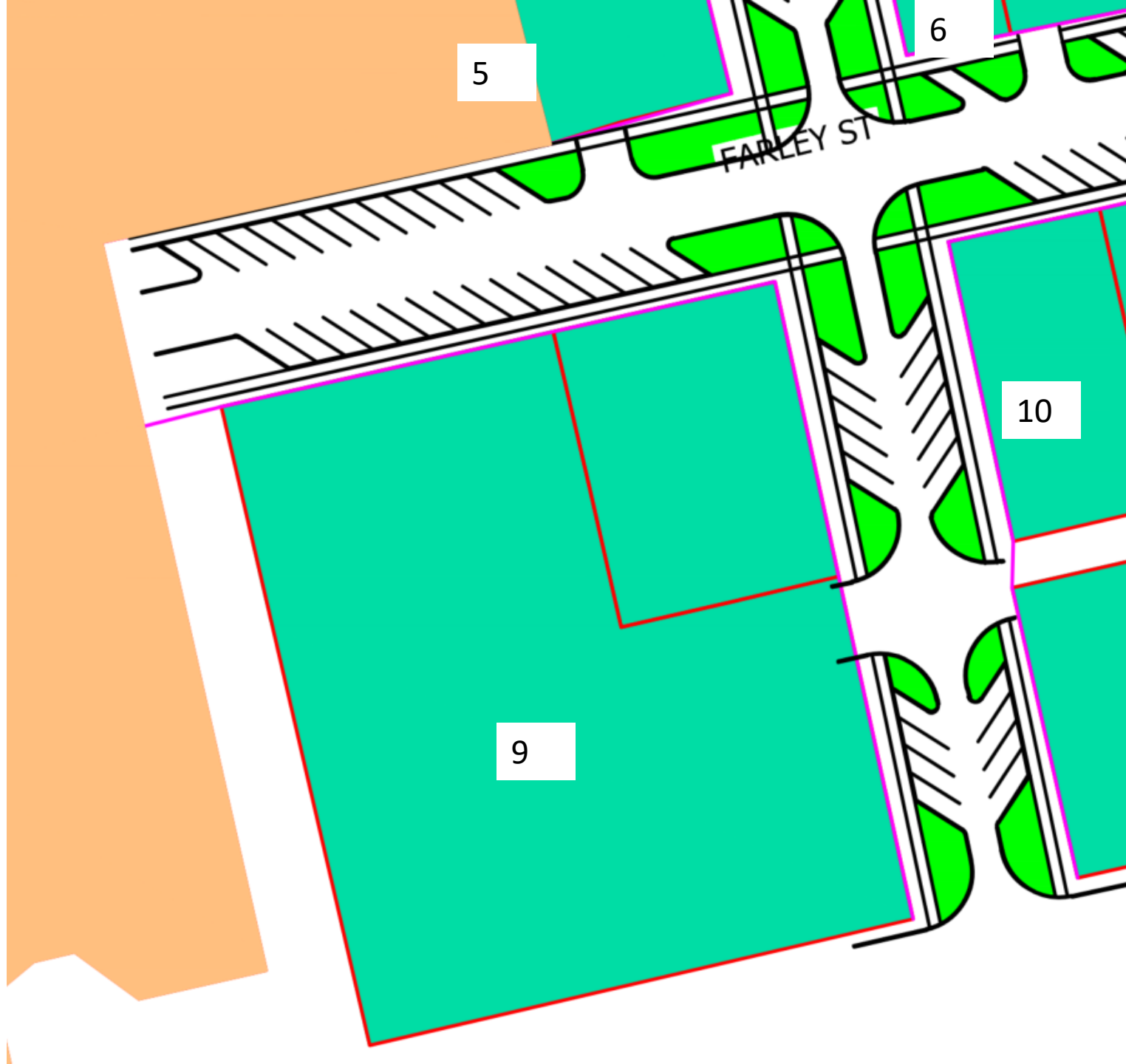


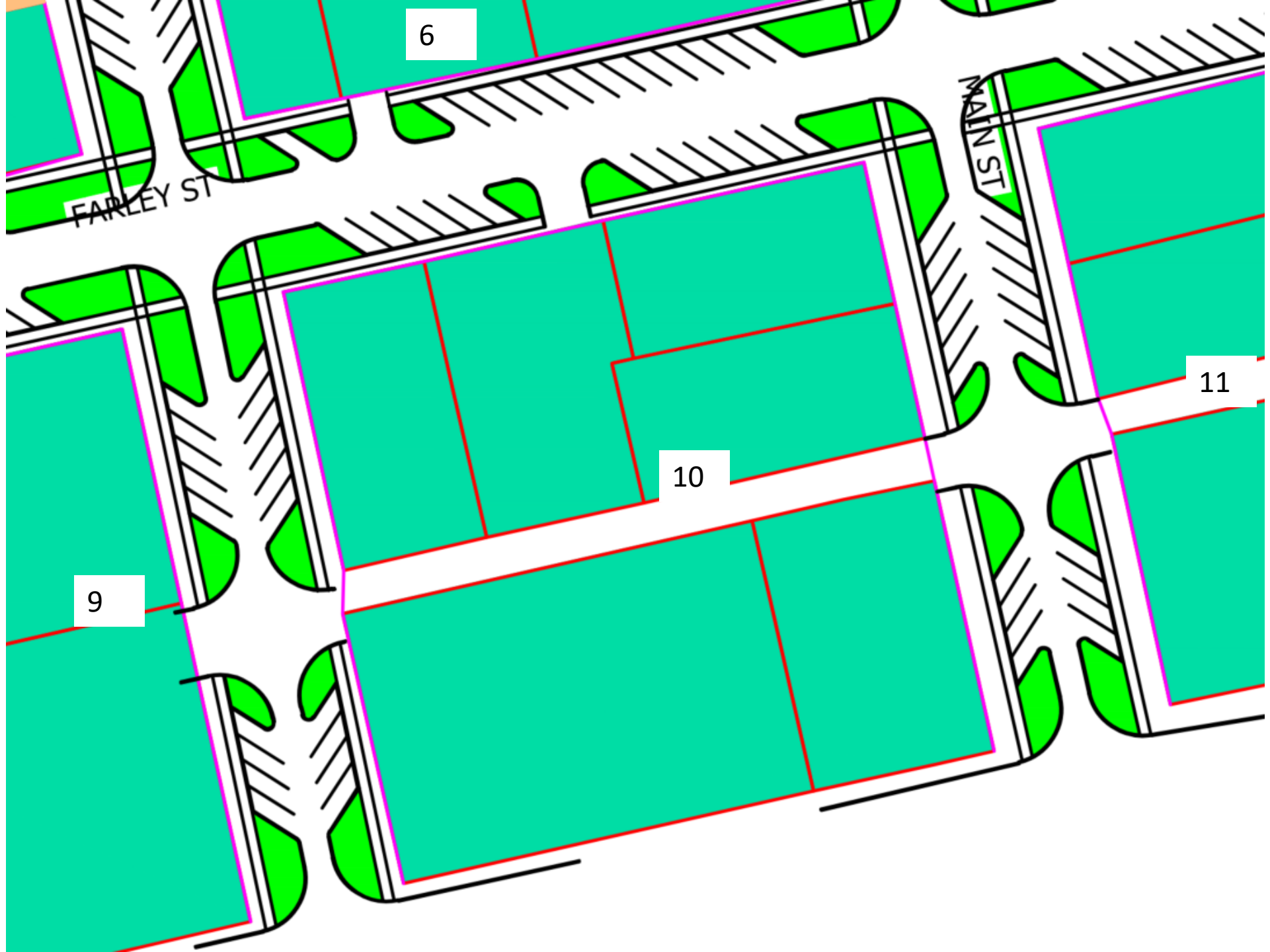


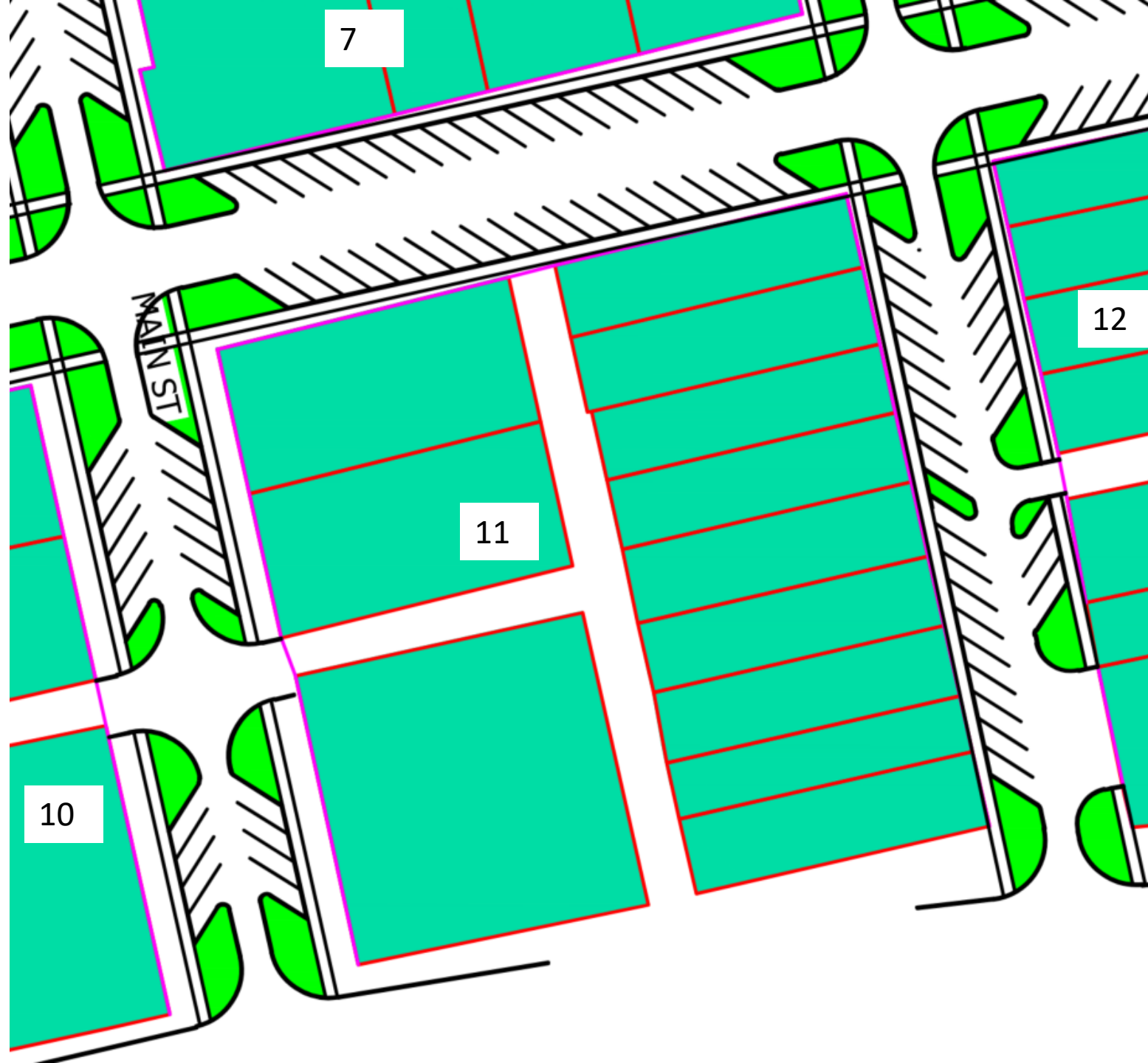


