



# City of Hutto

## Minutes

**Planning and Zoning Commission  
Tuesday, December 2, 2025 at 7:00 PM  
City Council Chambers**

**1. CALL SESSION TO ORDER**

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

**2. ROLL CALL**

Tony Wertz - Y  
Rick Hudson -Y  
Cory Hall - Y  
Norm Delay - N  
Hazel Sherrod - Y  
Brandon DeLeon - Y

**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 December 2, 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 regular scheduled Planning and Zoning Commission meeting held on November 4, 2025.

Vice -Chair Tony Wert made a motion to approve corrected minutes from the regular schedules Planning and Zoning Commission meeting held on November 4, 2025, as corrected, seconded by Commissioner Hazel Sherrod.

Motion passed 5 Ayes to 0 Nays

4.2. Consideration and acceptance of the 2025 submittal calendar in accordance with Texas HB3699.

Vice Chair Tony Wertz made a motion to approve the 2025/26 submittal calendar as presented, seconded by Commissioner Hazel Sherrod.

Motion passed 5 Ayes to 0 Nays

**5. AGENDA ITEMS**

5.1. Conduct a public hearing and consider a recommendation to City Council to amend the Code of Ordinance (2020 edition, as amended), Chapter 4, Site Design Standards, of the City of Hutto, by amending Section 10.410.7.5 Temporary Religious Organization Sign Display.

The public hearing opened at 7:07 PM and closed at 7:07 PM

Staff presented the recommendation to City Council to amend the Code of Ordinance (2020 edition, as amended), Chapter 4, Site Design Standards, of the City of Hutto, by amending Section 10.410.7.5 Temporary Religious Organization Sign Display.

A motion was made by Commissioner Hazel Sherrod to approve with conditions the site plan is required with application and that the applicant shall notify 5 business days prior, seconded by Commissioner Cory Hall.

Motion passed 5 Ayes to 0 Nays

- 5.2. Consideration and possible action on the proposed Villages at Brooklands Final Plat, 10.00 acres, more or less, of land, two commercial lots and two multi-family lots, located on County Road 137.

Staff presented consideration and possible action on the proposed Villages at Brooklands Final Plat, 10.00 acres, more or less, of land, two commercial lots and two multifamily lots, located on County Road 137.

A motion was made by Vice Chair Tony Wertz to approve item 5.2 as written, seconded by Chair Rick Hudson.

Motion passed 4 Ayes to 1 Nay

- 5.3. Consideration and possible action on the Bluffs at BlackHawk, Phase 1 Final Plat, 19.208, more or less, of land, 58 residential lots, located south of County Road 198 and east of County Road 139.

A motion was made by Chair Rick Hudson to postpone items 5.3,5.4,5.5 and 5.6 until the January 6,2026 Planning and Zoning Commission meeting and to have the developer invited to the meeting to answer questions, seconded by Vice Chair Tony Wertz.

Motion to postpone passed 3 Ayes to 2 Nays

- 5.4. Conduct a public hearing and consider possible action on the Bluffs at Blackhawk, Phase 2 Final Plat. 40.606 acres, more or less, of land, 49 residential lots, located south of County Road 198 and east of County Road 139.

A motion was made by Chair Rick Hudson to postpone items 5.3,5.4,5.5 and 5.6 until the January 6,2026 Planning and Zoning Commission meeting and to have the developer invited to the meeting to answer questions, seconded by Vice Chair Tony Wertz.

Motion to postpone passed 3 Ayes to 2 Nays

- 5.5. Consideration and possible action on the Bluffs at Blackhawk, Phase 3 Final Plat. 21.794 Acres, more or less, of land, 84 residential lots located south of County Road 198 and east of County Road 139.

A motion was made by Chair Rick Hudson to postpone items 5.3,5.4,5.5 and 5.6 until the January 6,2026 Planning and Zoning Commission meeting and to have the developer invited to the meeting to answer questions, seconded by Vice Chair Tony Wertz.

Motion to postpone passed 3 Ayes to 2 Nays

- 5.6. Consideration and possible action on the Bluffs at Blackhawk, Phase 4 Final Plat. 26.319 acres, more or less, of land, 80 residential lots, located south of County Road 198 and east of County Road 139.

A motion was made by Chair Rick Hudson to postpone items 5.3,5.4,5.5 and 5.6 until the January 6,2026 Planning and Zoning Commission meeting and to have the developer invited to the meeting to answer questions, seconded by Vice Chair Tony Wertz.

Motion to postpone passed 3 Ayes to 2 Nays

- 5.7. Discussion and possible action to City Council on the Capital Improvement Program. Matt Rector, City Engineer discussed CIP programs and took recommendations from commission

**6. DEVELOPMENT SERVICES DIRECTOR REPORT**

Chair Rick Hudson asked about year end report.

**7. ADJOURNMENT**

The meeting was adjourned at 9:05 PM

**8. CERTIFICATION**

I certify that this notice of the December 2, 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 November 26, 2025 before 5:30 P.M.



Planning and Zoning Commission Chair or Representative