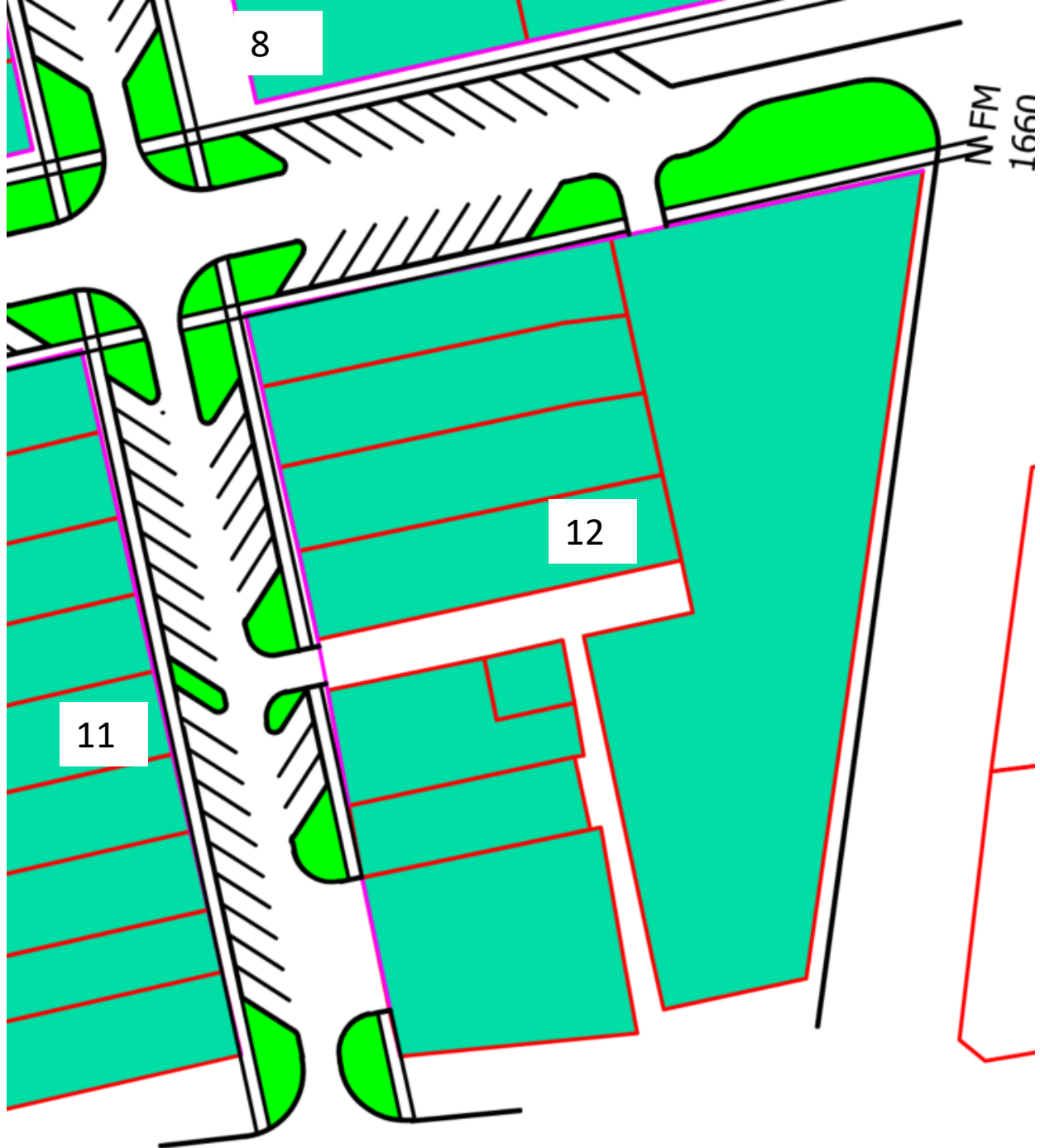


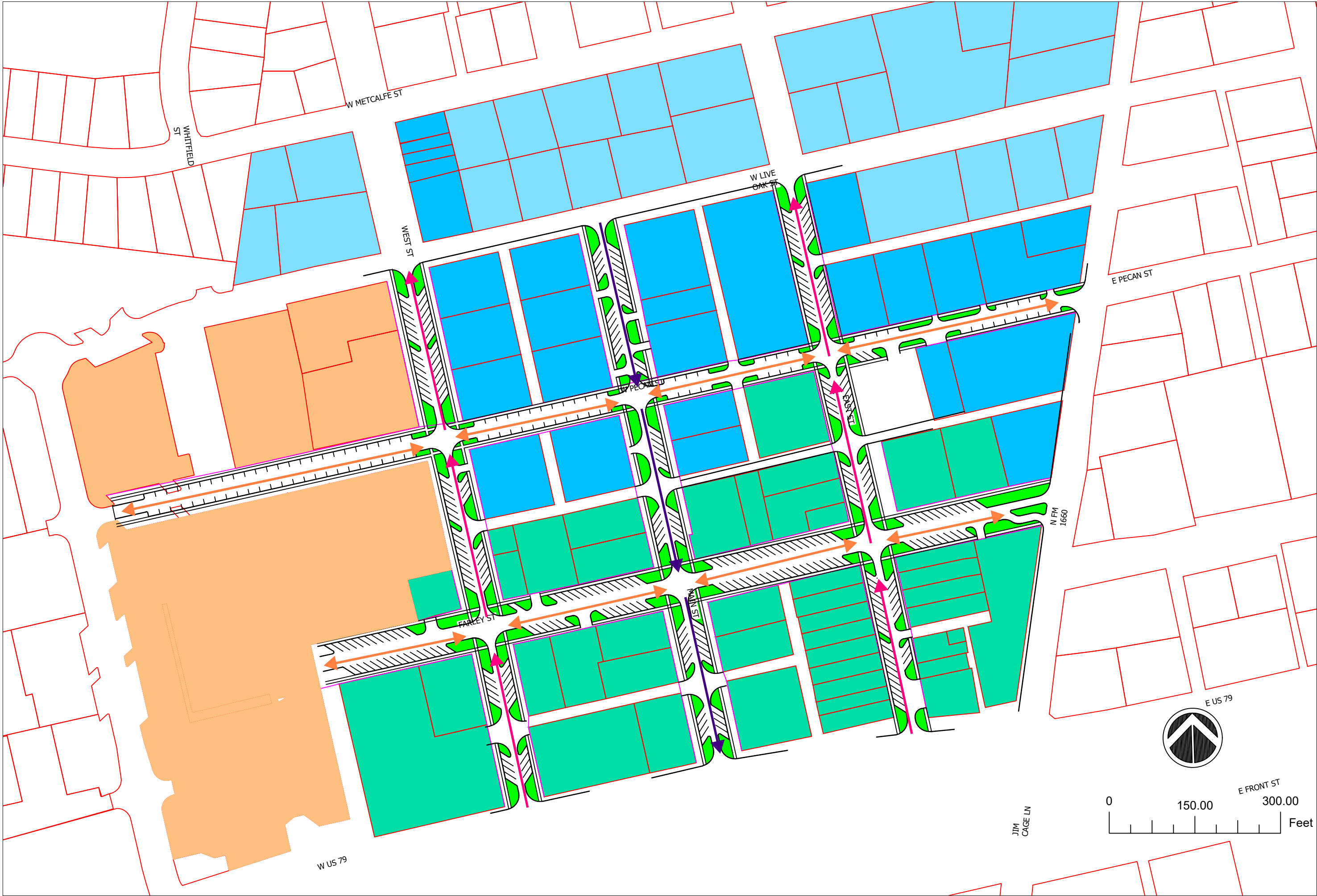


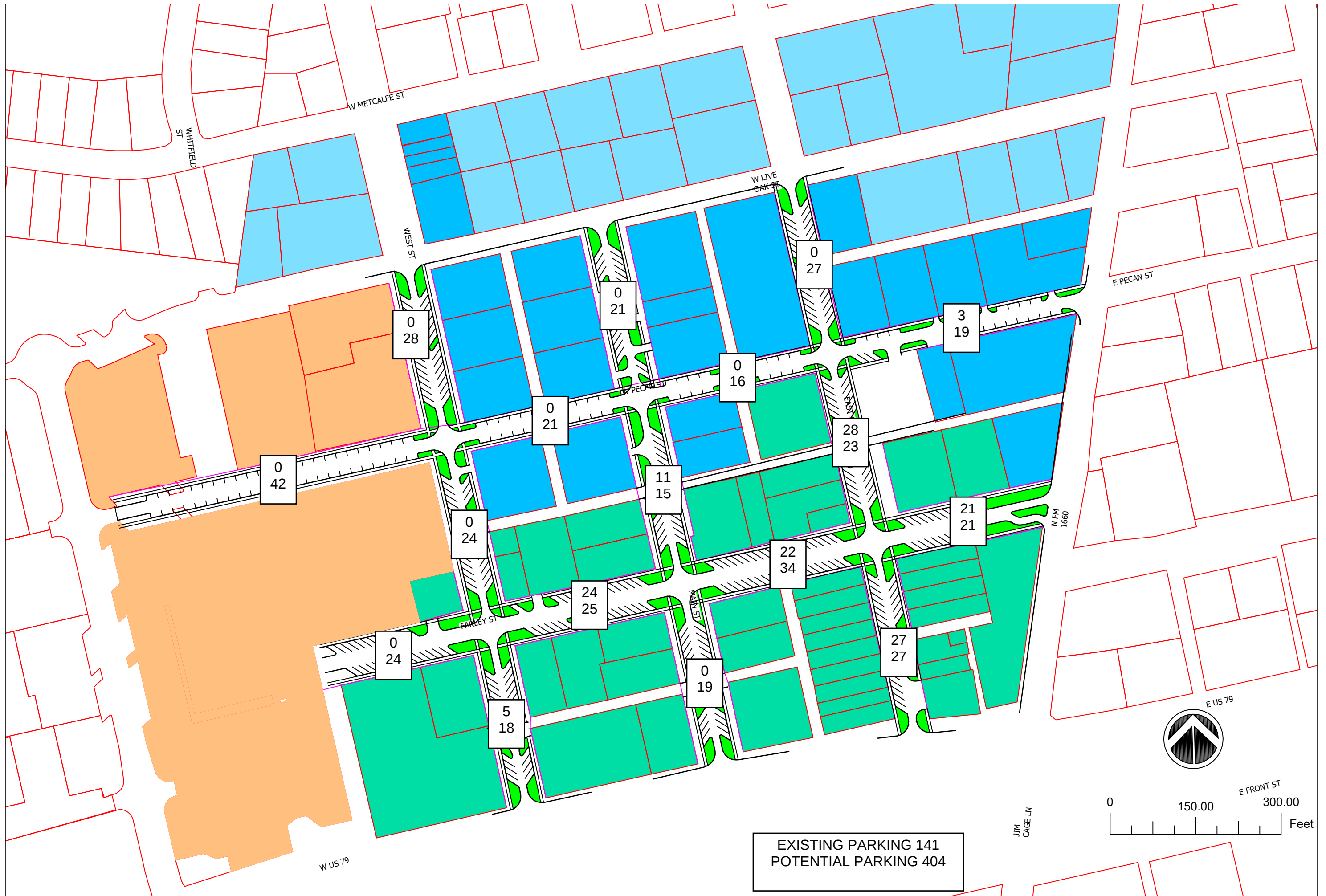












Matt Rector

From: Gracie Matthews [REDACTED] >
Sent: Monday, July 28, 2025 5:07 PM
To: Matt Rector
Cc: Roxanne Flores
Subject: Re: First Phase for Downtown Streets

Hi Matt,

Closing the loop on this item.

The DHBA supports the action of looking into this street one/two way redesign. The street measurements seem to be a little undermeasured, but that makes sense, since you just had the GIS map to work with.

As expected, we do not approve the current layout/map that you sent over 100%, but would like to provide input and be a part of the project- whether it is with the phase planning, design, implementation etc.

We will kick off a Parking Committee, and that group will be your main point of contact for this project.

Please reach out if you need any other feedback or confirmation from DHBA.

Thank you!

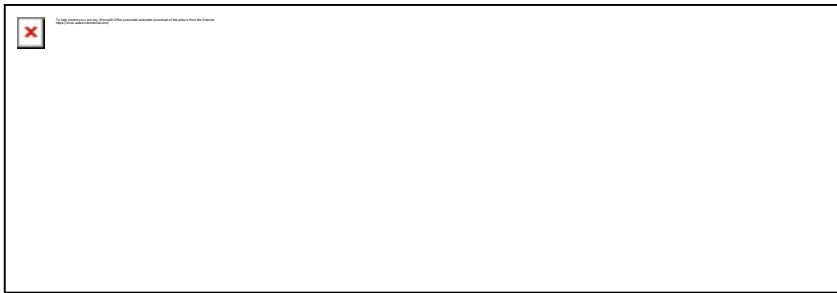


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On Mon, Jul 14, 2025 at 8:45 AM Gracie Matthews <[REDACTED]> wrote:
Absolutely. Will do.

Thank you!



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On Mon, Jul 14, 2025 at 7:28 AM Matt Rector <Matt.Rector@huttotx.gov> wrote:

Gracie,

No worries. We've already had to push several items off of the 7/17 meeting because it was too full. We can shoot for a meeting in August. Do you think that you would be able to have something back so that we can target the 8/7 meeting?

Thank you,

Matt Rector

City Engineer

(512) 759-4025

[City of Hutto](#)



From: Gracie Matthews [REDACTED] >
Sent: Friday, July 11, 2025 3:44 PM
To: Matt Rector <Matt.Rector@HuttoTX.gov>
Cc: Roxanne Flores <Roxanne.Flores@HuttoTX.gov>
Subject: Re: First Phase for Downtown Streets

Matt,

I am trying to get feedback, but our monthly DHBA meeting is July 21.

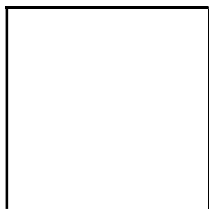
So I don't know if I can guarantee feedback.

Would you be able to say that you've tossed it to us for review comments during the 7/17 council, if you need to report out?

Apologies for the delay, but it's hard to gather everyone together during this month.

So far, no push back from the email that was sent out.

Let me know if you have other thoughts or ideas on providing an update to council.



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On Tue, Jul 8, 2025 at 8:24 AM Matt Rector <Matt.Rector@huttotx.gov> wrote:

Gracie,

They didn't set a hard deadline, but if we can target the 7/17/25 city council meeting that would be great. If not, then maybe the first meeting in August would work.

Thank you,

Matt Rector

City Engineer

(512) 759-4025

[City of Hutto](#)



From: Gracie Matthews <[REDACTED]>

Sent: Tuesday, July 8, 2025 8:18 AM

To: Matt Rector <Matt.Rector@HuttoTX.gov>

Cc: Roxanne Flores <Roxanne.Flores@HuttoTX.gov>

Subject: Re: First Phase for Downtown Streets

Understood.

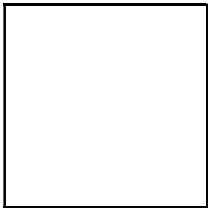
Sent to DHBA members-

When do you need a reply by?

Our next meeting is in 2 weeks- I can definitely get that to you by then. Or I can try earlier, if you have a deadline to work with.

I believe I'm on the council agenda in the latter council meeting in July. Would be good to get some update for that presentation.

Let me know,



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On Tue, Jul 8, 2025 at 7:53 AM Matt Rector <Matt.Rector@huttotx.gov> wrote:

Gracie,

I should have clarified. This concept is based on aerial data and GIS linework. We did NOT do any on the ground survey or utility locations. Based on the GIS data the width of ROW for East varies from 58 feet to almost 60 feet. This concept assumes a 13' wide drive aisle with 30-degree angled parking on each side in most locations. It also allows for alleys to remain in place that are shown as public ROW right now. It also puts the 5' sidewalks pretty much up against the edge of the ROW so it is essentially a 0-foot setback. When I presented it to City Council, I suggested that they view this as a concept to determine if it was something that they wanted to pursue in full with on the ground surveys, utility locations, and detailed design.

Thank you,

Matt Rector

City Engineer

(512) 759-4025

[City of Hutto](#)

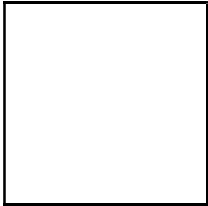


From: Gracie Matthews <[REDACTED]>
Sent: Monday, July 7, 2025 7:18 PM
To: Matt Rector <Matt.Rector@HuttoTX.gov>
Cc: Roxanne Flores <Roxanne.Flores@HuttoTX.gov>
Subject: Re: First Phase for Downtown Streets

Understood on Live Oak. That's all I needed. I'll tell them that is a separate project, and it will remain as 2 way street east/west

May I ask what the total width of East St is? Do we have the width to do 30 degree angles? Our chicken math was short a couple of feet to do 30 degrees, but we didn't not measure with professional tools. Just want to make sure we are designing something that is feasible and not a source of future frustration.

Thank you!



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On Mon, Jul 7, 2025 at 5:35 PM Matt Rector <Matt.Rector@huttotx.gov> wrote:

Gracie,

We purposely didn't include anything from Live Oak because it is being designed by outside staff and we didn't want to make assumptions that would potentially be contradictory to the actual design. I can add arrows showing it being a two-way street, but I don't have the line work to add it to this concept.

All of the angled parking is 30-degree parking which appeared to generally align with what is out there now on East Street. There will be some sidewalk and curb modifications to make all of this work, but we did the concept with 30-degree parking and five-foot sidewalks.

Thank you,

Matt Rector

City Engineer

(512) 759-4025

[City of Hutto](#)



From: Gracie Matthews <[REDACTED]>
Sent: Monday, July 7, 2025 5:28 PM
To: Matt Rector <Matt.Rector@HuttoTX.gov>
Cc: Roxanne Flores <Roxanne.Flores@HuttoTX.gov>
Subject: Re: First Phase for Downtown Streets

Hi Matt,

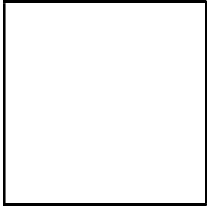
Thank you for sharing. I will pass along to our members.

First glance questions:

Can you mark up Live Oak going east/west also? That street was a topic of interest for many.

And does the north/south one way require side walk modification on East St? Is it wide enough to do the typical angled parking? Or will it be a sharper acute angled parking?

Thank you!



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On Mon, Jul 7, 2025 at 3:56 PM Matt Rector <Matt.Rector@huttotx.gov> wrote:

Gracie,

City Council has asked that I share the updated version of the downtown streets plan with you so that the Downtown Hutto Business Alliance can provide any appropriate feedback. I'm attaching a simplified version to this for your use. Once you and the alliance members have had time to review, I'd be glad to hear your feedback so that I can take this back to City Council for a final consideration.

As you can see the east/west streets have all maintained two direction flows. The north/south streets have been restricted to one way traffic. You can also see that Farley at FM 1660 has been restricted to an eastbound right turn only for traffic trying to get on to FM 1660.

Additionally, you can see that this plan has a fairly large impact on the parking once it is fully implemented.

Please let me know if you have any questions. If/when the alliance has reviewed and you want to meet, Roxanne (copied) can set up the meeting.

Thank you,

Matt Rector

City Engineer

[City of Hutto](#)



(512) 759-4025

[500 W. Live Oak Street, Hutto, TX 78634](#)

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AGENDA ITEM REPORT

3.2.



To: City Council
Subject: Discussion and possible action related to Work Session topic(s).
Meeting: Thursday, December 18, 2025
Department: City Council /
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

ATTACHMENTS:

None